

2706

WILSHIRE BOULEVARD

FOR LEASE

HARD CORNER FREESTANDING RETAIL BUILDING



*Please note, this is a rendering.

NEWMARK
PACIFIC

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±40,000 SF

SIZE



Contact Broker

ASKING RATE

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	131,215	364,098	591,176
Daytime Population	111,451	404,287	712,590
Households	53,348	156,265	246,745
Avg. Household Size	2.39	2.27	2.27
Avg. Household Income	\$66,643	\$85,240	\$90,273
Per Capita Income	\$27,128	\$36,530	\$37,953

PROPERTY HIGHLIGHTS

- This **freestanding corner building** offers exceptional visibility at the intersection of **Wilshire Blvd and Lafayette Park Place**.
- The property features **approximately ±40,000 square feet** of space across two levels, with **±20,000 SF on each floor**, both accessible via elevator.
- There is **ample rooftop parking**.
- Located in a **highly walkable neighborhood** with a **Walk Score of 95** and a **Transit Score of 83**, this site is easily accessible via major bus lines and the nearby **Wilshire/Vermont and Westlake/MacArthur Park Metro stations**.
- The property is surrounded by **established destinations** such as **Wi Spa**, The Line LA, Quarters Korean BBQ, Vons, Ralphs and **new mixed-use developments**, offering excellent foot traffic and business synergy.
- This is a **rare opportunity** to secure a high-profile location along one of Los Angeles' most iconic commercial corridors.

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FLOOR PLAN

1ST FLOOR

±20,000 SF



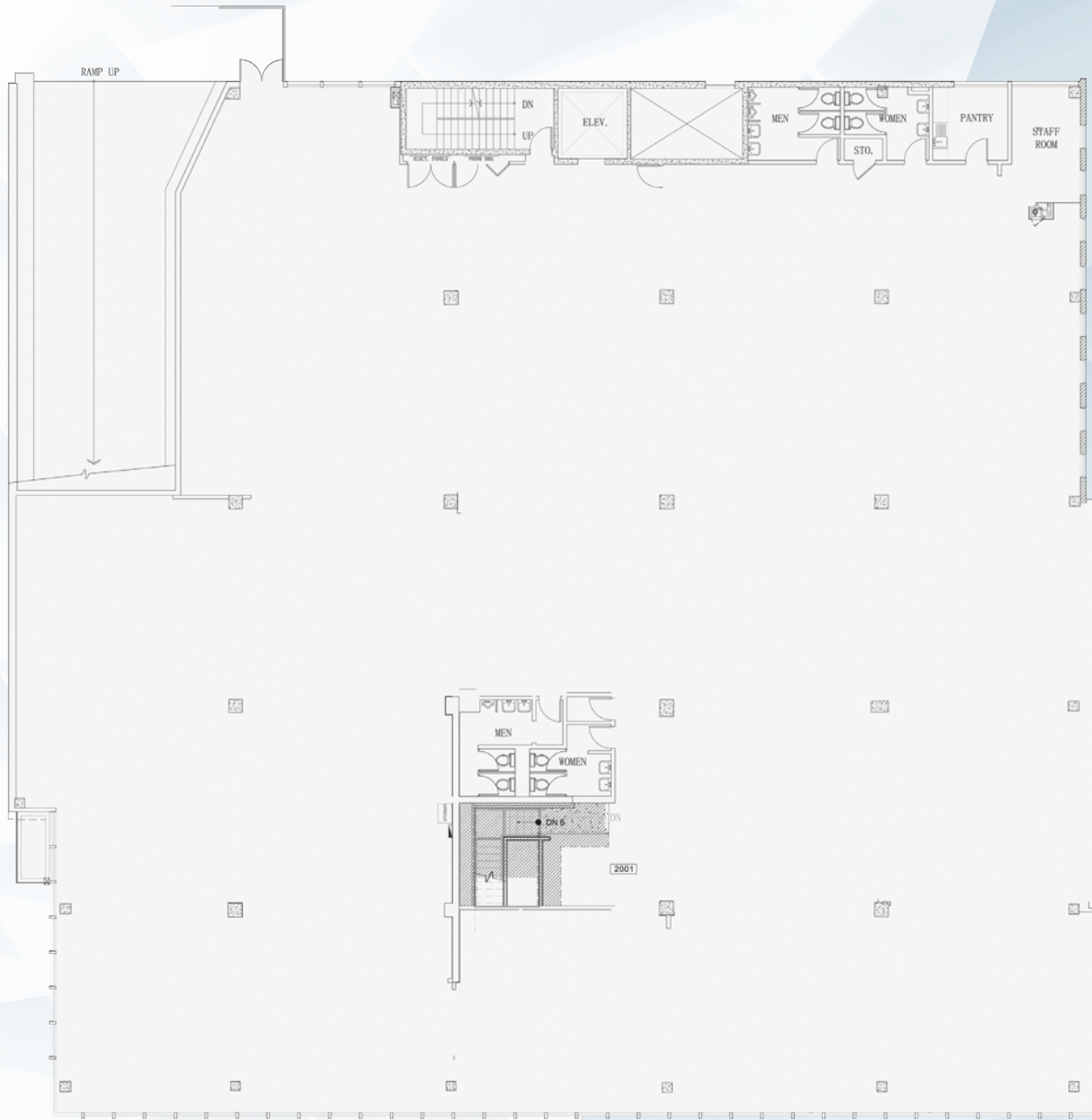
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FLOOR PLAN

2ND FLOOR

±20,000 SF



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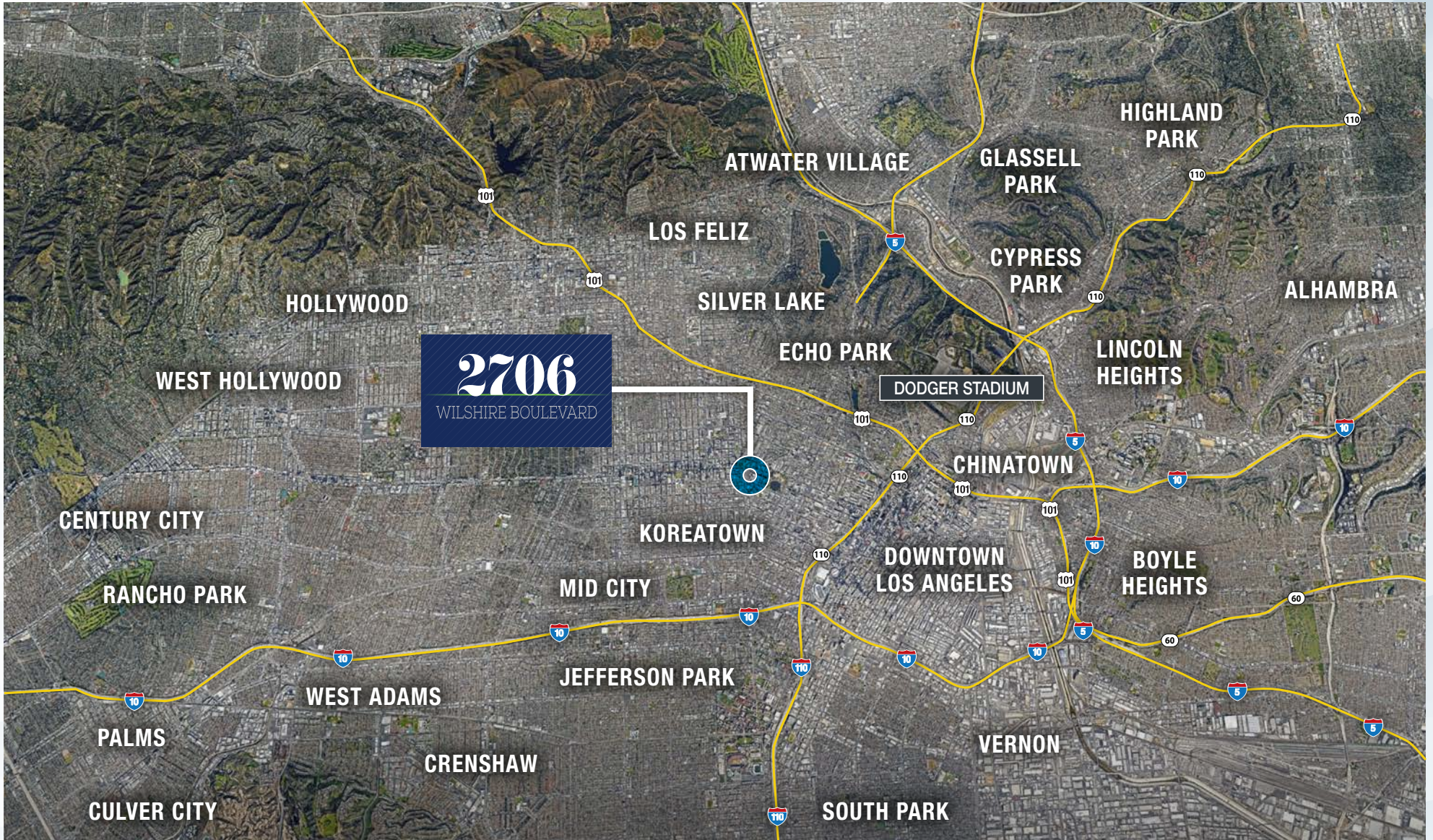
AERIAL VIEW



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REGIONAL MAP



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NEIGHBORHOOD AMENITIES



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