

FOR LEASE IN DOWNTOWN LOS ANGELES

Restaurant/Bar/Fitness Retail Space



915 Wilshire Blvd., Los Angeles, CA 90017



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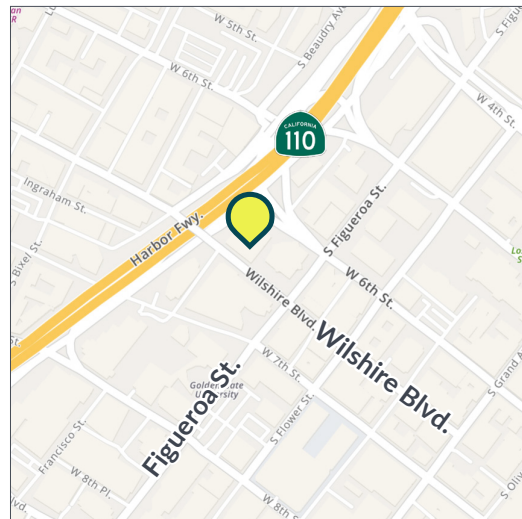
AVAILABLE

- Size:** ±5,500 SF
- Rent:** \$2.75 PSF/Mo., NNN
- Parking:** On-site parking structure

PROPERTY HIGHLIGHTS

- 2nd generation, partially built out ground-floor retail/restaurant space at the base of a 90% leased office tower within blocks of 10,000 residential units
- Directly across the street from mega project Wilshire Grand Tower and Intercontinental Hotel, the tallest building in Los Angeles
- Situated in the heart of the Central Business District but also within a 2-minute walk of the 5,000 residential units in the adjacent City West Neighborhood
- Convenient on-site parking
- Incredible accessibility to the 110 Freeway for ease of DTLA ingress and egress
- High visibility outdoor patio and sliding glass storefront overlooking Wilshire Blvd
- Within 2 blocks of the 7th Street Metro Station, LA's most active Metro hub

** Prospective tenants are hereby advised that all uses are subject to City approval*



TRADE AREA

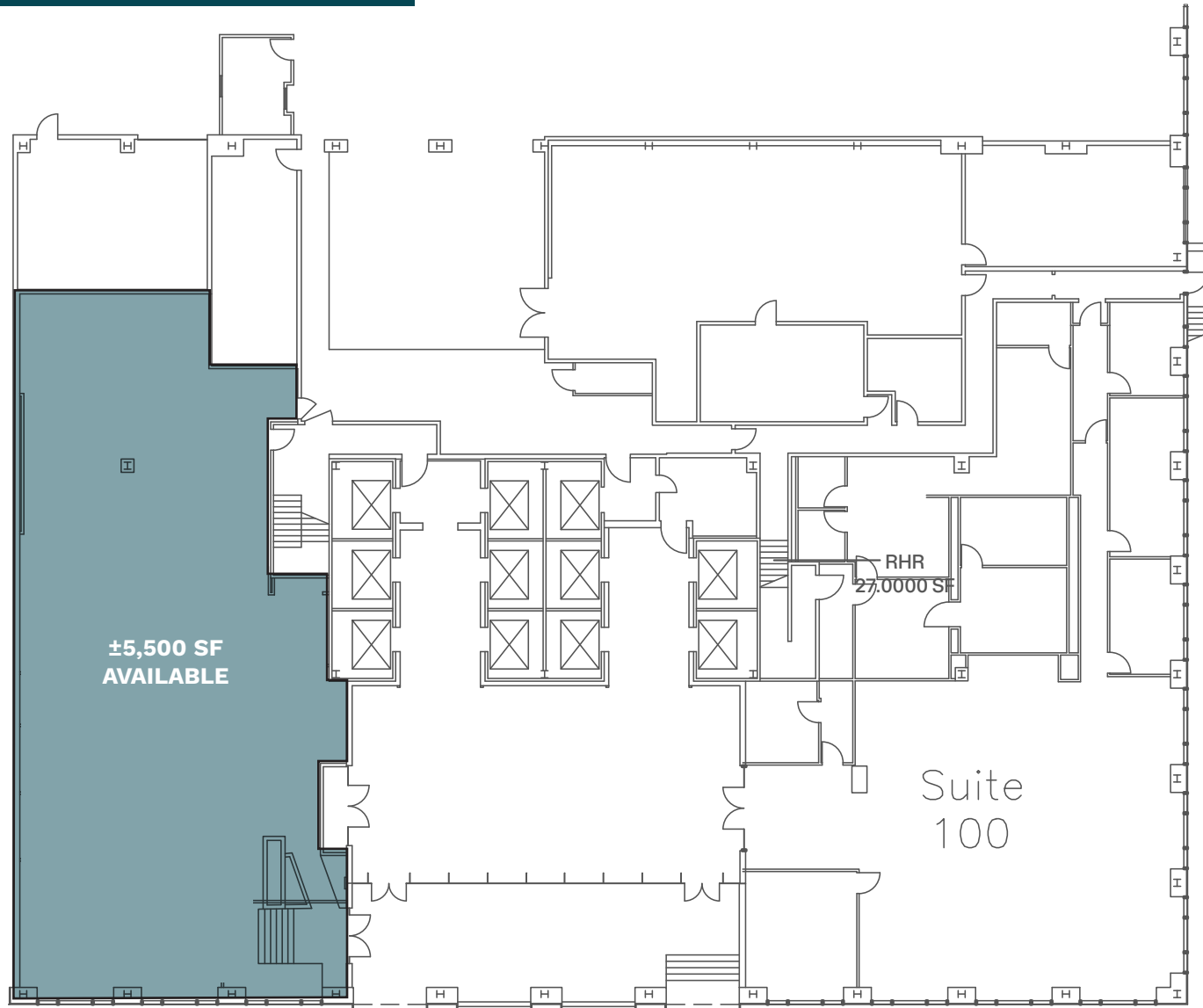


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FIGAT7TH
 Bath & Body Works
 Gold's Gym
 H&M
 MAC
 Morton's
 Nordstrom Rack
 Target
 Victoria's Secret
 Zara

THE BLOC
 Alamo Drafthouse
 District Bar | Kitchen
 JOEY DTLA
 LA Fitness
 Macy's
 Sheraton Grand
 Uniqlo

LA LIVE
 Conga Room
 Fleming's
 Grammy Museum
 Katsuya
 Lucky Strike
 Rock'N Fish
 Rosa Mexicano
 Tom's Urban
 Wolfgang Puck
 Yard House



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DTLA DEMOGRAPHICS


Live 80,000+ RESIDENTS


\$93,000
AVERAGE HHI

90%	RESIDENTIAL OCCUPANCY
26%	RESIDENTIAL INVENTORY GROWTH SINCE 2010
41%	POPULATION GROWTH 2010-2022

61%
25-54 YEARS OLD

67%
LOVE DTLA


67% POST
SECONDARY EDUCATION


46% WALK, BIKE,
OR TAKE TRANSIT TO
WORK

Work 288,000+ JOBS

\$95,000
AVERAGE HHI

79%	EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME
19%	JOB GROWTH IN "KNOWLEDGE INDUSTRIES"
19%	OF CITYWIDE JOBS

61%
30-54 YEARS OLD


57% POST
SECONDARY EDUCATION


57% COMMUTE
LESS THAN 7 MILES
FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023

\$4.5 Billion	58%	HAVE VISITED GRAND CENTRAL MARKET
SPENT YEARLY	58%	HAVE VISITED ARTS DISTRICT
	55%	HAVE VISITED LITTLE TOKYO

745
RETAIL BUSINESSES
PER SQUARE MILE


171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE


93 WALK SCORE



Source: DCBID Demographic Survey 2024

The logo for KWP Real Estate features a stylized yellow 'K' icon to the left of the letters 'KWP' in a bold, white, sans-serif font. Below this, the word 'REAL ESTATE' is written in a smaller, white, spaced-out, sans-serif font.

KWP
REAL ESTATE

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