



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 1111 Wilshire Blvd, Los Angeles, CA, 90017. This fully improved retail space is thoughtfully designed to accommodate a dynamic hair and beauty business, featuring the capacity for Six hair/beauty stations on the main floor, alongside a separate private massage area with two additional hair/beauty stations. Additionally, the property boasts three hair wash stations with installed sink basins, providing a turnkey solution for a seamless business operation. With its strategic layout and premium amenities, this property offers the ideal foundation for a thriving hair and beauty enterprise in the heart of Los Angeles.

PROPERTY HIGHLIGHTS

- Fully Improved Retail Space
- Virtual Tour use link - <https://my.matterport.com/show/?m=hbKLNmLRtec>
- Can accommodate Six Hair/Beauty Stations on main floor
- Separate Private Massage Area with two more hair/beauty stations

OFFERING SUMMARY

Lease Rate	\$2.00 Sq.Ft. Modified Gross
Available SF:	1,150 SF
Location	On Bixel Street next to Togos
Existing Use	Fully improved for Hair, Nail or Massage

DEMOGRAPHICS

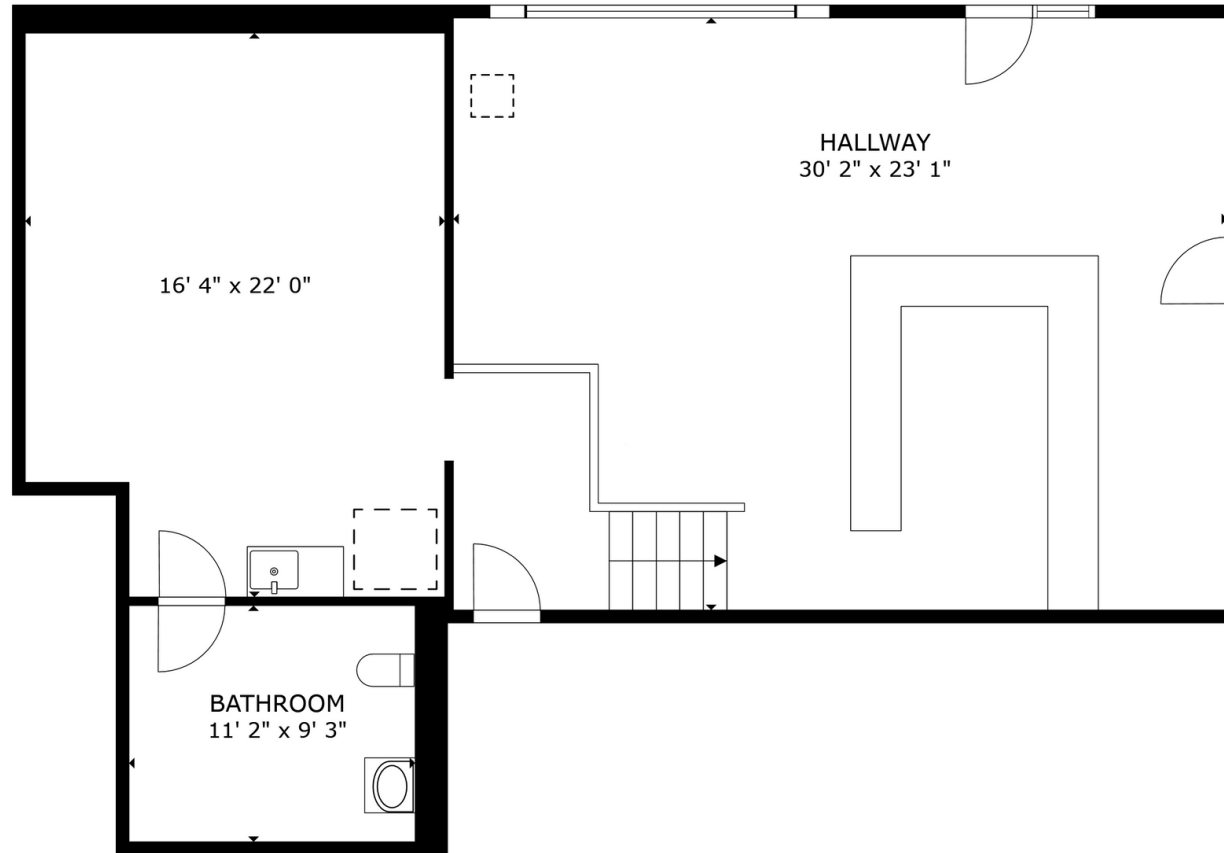
	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,923	11,615	47,885
Total Population	7,040	24,942	101,151
Average HH Income	\$84,714	\$73,842	\$80,966

For Lease

Retail

1,150 SF





FLOOR PLAN



1,150 SF



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For Lease

Retail
1,150 SF

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,040	24,942	101,151
Average Age	31.8	32.1	34.7
Average Age (Male)	32.7	31.8	34.3
Average Age (Female)	31.5	33.0	34.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,923	11,615	47,885
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$84,714	\$73,842	\$80,966
Average House Value	\$665,746	\$642,696	\$742,385

2023 American Community Survey (ACS)

