

# SEC of Wilshire Blvd. & La Brea Ave. 2nd Gen. Fitness Space Available

**KWP**  
REAL ESTATE

5200 Wilshire Blvd., Los Angeles, CA 90036

*Only 2 Spaces Remaining!*



## *Available*

R17:	±1,990 RSF*
R18:	±2,725 RSF*
Rent:	\$4.15 PSF/Mo., NNN
NNN:	±\$1.25 PSF/Mo.
Parking:	±225 on-site visitor spaces

\*R17 & R18 currently combined to ±4,715 SF as 2nd gen fitness space

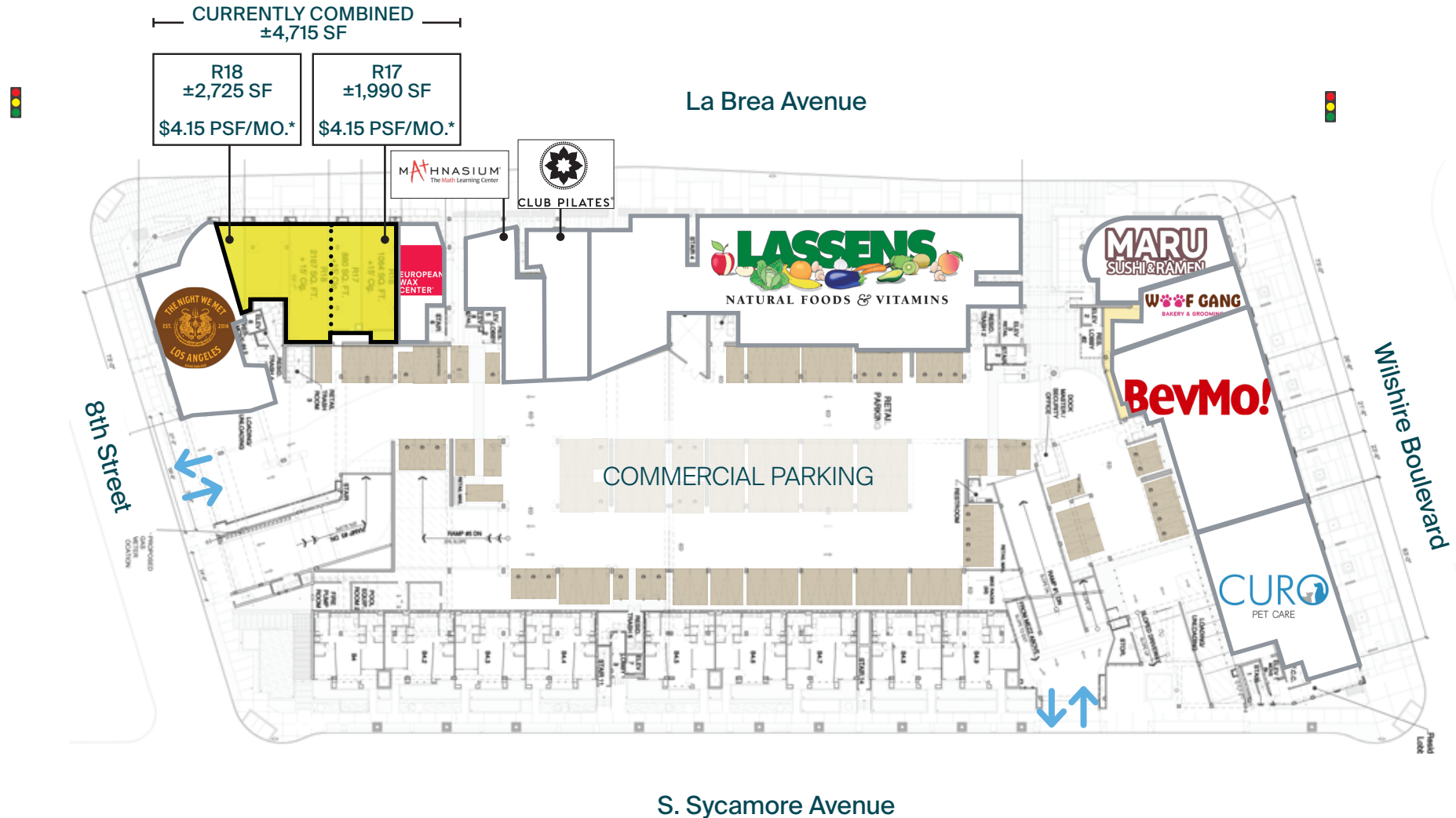
## *Features*

- ▶ 2nd gen. fitness space with showers
- ▶ Prime Mid-Wilshire location on Main and Main corner
- ▶ Below 480 new luxury apartment units
- ▶ Across from the future D Line Extension
- ▶ Anchored by Lassen's Natural Foods & Vitamins supermarket and BevMo! with Curo Pet Care, Club Pilates, Mathnasium, European Wax Center and The Night We Met restaurant
- ▶ ±85,000 cars per day at Wilshire and La Brea
- ▶ Major thoroughfare from Hollywood to the I-10 Freeway

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



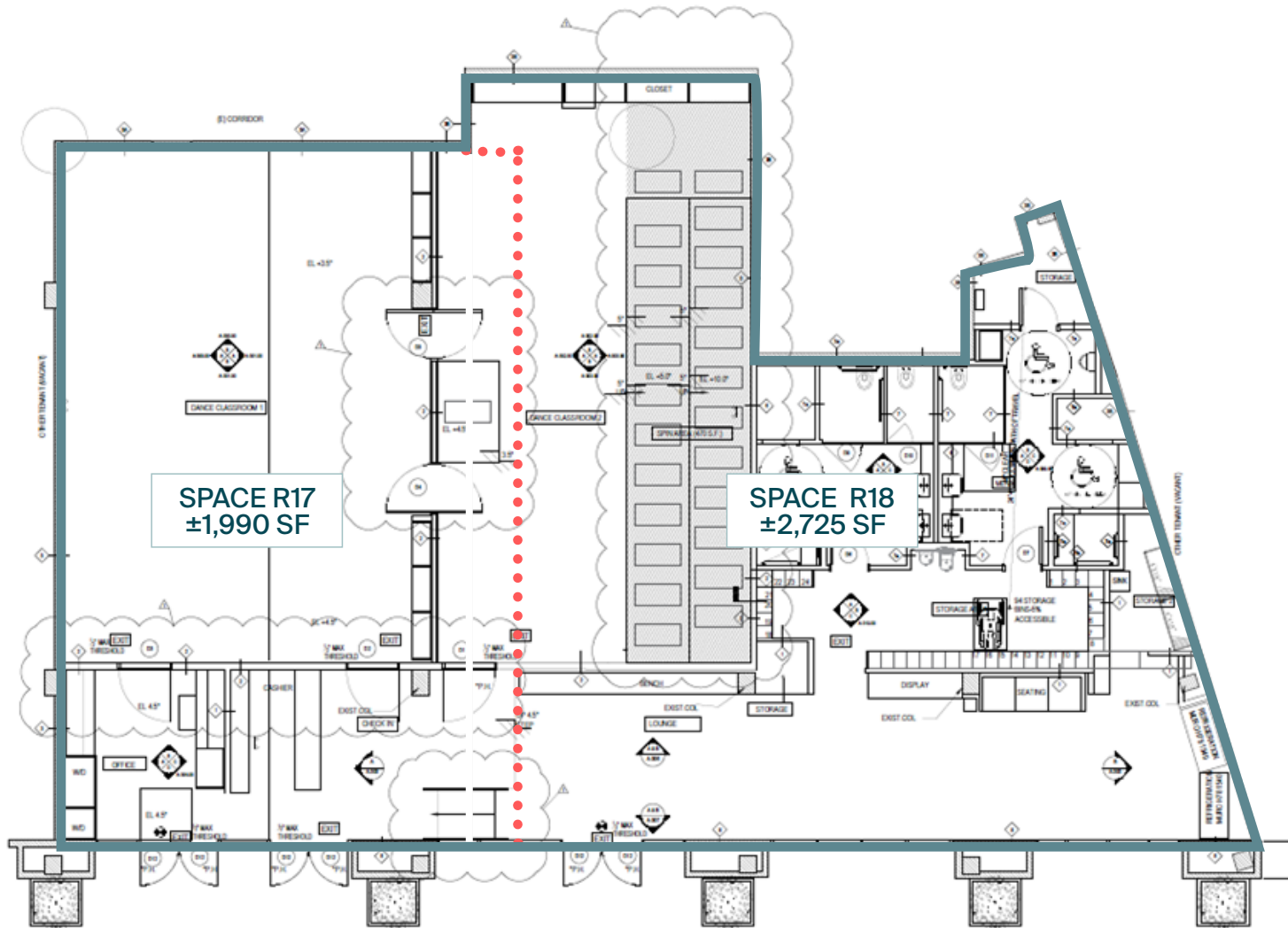
# 2nd Generation Fitness Space



\*All rates are NNN

# Demising Plan

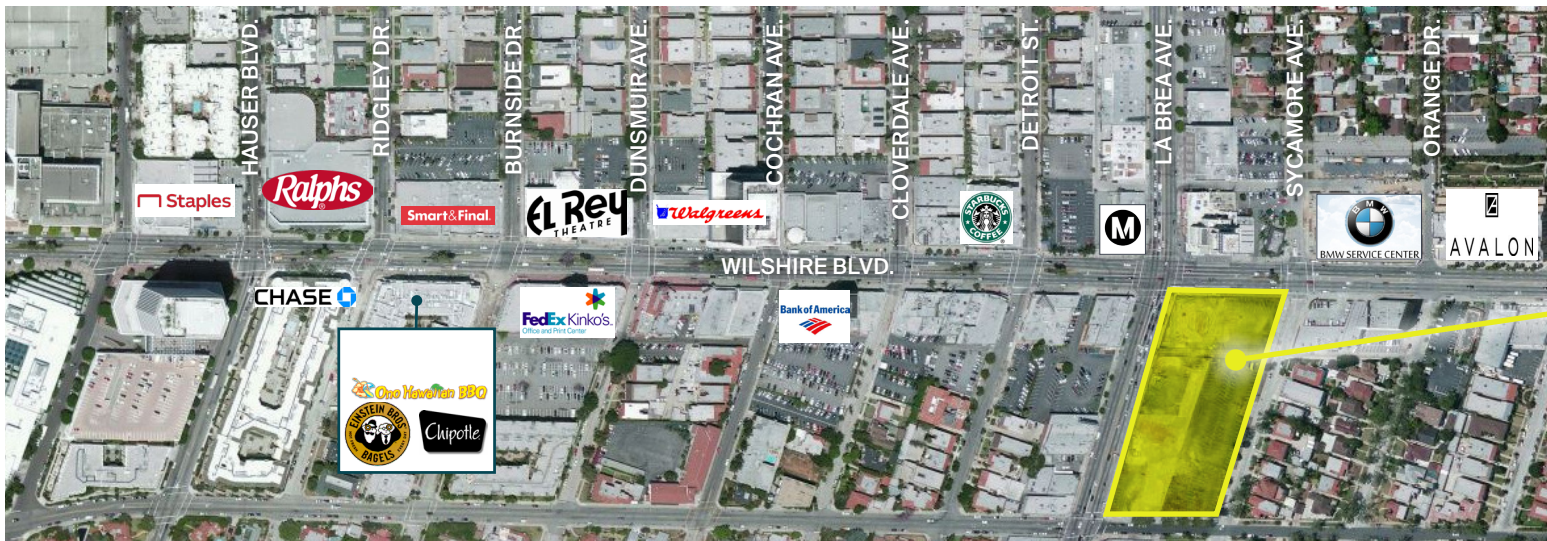
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La Brea Avenue



# Area Amenities & Mid-Wilshire Walking Map



## Mid Wilshire Profile



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2025 Estimated Population	13,204	43,819	179,120
2030 Projected Population	12,932	42,347	172,993
2020 Census Population	13,035	41,641	174,353
2010 Census Population	11,312	39,957	172,494
Projected Annual Growth 2025 to 2030	-0.4%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2025	1.1%	0.6%	0.3%
2025 Median Age	36.2	37.4	38.5
<b>HOUSEHOLDS</b>			
2025 Estimated Households	7,150	21,133	79,602
2030 Projected Households	7,285	21,268	79,451
2020 Census Households	7,192	20,642	78,157
2010 Census Households	6,153	19,081	74,130
Projected Annual Growth 2025 to 2030	0.4%	0.1%	-
Historical Annual Growth 2010 to 2025	1.1%	0.7%	0.5%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	52.5%	49.5%	41.5%
2025 Estimated Black or African American	10.5%	11.3%	11.8%
2025 Estimated Asian or Pacific Islander	19.6%	20.0%	19.5%
2025 Estimated American Indian or Native Alaskan	0.3%	0.5%	1.1%
2025 Estimated Other Races	17.1%	18.7%	26.0%
2025 Estimated Hispanic	19.7%	21.8%	30.5%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$159,174	\$177,025	\$159,789
2025 Estimated Median Household Income	\$108,203	\$112,077	\$100,869
2025 Estimated Per Capita Income	\$86,290	\$85,445	\$71,176
<b>EDUCATION</b>			
2025 Estimated High School Graduate	8.4%	10.7%	14.7%
2025 Estimated Some College	18.2%	15.5%	15.4%
2025 Estimated Associates Degree Only	4.8%	4.4%	5.0%
2025 Estimated Bachelors Degree Only	39.8%	38.8%	34.4%
2025 Estimated Graduate Degree	24.5%	24.7%	19.2%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,553	3,921	15,828
2025 Estimated Total Employees	7,293	29,600	98,976
2025 Estimated Employee Population per Business	4.7	7.5	6.3
2025 Estimated Residential Population per Business	8.5	11.2	11.3

# Your trusted *partners*

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