

6240 WILSHIRE BOULEVARD

MAJOR SIGNALIZED CORNER OF WILSHIRE & CRESCENT HEIGHTS BLVDS
FOR LEASE: IN-LINE SPACE AVAILABLE FOR RETAIL/ RESTAURANT/ MEDICAL USE



JARED SWEDELSON

Vice President
d: 818-742-1632
m: 818-644-7597
jswedelson@naicapital.com
Cal DRE Lic #02105146

STEVEN WEISS

Executive Vice President
d: 818-905-2400
sweiss@naicapital.com
Cal DRE Lic #00680554

NAI CAPITAL - ENCINO

15821 Ventura Blvd.,
Suite 320
Encino, CA 91436
d: 818-905-2400
www.naicapital.com

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Details



Availabilities

Space	SF	Price
Unit 6240 (In-line)	2,100 SF	Call broker for details

Property Highlights

- Multi-Million Dollar Renovation Just Completed
- Abundant Surface Parking
- 9.1 million square feet of Office and Medical Space within a one mile radius
- Located on Two Major Signalized Thoroughfares
- Excellent Proximity to LACMA, new Purple Line Metro Station, Dense Residential, large Class A Offices
- Other nearby tenants include: Kazu Nori, HiHo Burger, Uovo, Jersey Mikes and El Pollo Loco

2 | 6240 WILSHIRE BOULEVARD

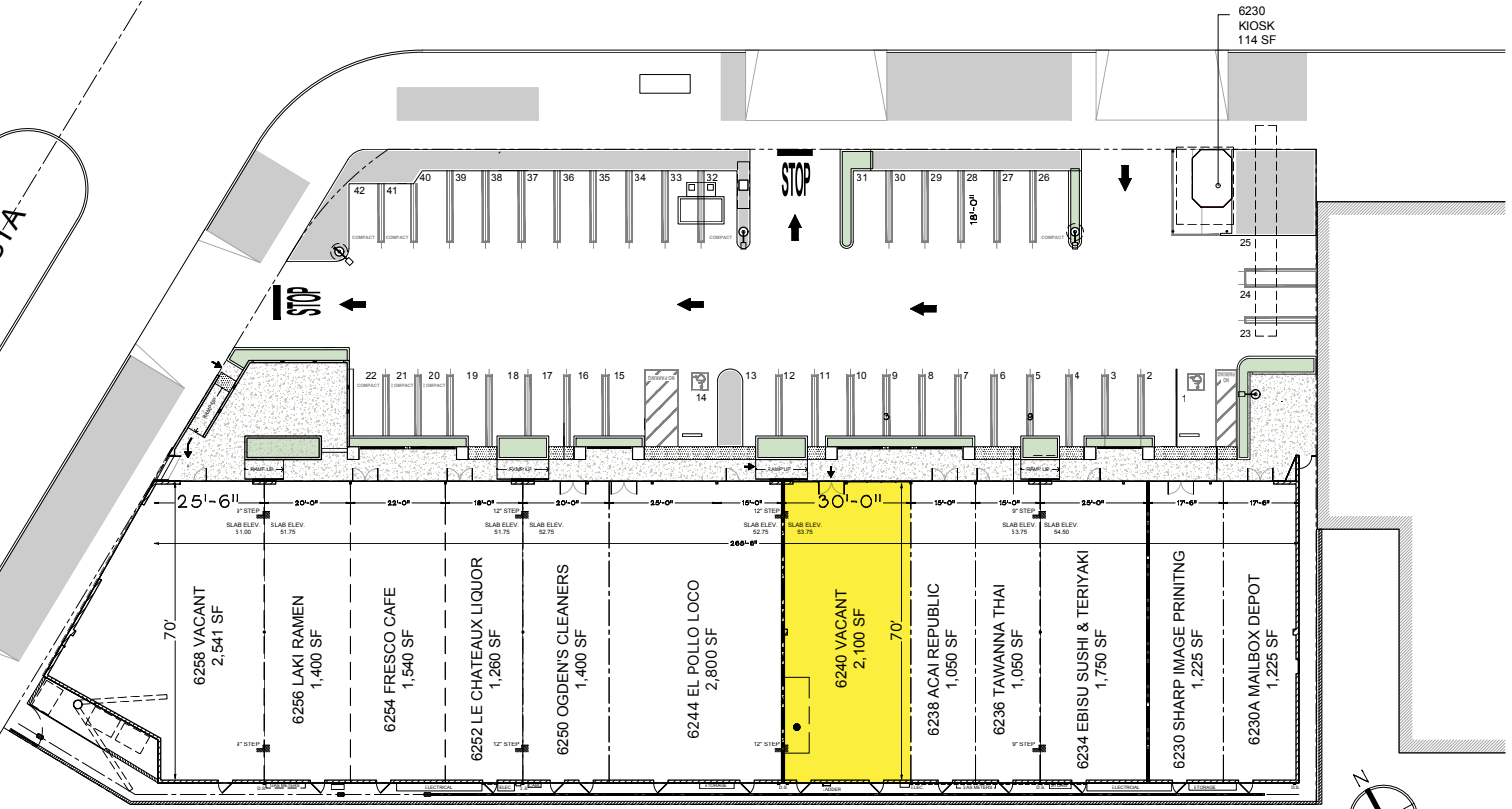


Site Plan

CRESCENT
HGT'S. BLVD.

WILSHIRE BLVD.

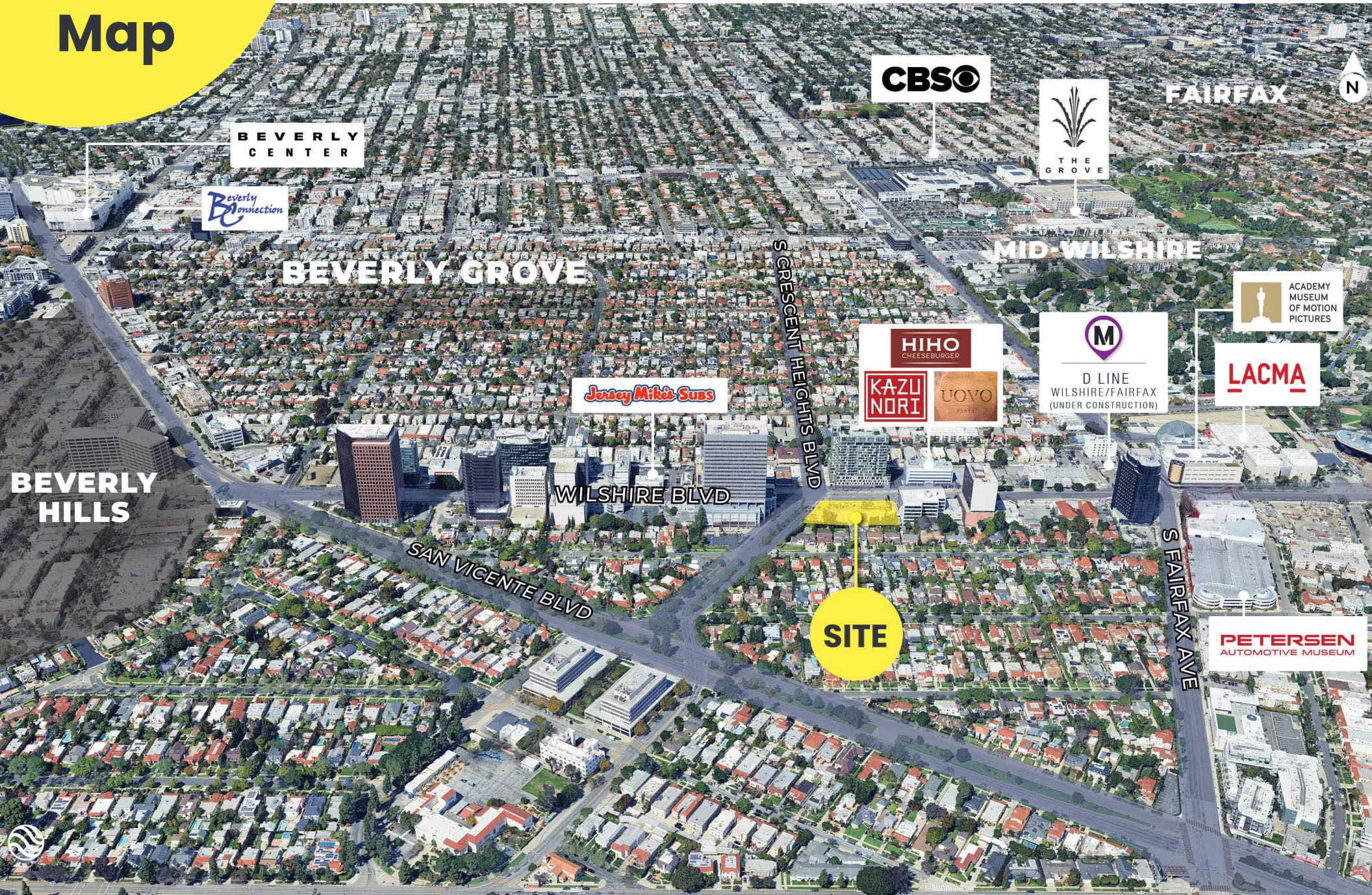
MCCARTHY VISTA



PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"



Retail Map



High Visibility and Demographics



WALK SCORE
93

TRANSIT SCORE
64

BIKE SCORE
60

BEVERLY HILLS

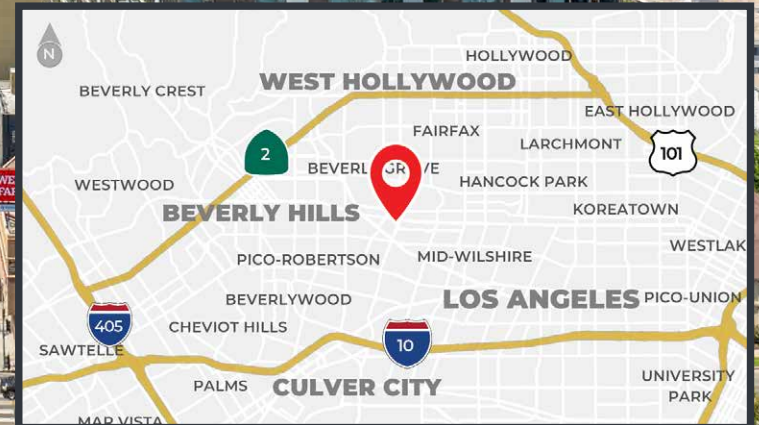
20,035 ATC

SITE

25,478 ATC

MCCARTHY VISTA

WILSHIRE BLVD



DEMOGRAPHICS			
	1 Mile	2 Miles	3 Miles
Population	49,159	176,928	347,494
Total Employees	48,348	163,231	306,138
Avg. Household Income	\$157,010	\$150,089	\$145,329

Contact Info

JARED SWEDELSON

Vice President
d: 818-742-1632
m: 818-644-7597
jswedelson@naicapital.com
Cal DRE Lic #02105146

STEVEN WEISS

Executive Vice President
d: 818-905-2400
sweiss@naicapital.com
Cal DRE Lic #00680554

NAI CAPITAL - ENCINO

15821 Ventura Blvd.,
Suite 320
Encino, CA 91436
d: 818-905-2400
www.naicapital.com

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital Cal DRE #02130474