

*Mid-Wilshire*

# Retail Spaces For Lease

5162 - 5180 Wilshire Blvd., Los Angeles, CA 90036



## Available

Suite:	Size (RSF):	Rent (PSF/Mo., NNN):
5162:	±1,175	\$4.50
5164:	±800	Call broker
5180:	±1,225	\$4.25
NNN (PSF/Mo.):	\$1.20	
Available:	Immediately	

## Features

- ▶ Two 2nd gen end-cap commercial spaces with private rooms; formerly pet care offices
- ▶ 2nd gen retail space perfect for grab & go concepts (formerly Evertable)
- ▶ Co-tenancy with Apollonia's Pizza, Gastroeats, Cyber City Esports Center & more
- ▶ Next to Wilshire La Brea apartments with 480 units and Lassen's
- ▶ Located at the signalized intersection of Wilshire Blvd. and Sycamore Ave. with ±53,181 CPD
- ▶ Adjacent to Metro D Line station In Miracle Mile coming soon
- ▶ Adjacent to affluent Hancock Park; near Beverly Hills and West Hollywood
- ▶ Shared public parking lot on-site

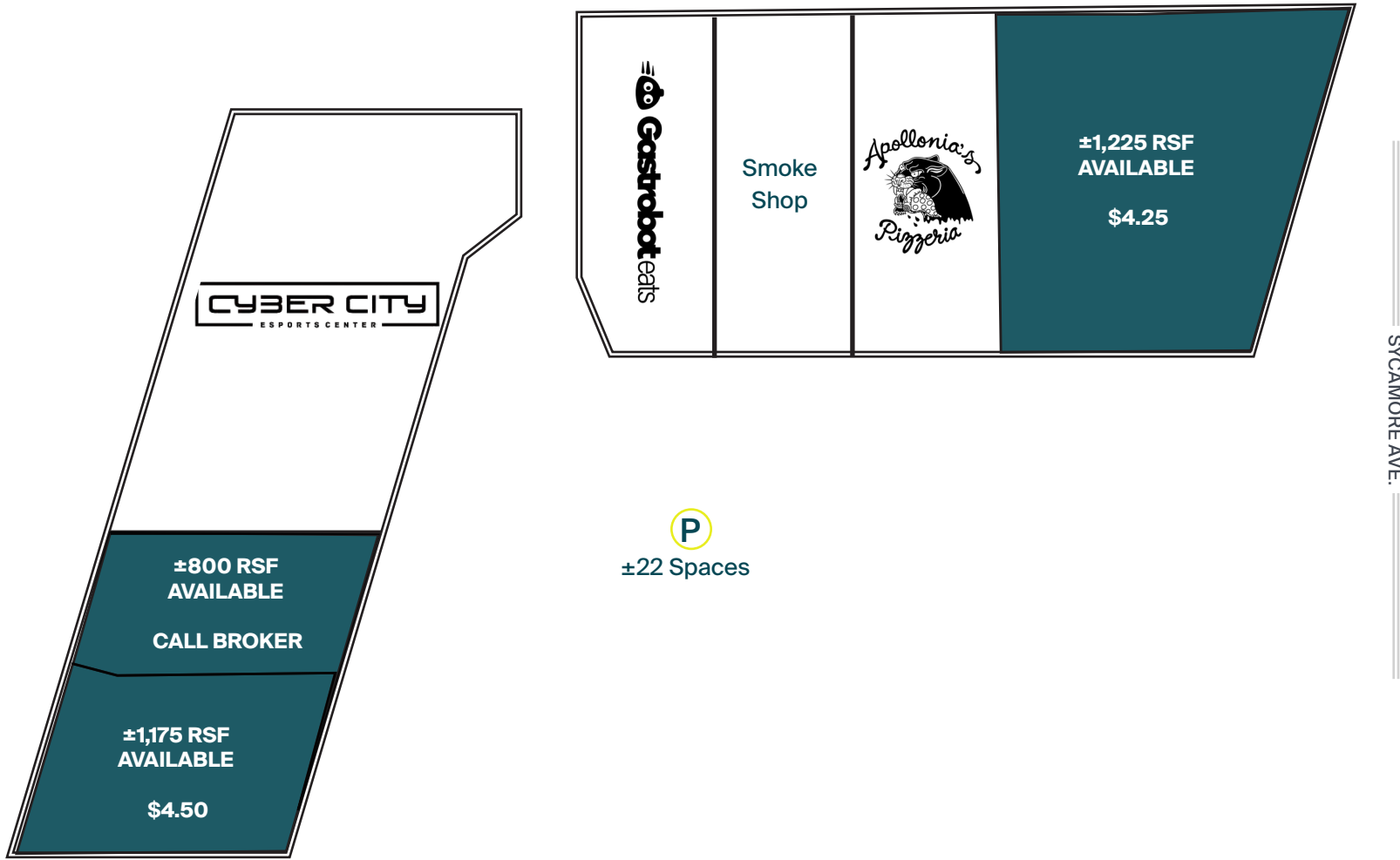
Prospective tenants are hereby advised that all uses are subject to City approval



# Ground Floor

Over ±53,181 CPD at Wilshire Blvd. and Sycamore Avenue

Not to Scale



±53,181  
CPD

## Hard Corner of Wilshire and Sycamore

Signalized intersection with  $\pm 53,181$  CPD



## Amenity Map

Close proximity to major credit tenants and local favorites



## Mid Wilshire Profile



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2025 Estimated Population	12,699	44,268	180,320
2030 Projected Population	12,383	42,800	174,302
2020 Census Population	12,297	42,142	175,374
2010 Census Population	10,738	40,576	173,478
Projected Annual Growth 2025 to 2030	-0.5%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2025	1.2%	0.6%	0.3%
2025 Median Age	36.6	37.4	38.5
<b>HOUSEHOLDS</b>			
2025 Estimated Households	6,766	21,183	79,964
2030 Projected Households	6,858	21,327	79,884
2020 Census Households	6,722	20,694	78,328
2010 Census Households	5,801	19,200	74,268
Projected Annual Growth 2025 to 2030	0.3%	0.1%	-
Historical Annual Growth 2010 to 2025	1.1%	0.7%	0.5%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	52.4%	48.9%	40.9%
2025 Estimated Black or African American	10.4%	11.2%	11.8%
2025 Estimated Asian or Pacific Islander	19.7%	20.4%	19.9%
2025 Estimated American Indian or Native Alaskan	0.3%	0.5%	1.1%
2025 Estimated Other Races	17.2%	19.0%	26.3%
2025 Estimated Hispanic	19.8%	22.2%	30.8%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$168,932	\$178,350	\$158,281
2025 Estimated Median Household Income	\$111,189	\$112,603	\$100,109
2025 Estimated Per Capita Income	\$90,087	\$85,411	\$70,352
<b>EDUCATION</b>			
2025 Estimated High School Graduate	8.4%	10.7%	14.8%
2025 Estimated Some College	18.3%	15.4%	15.4%
2025 Estimated Associates Degree Only	4.8%	4.3%	5.0%
2025 Estimated Bachelors Degree Only	39.1%	38.8%	34.2%
2025 Estimated Graduate Degree	24.8%	24.5%	18.9%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,659	3,909	15,644
2025 Estimated Total Employees	8,210	29,209	97,787
2025 Estimated Employee Population per Business	4.9	7.5	6.3
2025 Estimated Residential Population per Business	7.7	11.3	11.5

# Your trusted *partners*

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