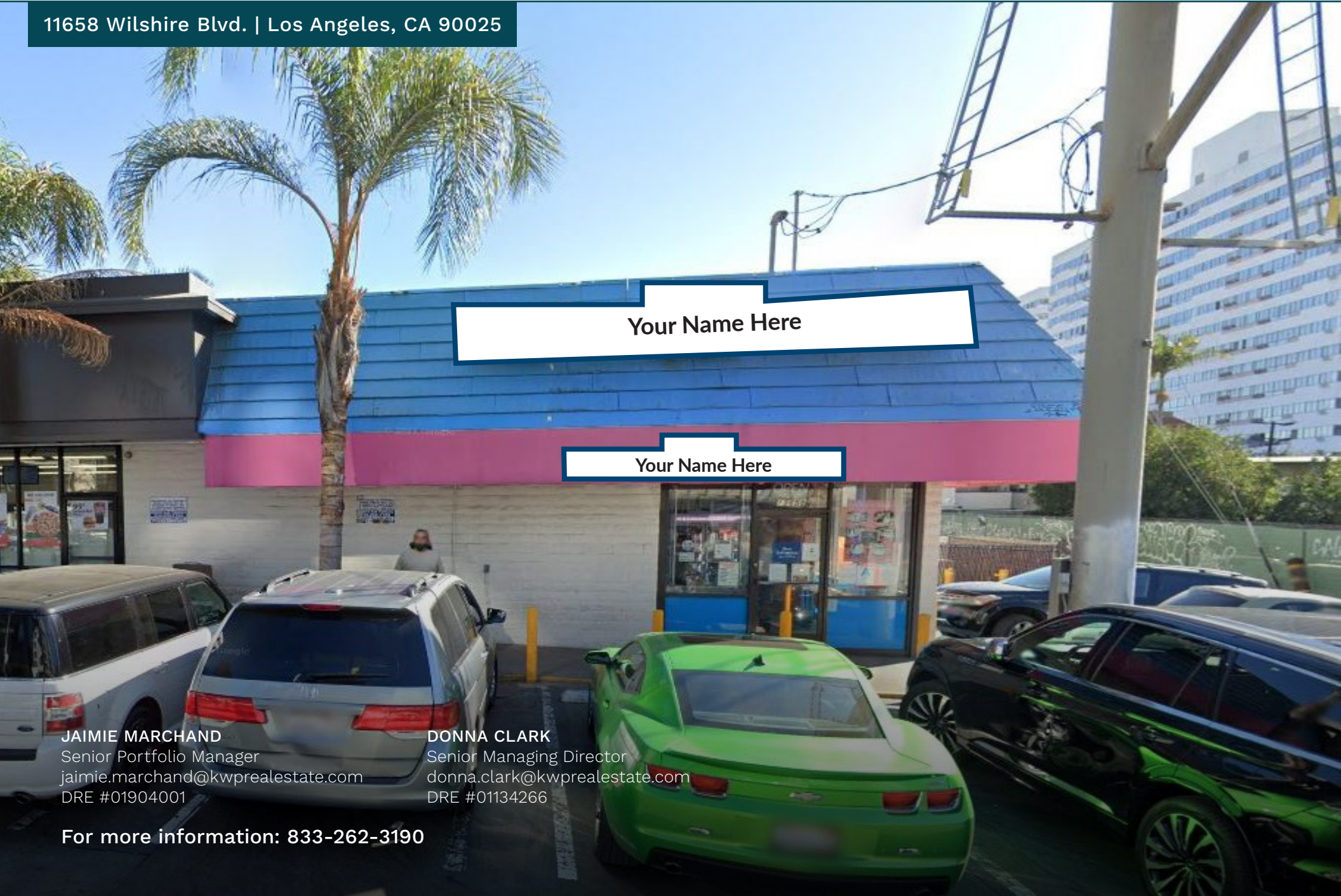


# FORMER BASKIN ROBBINS LOCATION NEXT TO BUSY 7-ELEVEN

## Retail Space for Sublease



11658 Wilshire Blvd. | Los Angeles, CA 90025



Your Name Here

Your Name Here

**JAIMIE MARCHAND**  
Senior Portfolio Manager  
jaimie.marchand@kwprealestate.com  
DRE #01904001

**DONNA CLARK**  
Senior Managing Director  
donna.clark@kwprealestate.com  
DRE #01134266

For more information: 833-262-3190

# FORMER BASKIN ROBBINS LOCATION NEXT TO BUSY 7-ELEVEN



## Retail Space for Sublease

11658 Wilshire Blvd. | Los Angeles, CA 90025

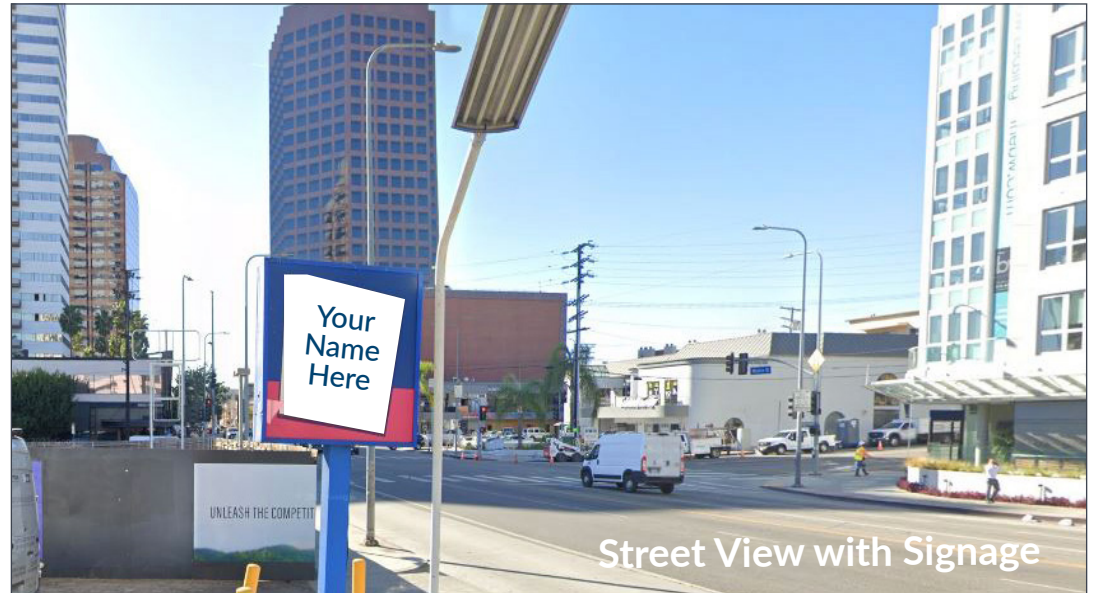
### AVAILABLE

Size: ±1,000 SF  
Rent: \$6.00 PSF/Mo., NNN  
Initial Lease Term Through: 11.30.2028

### PROPERTY HIGHLIGHTS

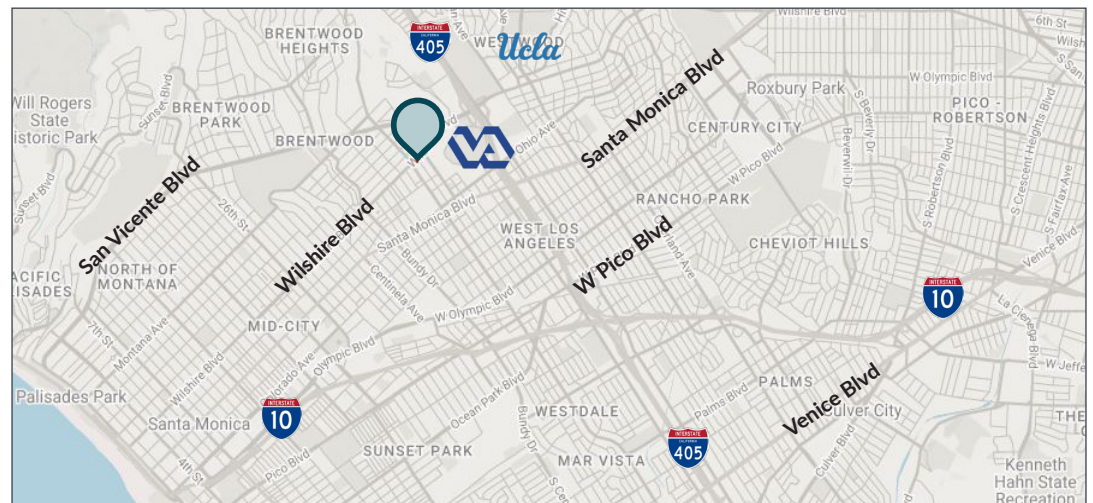
- Prime West L.A. location adjacent to busy 7-Eleven with prominent Wilshire Blvd. frontage and signage opportunity
- 1.4 million SF of office space within walking distance
- Exceptional visibility with average traffic counts of ±24,472 CPD fronting the property
- Affluent demographics with an average household income of \$130,340 within two miles
- ±232,910 daytime employees within two miles
- Highly walkable location with superior regional accessibility
- 1.25 miles from UCLA with over 80,000 students, faculty and staff

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



Street View with Signage

### LOCATION



# FORMER BASKIN ROBBINS LOCATION NEXT TO BUSY 7-ELEVEN

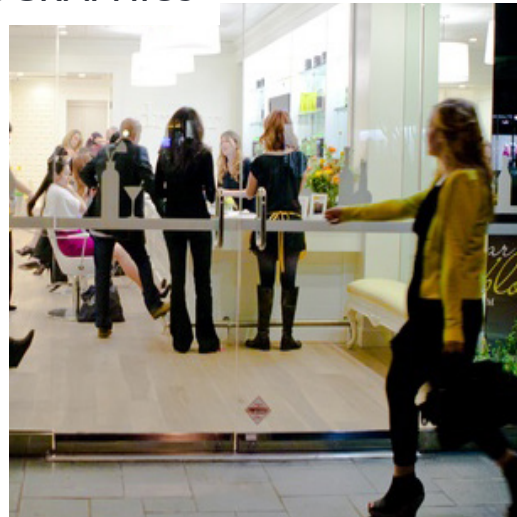
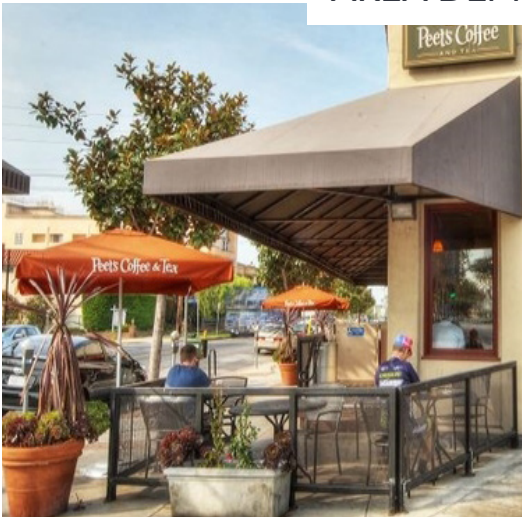
## Retail Space for Sublease



11658 Wilshire Blvd. | Los Angeles, CA 90025



### AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2024 Estimated Population</b>	<b>17,369</b>	<b>55,127</b>	<b>162,696</b>
2029 Projected Population	16,804	53,540	157,756
2020 Census Population	15,257	49,905	152,711
2010 Census Population	14,108	47,883	143,239
Projected Annual Growth 2024 to 2029	-0.7%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	1.7%	1.1%	1.0%
2024 Median Age	35.3	36.5	36.5
<b>HOUSEHOLDS</b>			
2024 Estimated Households	9,239	27,753	68,116
2029 Projected Households	9,170	27,618	67,246
2020 Census Households	8,913	27,117	67,192
2010 Census Households	8,003	25,198	64,413
Projected Annual Growth 2024 to 2029	-0.1%	-	-0.3%
Historical Annual Growth 2010 to 2024	1.1%	0.7%	0.4%
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	62.6%	58.5%	55.9%
2024 Estimated Black or African American	4.7%	4.6%	4.5%
2024 Estimated Asian or Pacific Islander	16.1%	18.6%	21.6%
2024 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.5%
2024 Estimated Other Races	16.2%	17.7%	17.4%
2024 Estimated Hispanic	20.4%	21.8%	20.9%
<b>INCOME</b>			
<b>2024 Estimated Average Household Income</b>	<b>\$171,012</b>	<b>\$176,299</b>	<b>\$195,950</b>
2024 Estimated Median Household Income	\$122,422	\$120,660	\$122,021
2024 Estimated Per Capita Income	\$91,171	\$89,053	\$83,085
<b>EDUCATION</b>			
2024 Estimated High School Graduate	6.8%	8.7%	8.6%
2024 Estimated Some College	11.7%	11.7%	11.4%
2024 Estimated Associates Degree Only	4.6%	4.1%	4.5%
2024 Estimated Bachelors Degree Only	43.8%	40.6%	37.9%
2024 Estimated Graduate Degree	28.7%	29.7%	32.2%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	2,292	6,738	18,175
<b>2024 Estimated Total Employees</b>	<b>19,148</b>	<b>53,523</b>	<b>153,179</b>
2024 Estimated Employee Population per Business	8.4	7.9	8.4
2024 Estimated Residential Population per Business	7.6	8.2	9.0



R E A L E S T A T E

**JAIMIE MARCHAND**

[jaimie.marchand@kwprealestate.com](mailto:jaimie.marchand@kwprealestate.com)

DRE #01904001

**DONNA CLARK**

[donna.clark@kwprealestate.com](mailto:donna.clark@kwprealestate.com)

DRE #01134266

833-262-3190

KWP Real Estate | 1860 Howe Avenue, Suite 240, Sacramento, CA 95825 | 833-262-3190 | [kwprealestate.com](http://kwprealestate.com)

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