



Ground Floor Retail Suites

3810 WILSHIRE BOULEVARD, LOS ANGELES, CA

FOR LEASE



**GROUND FLOOR
RETAIL SUITES**



**1,666 AND 3,902
SF AVAILABLE**



**FORMER
COFFEE BEAN AND
BANK BRANCH**



AVAILABLE NOW

EXCELLENT identity on Wilshire and Western corner

238 residential units on-site at 100% occupancy

HIGH traffic and pedestrian counts

2-HOUR free validations for retail parking

GROUND floor of residential building

RESERVED employee parking available

ESTIMATED NNN expenses of \$1.41/SF/ Month

PATIO seating available

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Suites Available

Suite	RSF	Description
10-DE	3,902	Former bank branch with an ATM
110-C	1,666	Former Coffee Bean on Hard Corner

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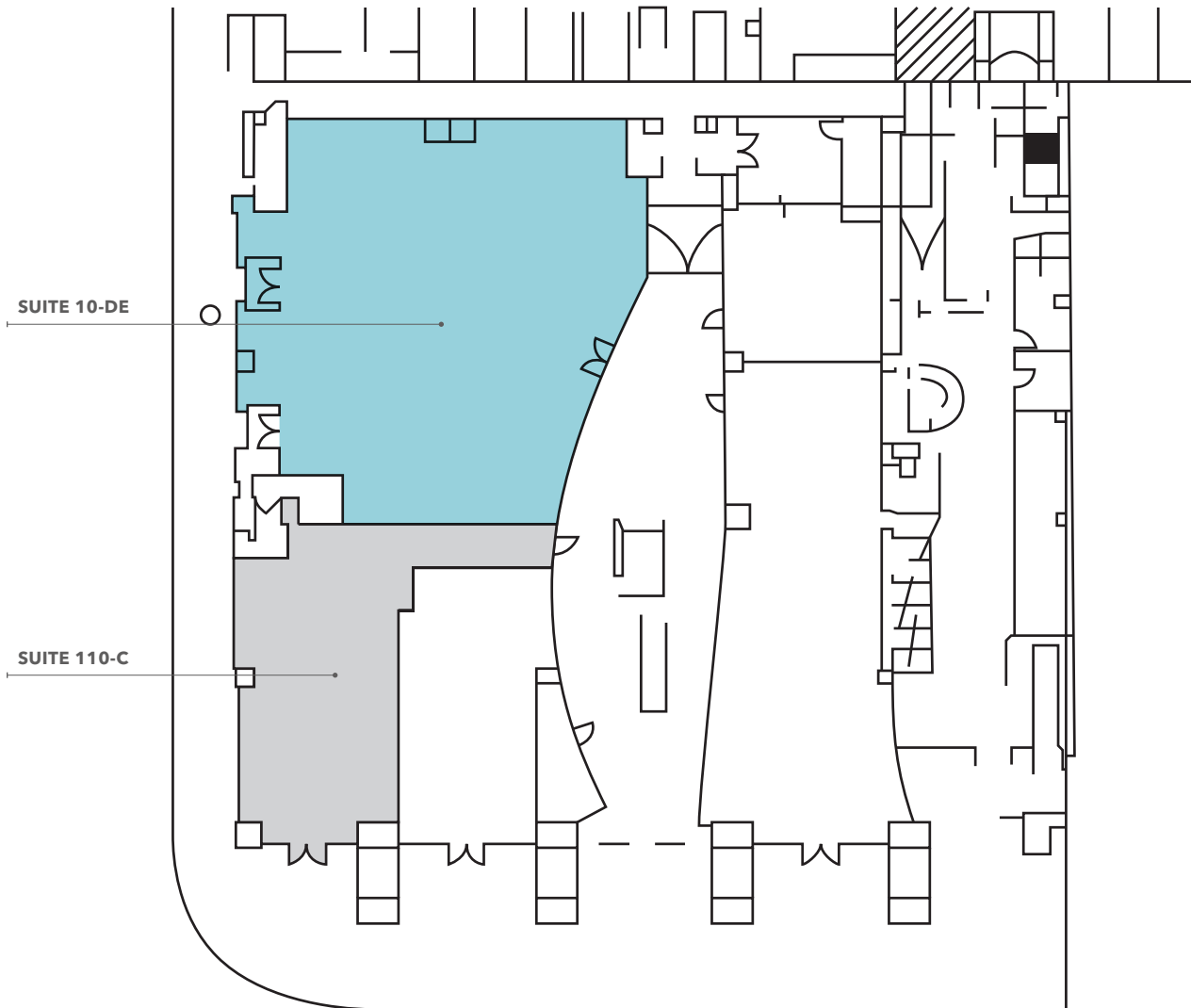


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Suite 10-DE and 110-C



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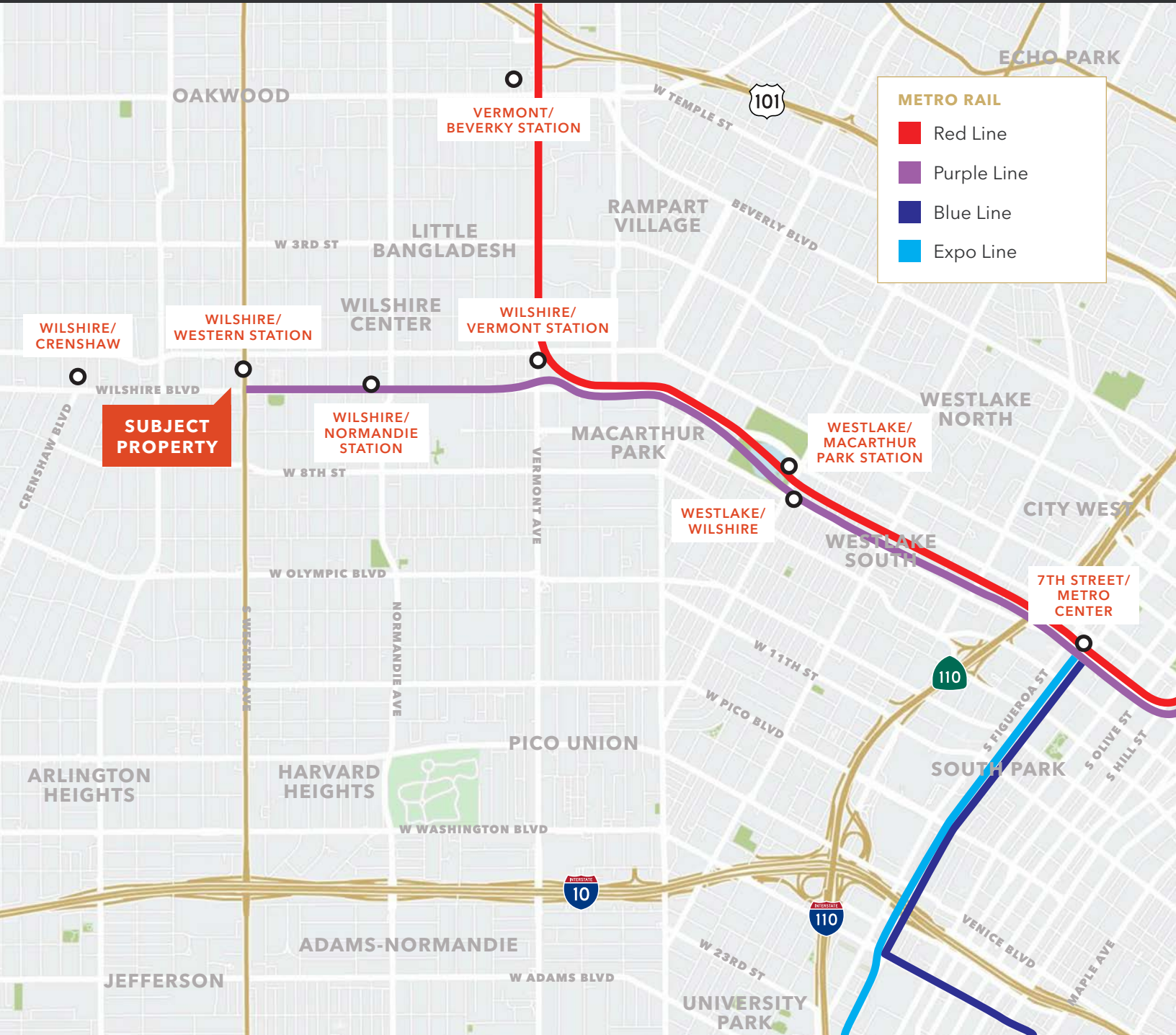
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Koreatown Market Stats

228 UNITS average annual delivery

1,064 UNITS delivered in the past four quarters

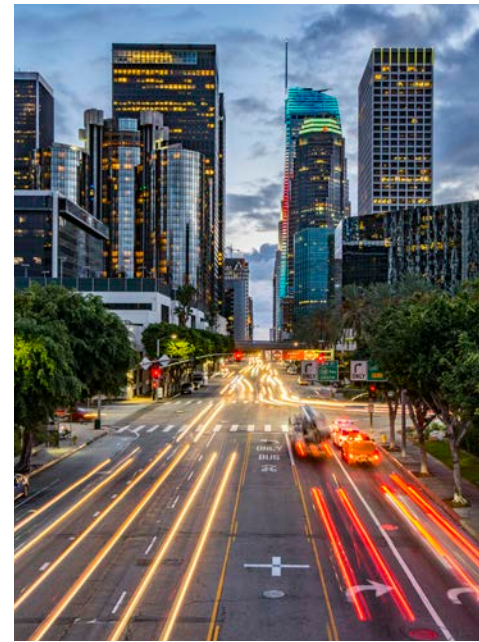
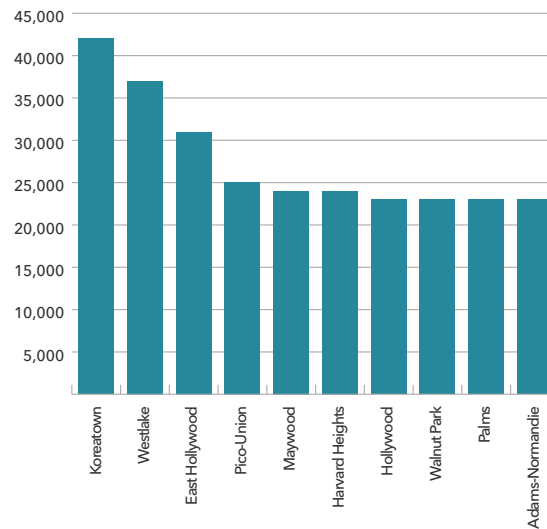
1,953 UNITS to be delivered in the next four quarters

\$19.3M PER YEAR retail total sales (including F&B) along Wilshire Blvd in Koreatown

\$11.8M PER YEAR of additional retail sales potential



NEIGHBORHOOD DENSITY CHART (POPULATION/SQUARE MILE)



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Est. Population	103,097	665,429	1,260,766
2019 Est. Households	41,101	247,620	486,385
2019 Total Daytime Population	90,941	620,398	1,345,766

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