

# conroy

conroycommercial.com



LAUREN ABOULAFIA  
LIC 01895546 | 310.275.3233  
[lauren@conroycommercial.com](mailto:lauren@conroycommercial.com)

BRIAN OBERMILLER  
LIC 02050826 | 310.275.3233  
[brian@conroycommercial.com](mailto:brian@conroycommercial.com)

## 5100 WILSHIRE BLVD

## FOR LEASE

### PRIME RESTAURANT / RETAIL / MARKET

SIGNALIZED HARDCORNER / 2 BLOCKS EAST OF LA BREA | MID-WILSHIRE - HANCOCK PARK



# LEASING INFO

5100 WILSHIRE BLVD

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RESTAURANT READY WITH SHAFT, GREASE INTERCEPTOR,  
AND ALL NECESSARY PLUMBING AND ELECTRICAL!

## RENT

- \$4.25 - \$4.75 PSF/Month
- (NNN ± \$1.15 / Month)

## SIZE

- ± 900 SF - ±6,350 SF

## CEILINGS

- HEIGHT - 14.5 feet

## PARKING

- 75 Visitor spaces

## AVAILABLE

- End of year 2018

## FEATURES

- Prime Mid-Wilshire location on signalized hard corner
- Below 138 new luxury residential units
- Stubbed for Restaurant use with perfect corner location
- Exceptional signage and visibility in a high traffic area
- Two blocks from future Wilshire/La Brea Purple Line Metro station
- Across from Beverly Hills BMW showroom



Owner/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the developer, seller or obtained from Public Records or other sources. Tenant is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

# SITE PLAN

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# NEIGHBORING TENANTS

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1 	2 	3 	4 
5 	6 	7 	8 
9 	10 	11 	12 

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# DEMOGRAPHICS

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## 5100 WILSHIRE BLVD

### PRIME RESTAURANT/RETAIL/MARKET FOR LEASE

CONSUMER SPENDING 2017	3 MILE
Total Consumer Spending	\$5,167,885
Total Food & Alcohol	\$1,543,315
Total Transportation	\$,214,642
Total Household	\$708,528

DAILY TRAFFIC COUNTS 2017	COUNT	DIRECTION
Wilshire Blvd & S Citrus Ave	36,843	W
Wilshire Blvd & S Sycamore Ave	43,335	E
W 8th St & S Orange Drive	2,302	W
W 8th St & S Citrus Ave	1,035	W



HOUSEHOLDS 2017	1 MILE
Total Population	45,559
Total Households	20,429
Average HH Income	\$126,184
Per Capita Income	\$60,625

BUSINESS 2017	1 MILE	3 MILE
Total Businesses	2,406	32,262
Total Employees	22,615	272,118
Employee Population per Business	9.4	8.4
Residential population per Business	17.7	16.8

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# METRO EXTENSION

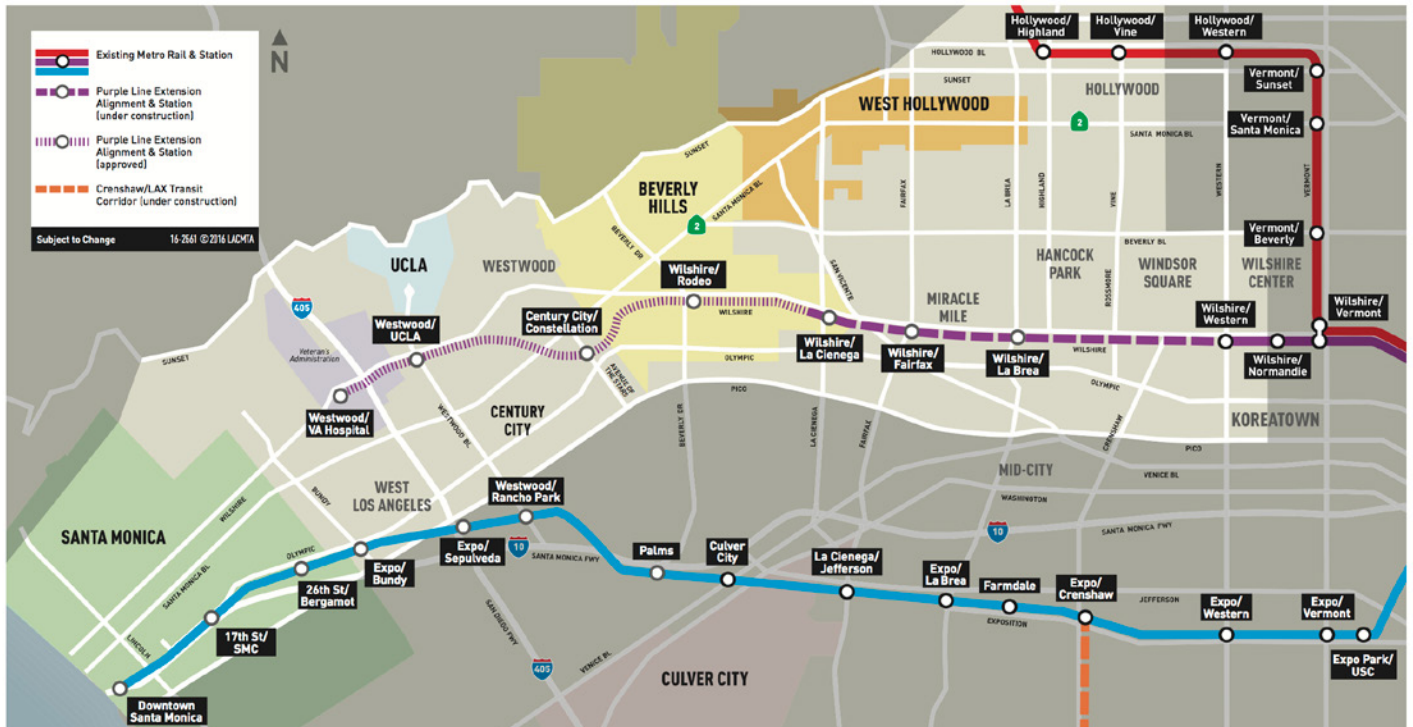
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## 5100 WILSHIRE BLVD PRIME RESTAURANT/RETAIL/MARKET FOR LEASE

- Metro Purple Line Subway Extension now under construction
- Extends westward for about nine miles with seven new stations
- Will provide high-capacity, high-speed, dependable transportation
- Connects Miracle Mile, Beverly Hills, Century City and Westwood
- Creates convenient access to West LA, Koreatown, and Downtown
- Improves mobility for everyone who lives, works and plays in LA

Metro Purple Line Extension



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