

5670 WILSHIRE



5670 WILSHIRE BOULEVARD, LOS ANGELES, CA



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413

THE OFFERING

JLL, as exclusive advisor, is pleased to offer qualified investors the opportunity to acquire 100% fee simple interest in 5670 Wilshire (the "Property"), a 483,461 RSF Class A office tower strategically positioned on Wilshire Boulevard in Miracle Mile, featuring 5 units of residential in the penthouse suite on floor 26.. The Property sits in one of Los Angeles's most dynamic live-work-play corridors, with 1,100+ residential units delivered in the last 5 years and a surrounding population of high-income earners. This concentration of affluent residents, combined with immediate proximity to key decision-maker hubs including Beverly Hills, Hancock Park, West Hollywood, and Century City, creates a compelling environment for both office and medical tenants. The forthcoming Metro expansion will further enhance employee accessibility across the region.

The Property offers a rare opportunity to execute a proven repositioning playbook that has effectively worked in the sub market by attracting both medical and smaller office tenants. The Property features best-in-class lobby and common area spaces that set it apart from competitive assets in the market. Any future capital spent will be directly tied to getting it leased up and therefore accretive to the NOI.



Property Summary	
Address	5670 Wilshire Blvd
RSF (BOMA)	483,461
Year Built	1971 / 2021
Occupancy	41%
WALT	3.0 years
Parking	2.6 / 1,000 RSF
Floors	27
Submarket	Miracle Mile

INVESTMENT HIGHLIGHTS

- 
Fully renovated, institutional-quality tower
 Class A asset with state of the art lobby, fitness center, and conference center already in place — no incremental base-building capex required to compete.
- 
Metro Purple Line unlocks medical use
 Wilshire/La Brea station places 5670 in a half-mile transit zone. AB 2097 eliminates parking minimums, and allows for medical tenants at the Project.
- 
The center of Miracle Mile
 Minutes from Beverly Hills, The Grove, Hancock Park, and DTLA.
- 
Unobstructed 360-degree views
 The 27-story tower deliver irreplaceable views of Hollywood Hills, downtown, Pacific Ocean, Wilshire.
- 
Diminishing Competitive Supply
 500,000 SF at Wilshire Courtyard Being Converted, increasing the occupancy of the competitive supply by 15% to close to 80%



5670 WILSHIRE BUILDING TRANSFORMATION

Current ownership of 5670 Wilshire has completed a comprehensive, \$27 million renovation, creating the premier lobby and amenity experience in the submarket.

World Class Entry Sequence

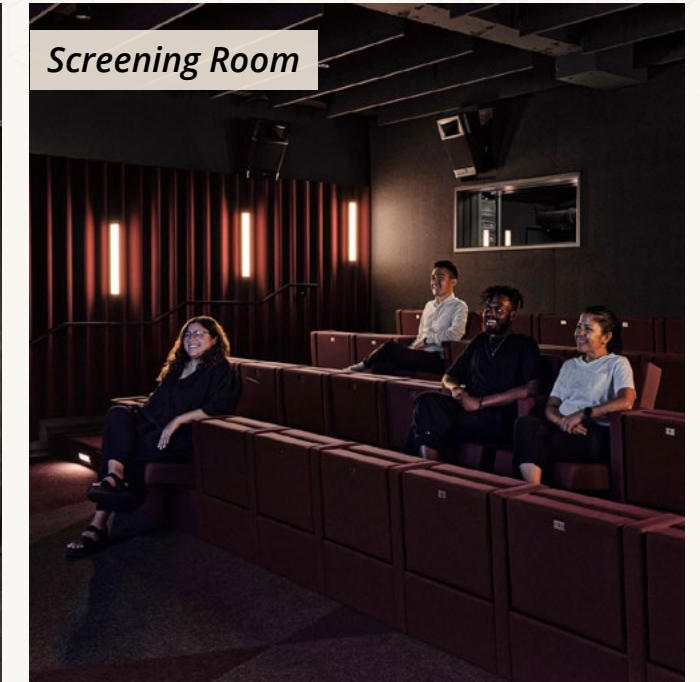
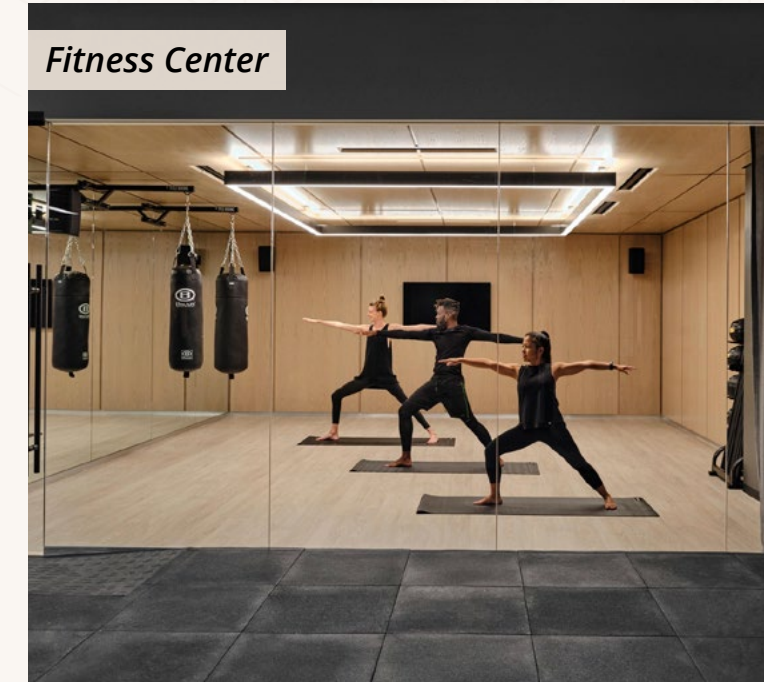
The lobby has been completely redesigned with fluted marble walls, elegant terrazzo flooring, a relocated security desk, modern lighting, and a striking wood-clad signature staircase connecting to the lower-level amenity center.



Amenity Center

The lower level was transformed from underutilized space into a best-in-class amenity center featuring:

- State-of-the-art fitness center with dedicated yoga/fitness studio, locker rooms, and restrooms
- Flexible conference center accommodating up to 80 guests with breakout rooms
- Kitchen and lounge area for casual collaboration
- Screening room with tiered seating
- Secure bike storage



SURROUNDED BY LA'S MAJOR MEDICAL AND TRANSIT HUBS WITH CONVENIENT ACCESS TO EXECUTIVE HOUSING



7+ Hospitals
MAJOR MEDICAL & ACADEMIC
CENTERS WITHIN 15 MIN



Metro Station
WILSHIRE/LA BREA OPEN
MAY 2026, ½ MILE AWAY



5 Min
TO THE GROVE · LACMA ·
CEDARS-SINAI · BEVERLY HILLS



DIMINISHING
COMPETITIVE SUPPLY
500,000 SF
AT WILSHIRE COURTYARD
BEING CONVERTED

BEL AIR
\$6.3MM

HOLMBY HILLS
\$5.6MM

BEVERLY HILLS
\$5.6MM

WEST
HOLLYWOOD

WILSHIRE / RODEO
PURPLE METRO LINE

BEVERLY HILLS
GOLDEN TRIANGLE



WILSHIRE & FAIRFAX
PURPLE METRO LINE

THE GROVE
Apple alo GUCCI
NORDSTROM ARITZIA

5670
WILSHIRE

PARK LA BREA

WILSHIRE
COURTYARD

HANCOCK PARK
\$2.0MM

UCLA Health

LA BREA / WILSHIRE
PURPLE METRO LINE

Miracle Mile



40,000
POPULATION



35 years
MEDIAN AGE



\$110,000
MEDIAN HOUSEHOLD INCOME



\$2,228,865
MEDIAN HOME VALUE

PREMIER ATTRACTIONS, RENEWED INFRASTRUCTURE

After years of overlapping construction that left Wilshire Blvd torn up and its institutions shuttered, Miracle Mile is finally open and revitalized — a confluence of long-delayed deliveries landing within weeks of each other in spring 2026 that has restored the corridor for the people who live, work, and travel along Wilshire.

- **David Geffen Galleries at LACMA** — Peter Zumthor’s ~\$720M, 110,000-SF museum opened to the public May 2026 after ~5 years of construction, spanning ~900 feet over Wilshire and capping a two-decade, \$800M+ campus transformation.
- **Museum Row fully anchored** — The Geffen completes a cluster alongside the Academy Museum (2021) and Petersen Automotive Museum, one of the densest museum concentrations in the country.
- **Metro D Line extension complete on the Mile** — The Purple Line’s Section 1 opened May 8, 2026 after ~a decade of construction, with new stations at Wilshire/La Brea, Wilshire/Fairfax, and Wilshire/La Cienega connecting DTLA to the edge of Beverly Hills — and a stop at LACMA’s doorstep.



Academy of Motion Picture
±4-minute drive



Craft Contemporary
±3-minute drive



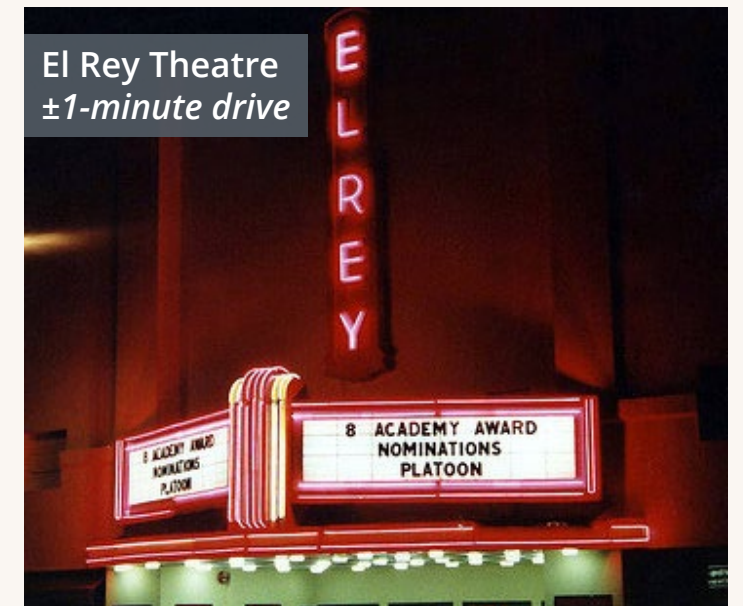
Beverly Center
±8-minute drive



The Original Farmers Market
±7-minute drive



LA Brea Tar Pits and Museum
±2-minute drive



El Rey Theatre
±1-minute drive



LACMA
±2-minute drive



David Geffen Galleries
±2-minute drive



Petersen Automotive Museum
±4-minute drive

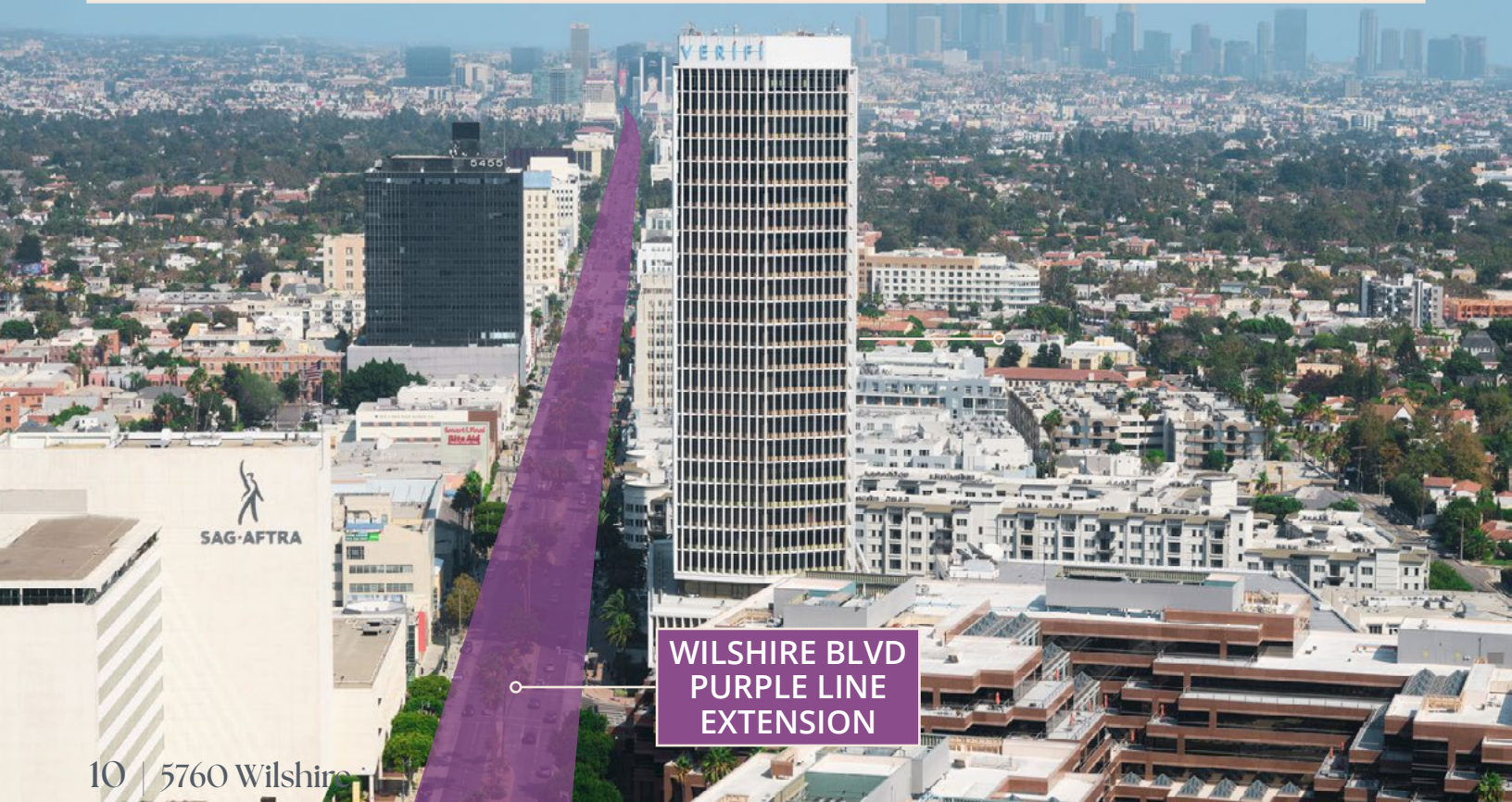
METRO PURPLE LINE + AB 2097: A REGULATORY UNLOCK FOR MEDICAL

How This Impacts 5670 Wilshire

The new Wilshire/La Brea Metro Purple Line station places 5670 Wilshire within a **half-mile transit zone**, which under California **AB 2097** completely eliminates minimum parking requirements for commercial and medical uses.

Additional Benefits of the Purple Line

- 1 True transit-oriented asset**
Walking distance to Wilshire/La Brea station
- 2 Expanded tenant pool**
Direct connectivity to Century City, Beverly Hills, DTLA
- 3 Live-work momentum**
Additional Transit drives retail, dining, and access to other amenities



WILSHIRE BLVD
PURPLE LINE
EXTENSION

CAPITALIZE ON A BUSINESS PLAN THAT MEETS THE MARKET

140,000 SF of spec office and Medical product across the stack, paired with storage monetization and a building-wide retail draw.



1. Spec Medical

Lower Bank · Floors 5–13
70,000 SF

TARGET RENT: \$4.60 FSG
TI ALLOWANCE: \$200 PSF
USE: Medical Office



2. Spec Office

Upper Bank · Floors 14–27
70,000 SF

TARGET RENT: ~\$4.00 FSG
TI ALLOWANCE: \$135 PSF
USE: Office



3. Stuf Storage

Floor 3
35,000 SF



4. Amenity & Wellness Retail

Floor 4
25,000 SF

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