

# 2nd Generation Restaurant Available

11829 WILSHIRE BLVD., LOS ANGELES, CA



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# PROPERTY HIGHLIGHTS



First time on the market in over 20 years



Ground level-3,900 SF + 2nd floor office -1,600 SF



Nearby retailers: Bluestone Lane, Wood Ranch BBQ, Erewhon and Total Wine & More



Total occupancy: 112 patrons



Hours of operation: 11:00am to Midnight (Sun-Thurs);  
11:00am to 1:00am (Fri & Sat)



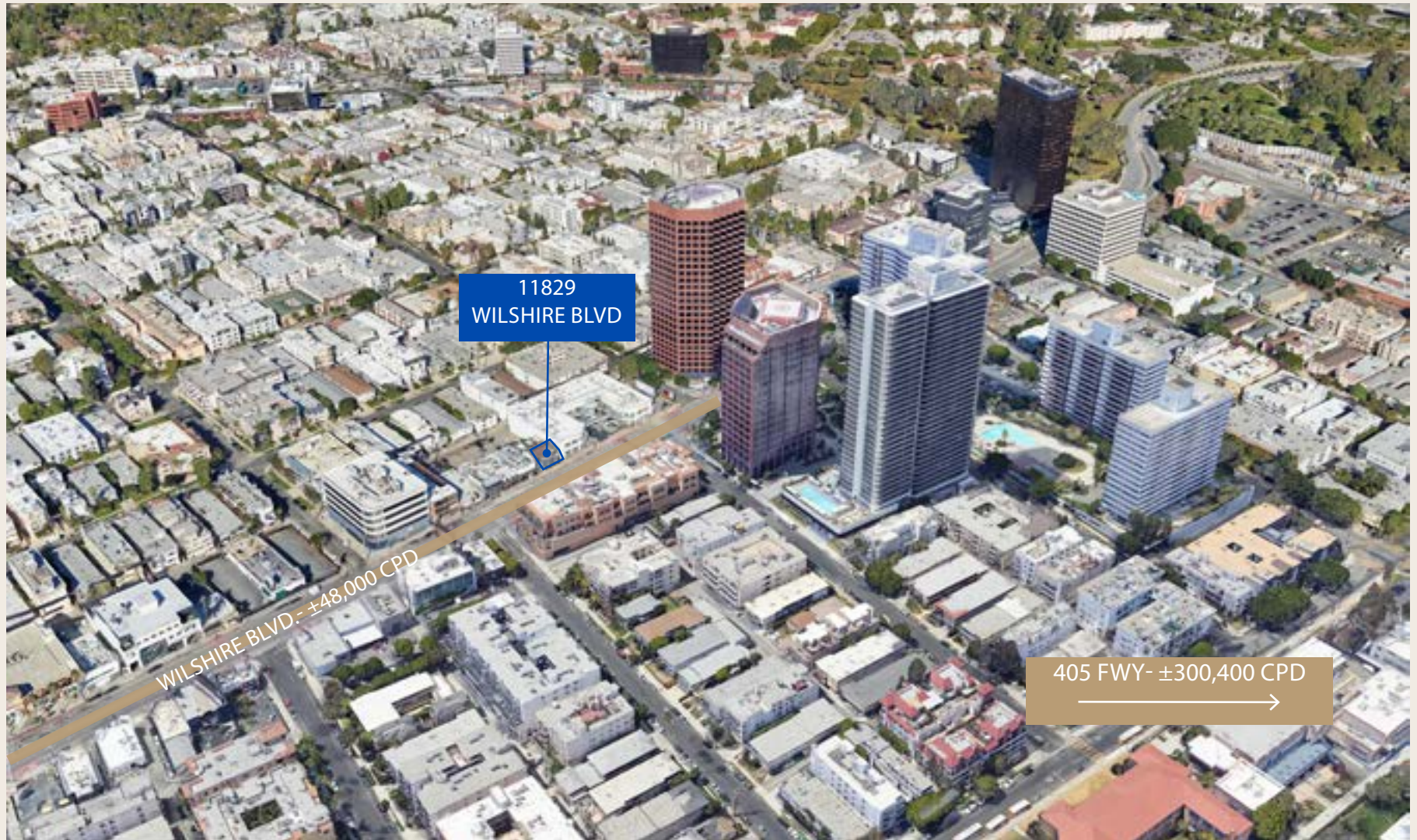
Pylon Signage







Rent available upon request







LOCAL AERIAL

		1 mile	2 miles	3 miles	5 miles
	TOTAL POPULATION	51,838	156,436	254,383	532,327
	AVERAGE HOUSEHOLD INCOME	\$171,003	\$189,204	\$203,545	\$201,677
	TOTAL HOUSEHOLDS	26,927	67,203	114,095	245,352
	DAYTIME POPULATION	57,210	208,915	336,989	599,306
	MEDIAN AGE	36.8	36.0	38.9	39.8



437K

Daytime employees within five miles



48K CPD

on Wilshire Blvd



66.1%

of the population have earned a bachelors degree or higher within five miles



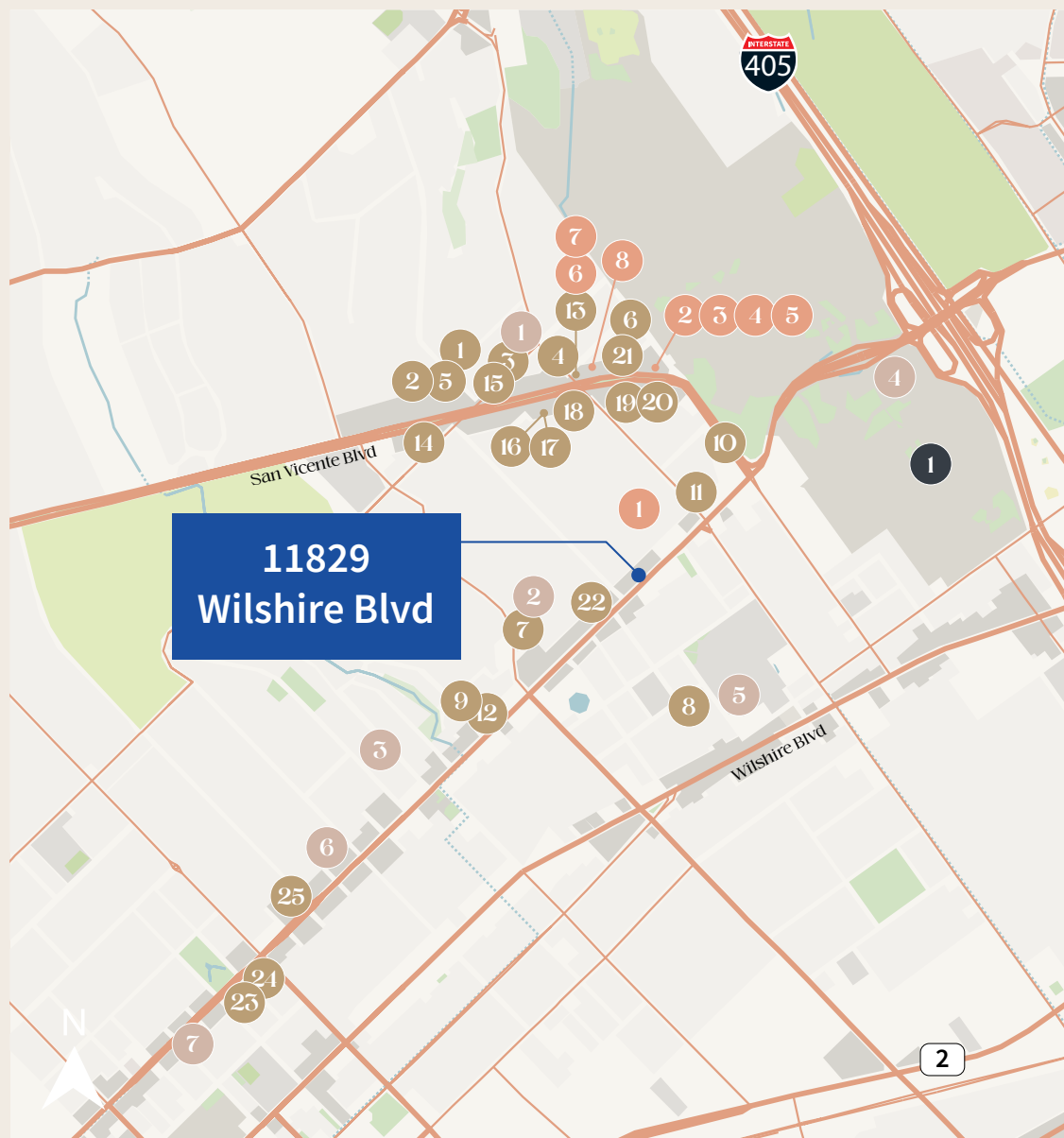
90

Walk score

# MARKET OVERVIEW







#### Dining/Food

1. Mendocino Farms
2. Teleferic Barcelona
3. Planta
4. Pizzana
5. Alfred Coffee
6. Toscana Brentwood
7. Literati Cafe
8. Board House Coffee
9. Blue Jam Cafe
10. Bluestone Lane
11. Wood Ranch
12. Thunderbird Bar
13. Sweetgreen
14. Jon & Vinny's
15. Katsuya
16. Burger Lounge
17. Chin Chin
18. Bacio di Latte
19. A.O.C.
20. SUGARFISH
21. Coral Tree Cafe
22. Sushi Sasabun
23. Fia Steak
24. Jonah's Kitchen + Bar
25. Milo & Olive

#### Grocery

1. Whole Foods
2. Ralphs Fresh Fare
3. Bristol Farms
4. Target
5. Total Wine & More
6. Erewhon
7. Trader Joes

#### Retail/Health & Wellness

1. Core Power Yoga
2. Pause Studio
3. Orangetheory Fitness
4. Equinox
5. Monarch Athletic Club
6. Drybar
7. Reset by Therabody
8. Barry's

#### Other

1. West Los Angeles VA Medical Center

# NEIGHBORHOOD



# AREA MAP

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AVAILABLE RETAIL







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