

3785 WILSHIRE BLVD, LOS ANGELES, CA 90010

# SOLAIR RETAIL

FOR LEASE



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## AERIAL MAP

## SOLAIR RETAIL 3785 WILSHIRE BLVD

PARIS BAGUETTE

SALON DE  
**FREYA**  
LOS ANGELES CA



Bank of Hope

CHASE

PACIFIC CITY BANK

♥ **CVS**

## MADANG PLAZA

**DAISO** **AKI SHABU** **MART**

PARIS BAGUETTE **beard papa's**  
fresh and natural cream puffs

**CGV CINEMAS** **COSMETIC WORLD**

**SORISORI** **SUL & BEA** **K-POP MUSIC TOWN**

S Western Ave (+42,684 VPD)



# PROPERTY SUMMARY



## ADDRESS

3785 Wilshire Blvd  
Los Angeles, CA 90010



## LEASE RATE

\$3.00 - \$4.50 + NNN



## BUILDING SIZE

333,324 Sq. Ft.  
41,000 Sq. Ft.  
(Retail)



## PARKING

150 Parking  
Spaces  
(3.7 per 1,000)

# PROPERTY INFORMATION

- Food/Restaurant use available
- NEC of Wilshire Boulevard and Western Ave.
- Retail fronts the entire block of Western Ave.
- 150 parking spaces for retail in the underground garage.
- Adjacent to MTA Metro Station (Purple Line.)
- One of the highest-density neighborhoods in the U.S.  
(±661,694 residents within a three-mile radius)

# CO-ANCHORED BY

PARIS BAGUETTE

edible  
arrangements



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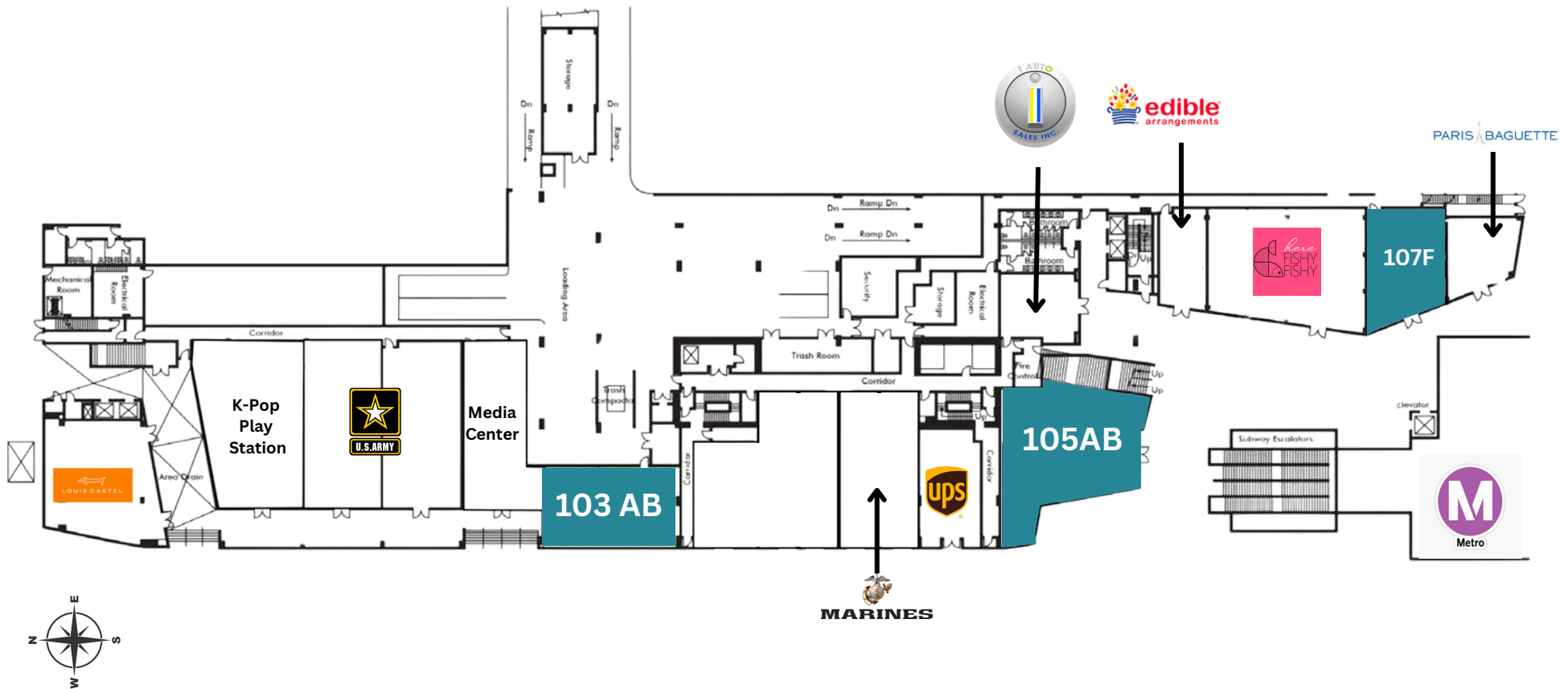
# SITE PLAN - GROUND FLOOR

## AVAILABILITY:

103 AB: 1,604 Sq. Ft.

105AB: 2,770 Sq. Ft.

107F: 1,110 Sq. Ft.

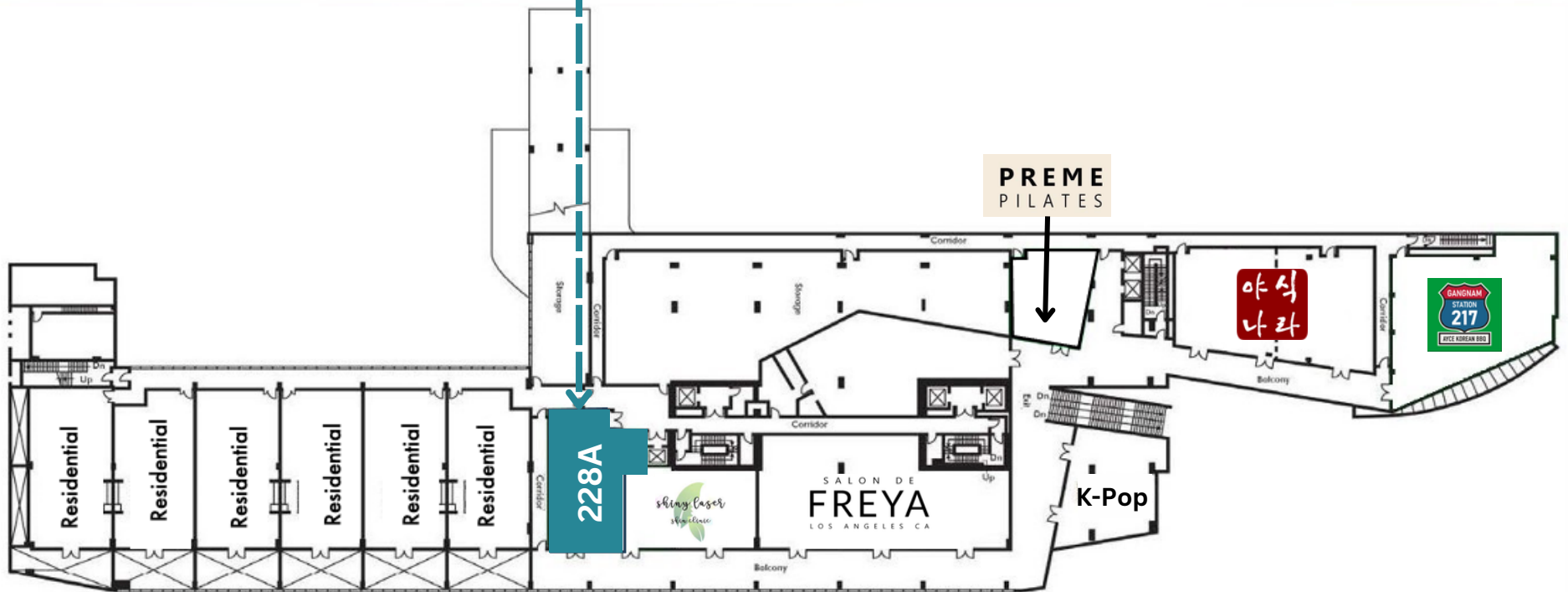


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# SITE PLAN - SECOND FLOOR

AVAILABILITY: 1,291 SQ. FT.



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## PROPERTY IMAGES



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# DEMOGRAPHICS

|                                                                                                    | 1 MILE   | 3 MILES  | 5 MILES   |
|----------------------------------------------------------------------------------------------------|----------|----------|-----------|
|  <b>Population</b> |          |          |           |
| 2023 Estimated Population                                                                          | 110,059  | 661,694  | 1,228,692 |
| 2028 Projected Population                                                                          | 109,448  | 654,703  | 1,213,887 |
| 2010 Census Population                                                                             | 101,707  | 628,702  | 1,177,191 |
|  <b>Households</b> |          |          |           |
| 2023 Estimated Households                                                                          | 43,213   | 248,172  | 473,906   |
| 2028 Projected Households                                                                          | 42,824   | 245,439  | 467,868   |
| 2010 Census Households                                                                             | 40,481   | 235,118  | 453,229   |
|  <b>Income</b>     |          |          |           |
| 2023 Estimated Average Household Income                                                            | \$68,189 | \$76,267 | \$87,545  |
| 2023 Median Household Income                                                                       | \$49,092 | \$52,357 | \$59,626  |



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