



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 1111 Wilshire Blvd, Los Angeles, CA, 90017. This fully improved retail space is thoughtfully designed to accommodate a dynamic hair and beauty business, featuring the capacity for Six hair/beauty stations on the main floor, alongside a separate private massage area with two additional hair/beauty stations. Additionally, the property boasts three hair wash stations with installed sink basins, providing a turnkey solution for a seamless business operation. With its strategic layout and premium amenities, this property offers the ideal foundation for a thriving hair and beauty enterprise in the heart of Los Angeles.

PROPERTY HIGHLIGHTS

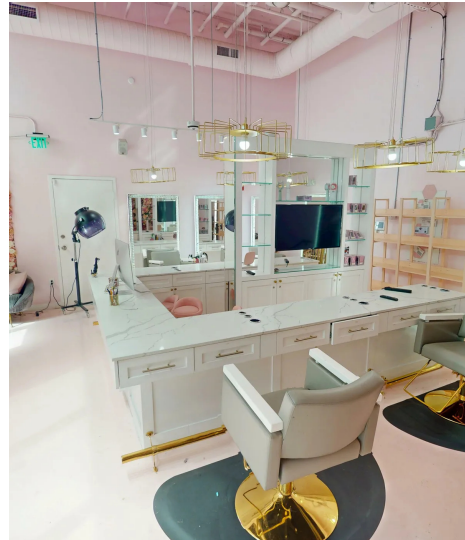
- Fully Improved Retail Space
- Virtual Tour use link - <https://my.matterport.com/show/?m=hbKLNmLRtec>
- Can accommodate Six Hair/Beauty Stations on main floor
- Separate Private Massage Area with two more hair/beauty stations
- Three Hair wash stations with installed sink basins

OFFERING SUMMARY

| | |
|---------------|--|
| Lease Rate | \$2.00 Sq.Ft. Modified Gross |
| Available SF: | 1,150 SF |
| Location | On Bixel Street next to Togos |
| Existing Use | Fully improved for Hair, Nail or Massage |

DEMOGRAPHICS

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 3,923 | 11,615 | 47,885 |
| Total Population | 7,040 | 24,942 | 101,151 |
| Average HH Income | \$84,714 | \$73,842 | \$80,966 |





| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|---------|
| Total Population | 7,040 | 24,942 | 101,151 |
| Average Age | 31.8 | 32.1 | 34.7 |
| Average Age (Male) | 32.7 | 31.8 | 34.3 |
| Average Age (Female) | 31.5 | 33.0 | 34.9 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 3,923 | 11,615 | 47,885 |
| # of Persons per HH | 1.8 | 2.1 | 2.1 |
| Average HH Income | \$84,714 | \$73,842 | \$80,966 |
| Average House Value | \$665,746 | \$642,696 | \$742,385 |

2023 American Community Survey (ACS)

