



REAL ESTATE



Retail Space for Sublease

3785 WILSHIRE BLVD. #104A-C, LOS ANGELES, CA 90010

AVAILABLE

Size: ±2,773 SF
Rent: \$3.50 PSF/Mo., NNN
Term Through: 3/31/30

PROPERTY HIGHLIGHTS

- Located across from the historic Wiltern Theatre.
- Adjacent to Wilshire/Western D line metro station.
- ±661,694 residents within a three-mile radius.
- ±56,779 CPD at Wilshire Blvd and Western Ave.

Prospective tenants are hereby advised that all uses are subject to City approval

NEIGHBORING TENANTS



JAIMIE MARCHAND
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DONNA CLARK
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DRE #01134266

For more information: (833) 262-3190

KENNEDYWILSONSERVICES.COM

DEMOGRAPHICS

	0.5 Mile	1 Mile	2 Miles
POPULATION			
2024 Estimated Population	14,647	36,935	161,008
2029 Projected Population	13,946	35,142	154,269
2020 Census Population	15,415	39,159	171,512
2010 Census Population	15,955	41,352	176,586
Projected Annual Growth 2024 to 2029	-1.0%	-1.0%	-0.8%
Historical Annual Growth 2010 to 2024	-0.6%	-0.8%	-0.6%
2024 Median Age	33.9	32.9	31.8
HOUSEHOLDS			
2024 Estimated Households	4,338	10,601	42,036
2029 Projected Households	4,187	10,231	40,854
2020 Census Households	4,489	10,968	43,334
2010 Census Households	4,279	10,598	41,456
Projected Annual Growth 2024 to 2029	-0.7%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	-	-	-
RACE & ETHNICITY			
2024 Estimated White	19.6%	19.8%	18.9%
2024 Estimated Black or African American	2.5%	2.1%	4.1%
2024 Estimated Asian or Pacific Islander	3.0%	2.4%	2.0%
2024 Estimated American Indian or Native Alaskan	2.5%	2.5%	2.5%
2024 Estimated Other Races	72.5%	73.2%	72.5%
2024 Estimated Hispanic	90.5%	91.0%	89.1%
INCOME			
2024 Estimated Average Household Income	\$69,369	\$72,903	\$78,178
2024 Estimated Median Household Income	\$52,633	\$55,928	\$61,261
2024 Estimated Per Capita Income	\$20,723	\$21,029	\$20,493
EDUCATION			
2024 Estimated High School Graduate	24.5%	25.8%	24.9%
2024 Estimated Some College	16.0%	14.5%	14.0%
2024 Estimated Associates Degree Only	5.7%	4.8%	4.3%
2024 Estimated Bachelors Degree Only	7.8%	7.8%	7.7%
2024 Estimated Graduate Degree	2.7%	2.8%	2.9%
BUSINESS			
2024 Estimated Total Businesses	577	1,924	5,202
2024 Estimated Total Employees	4,951	19,610	54,530
2024 Estimated Employee Population per Business	8.6	10.2	10.5
2024 Estimated Residential Population per Business	25.4	19.2	31.0



LOCATION

