



3020 WILSHIRE BOULEVARD

: Prime Retail Leasing Opportunity

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EXECUTIVE SUMMARY

Wilshire Boulevard Strategically positioned along one of Los Angeles' most recognized and high-traffic commercial corridors, the ground-floor retail component at 3020 Wilshire presents a rare and highly sought-after leasing opportunity featuring two prime retail spaces of approximately 2,180 SF and 2,745 SF within a newly constructed mixed-use development anchored by approximately 250 residential units above, creating a built-in and consistent customer base that supports strong daily foot traffic and repeat business, and with completion anticipated in September 2026, this project offers tenants the unique advantage of securing space in a brand-new development while capitalizing on the early growth of an emerging retail environment.

The project's modern architectural design is highlighted by expansive glass storefronts, high ceilings, and prominent street frontage that maximize natural light exposure while providing exceptional visibility and signage opportunities for tenants seeking to establish a strong brand presence in a competitive urban market, making these spaces an ideal retail opportunity for a wide range of uses including bank branches, cafés, coffee shops, bakeries, fitness studios, boutique retail, wellness and beauty services, and other service-oriented concepts that can benefit from both strong pedestrian activity and high vehicular exposure along Wilshire Boulevard.

Further enhancing its appeal, the property is located in close proximity to densely populated residential neighborhoods, Koreatown, and Downtown Los Angeles, with convenient access to major transportation corridors and public transit options that drive consistent consumer traffic from surrounding areas, and with limited availability of new construction retail spaces in this highly desirable submarket, 3020 Wilshire represents a compelling opportunity for forward-thinking businesses to secure a flagship location in a modern, high-density development where strong demographics, built-in clientele, and long-term growth potential align to support sustained visibility, customer engagement, and overall business success.

PROPERTY HIGHLIGHTS

■ LEASING SPECIFICATIONS

Unit	Size	Base Rent	NNN	Total Monthly
Retail Unit 1	2,180 SF	\$5.00/SF	\$1.50/SF	\$14,170.00
Retail Unit 2	2,745 SF	\$5.00/SF	\$1.50/SF	\$17,842.50

■ PROPERTY HIGHLIGHTS


- **Built-In Clientele:** Direct access to approximately 250 residential units located immediately above the retail
- **Exceptional Visibility:** Modern architectural design by KTG Y featuring expansive glass storefronts and prominent street frontage along Wilshire Boulevard.
- **Versatile Use Cases:** Ideal for bank branches, cafés, fitness studios, boutique retail, and wellness services.
- **Strategic Location:** Positioned near Koreatown and Downtown Los Angeles with convenient access to major public transit options.
- **High-Volume Exposure:** Benefits from intense pedestrian activity and high vehicular traffic counts daily.
- **New Construction:** Secure a flagship location in a state-of-the-art Level 01 Type IA development.


DEMOGRAPHICS

90010 STATISTICS OVERVIEW





2026 Population	2024 Population	Median Age	Median Income
5,372	4,850	34.0 years	\$101,455

90010 POPULATION TRENDS

 **2026 Projected Population:** The 2026 projected population for 90010 is 5,372. This projection assumes an annual rate of change of 5.4%, consistent with the 26.9% population change from 2019 to 2024 according to the US Census Bureau's American Community Survey.

 **2024 Population:** With 4,850 people, 90010 is the 1135th most populated zip code in the state of California out of 1,763 zip codes according to the most current US Census data. ZIP codes 95623 (4,844 people) and 93609 (4,740 people) are closely ranked behind it.

DEMOGRAPHICS & ECONOMY

-  **Race & Ethnicity:** The largest 90010 racial/ethnic groups are Asian (64%) followed by White (16.1%) and Hispanic (10.3%).
-  **Median Income:** In 2024, the median household income was \$101,455. This is slightly higher than ZIP codes 93036 (\$101,445) and 95111 (\$101,435).
-  **Poverty:** 4.6% of 90010 families live in poverty.
-  **Median Age:** The median age for 90010 residents is 34.0 years young.

WALK SCORE

3020 Wilshire Boulevard

Commute to **Downtown West Hollywood**

 17min  30min  26min  60+min

Walk Score

96

Walker's Paradise

Daily errands do not require a car.

Transit Score

83

Excellent Transit

Transit is convenient for most trips.

Bike Score

69

Bikeable

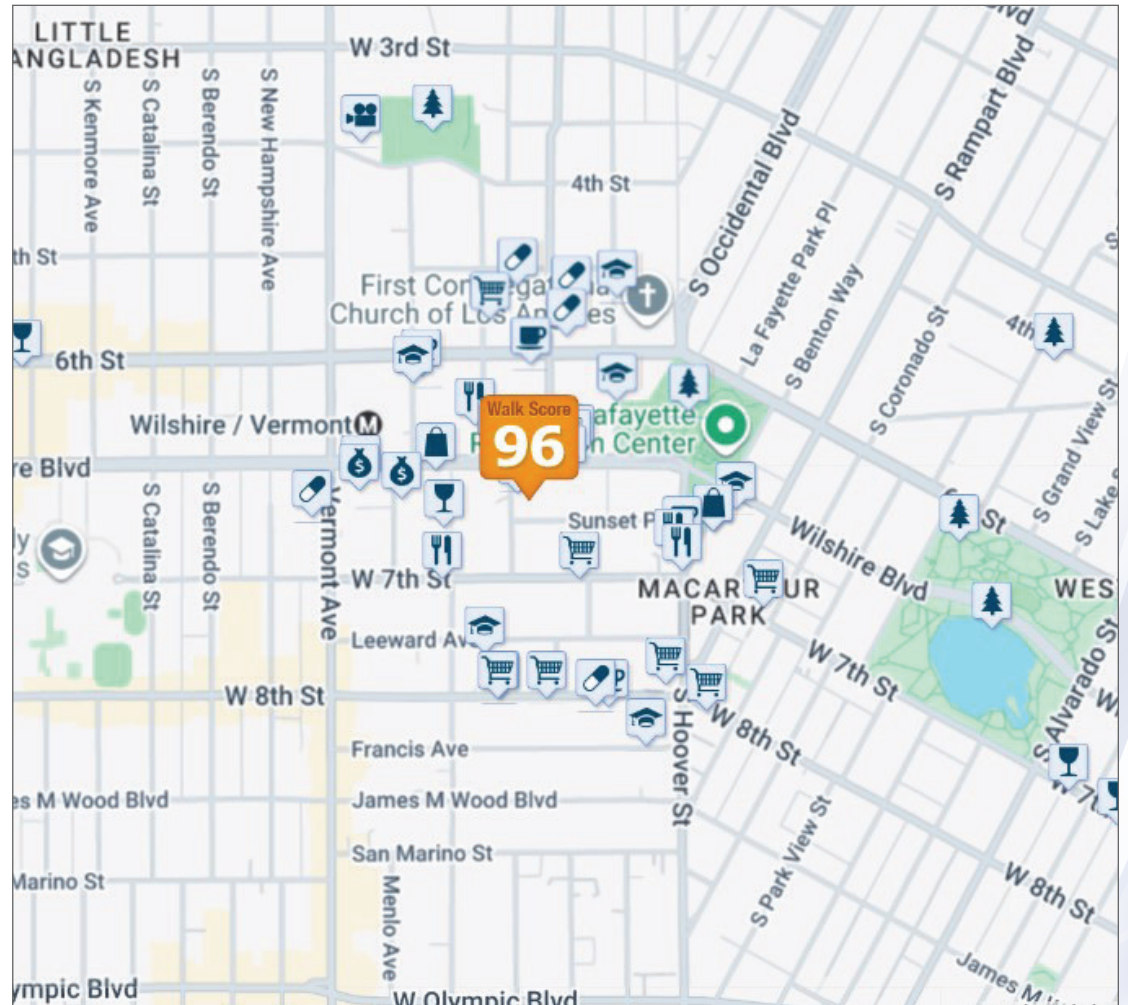
Some bike infrastructure.

About this Location

3020 Wilshire Boulevard has a Walk Score of 96 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

3020 Wilshire Boulevard is a four minute walk from the Metro B Line (Red) and the Metro D Line (Purple) at the Wilshire / Vermont Station stop.

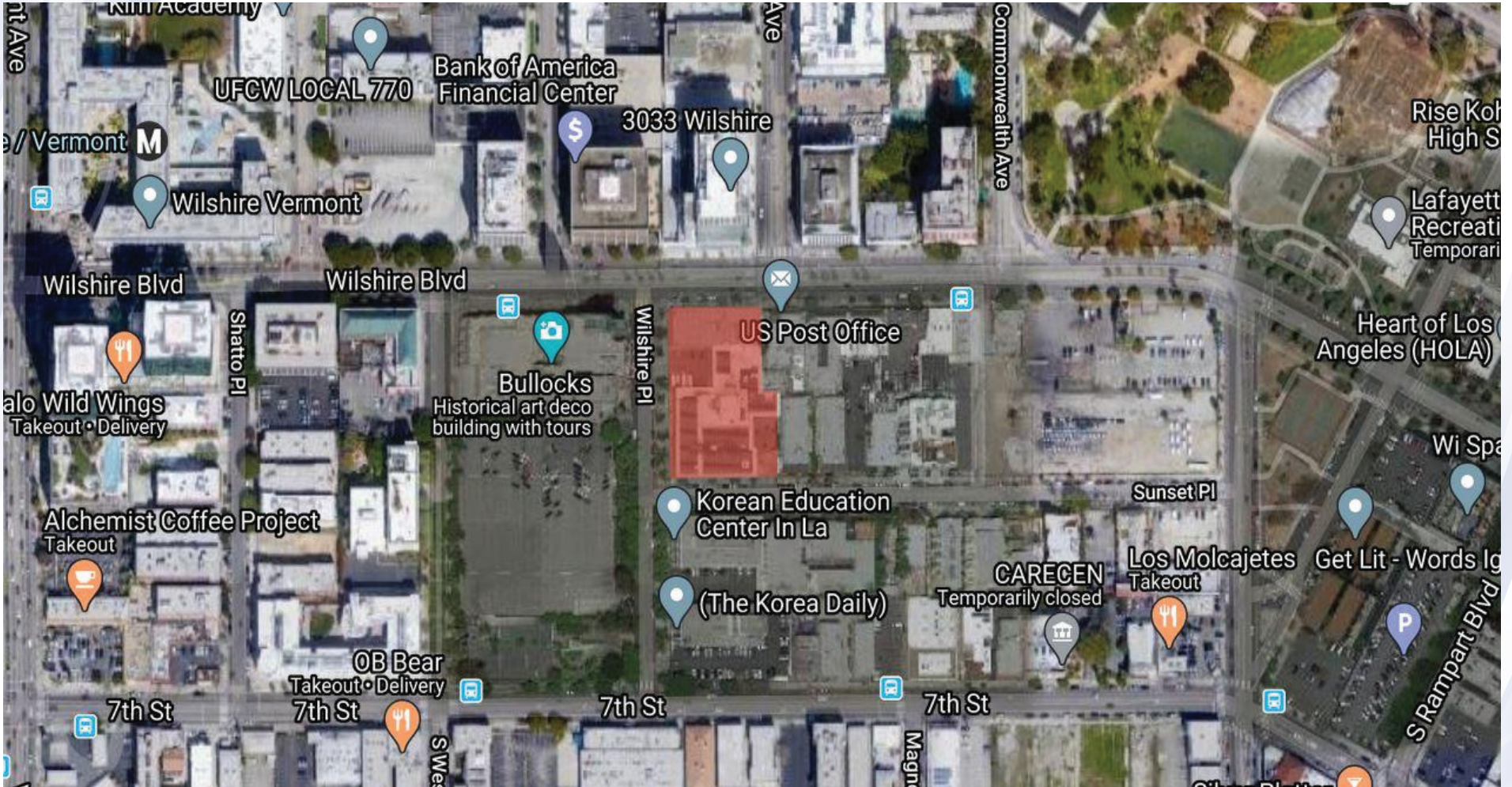
This location is in the Macarthur Park neighborhood in Los Angeles. Nearby parks include Lafayette Park, Shatto Recreation Center and MacArthur Park, Los Angeles, CA.



Walk Score® 

<https://www.walkscore.com/score/3020-wilshire-blvd-los-angeles-ca-90010>

AERIAL MAP



RENDERINGS



3020 Wilshire Blvd, Los Angeles, CA 90010

RENDERINGS



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE REDPOINT REALTY ADVISOR FOR MORE DETAILS.

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