

The Wilshire Terrace

4950 Wilshire Blvd, Los Angeles CA 90010



Jordan Petito
Managing Partner
(310) 734-2245
team@americapartner.com
Lic: 02023714

Dalton Jackson
Vice President
(512) 468-1587
daltonjackson@kw.com
Lic: 2132311



AMERICA PARTNER

THE SPACE

Location	4950 Wilshire Blvd, Los Angeles, CA, 90010
COUNTY	Los Angeles
APN	5507-029-012
Cross Street	Wilshire and Highland
Traffic Count	47754
Square Feet	7861
Annual Rent PSF	\$45.00
Lease Type	NNN

HIGHLIGHTS

- The property is situated at 4950 Wilshire Blvd, in the vibrant Miracle Mile district of Los Angeles.
- Prime Commercial Space: It offers an ideal commercial space for single or multiple tenants, catering to a variety of businesses.
- Spacious Interiors: The property boasts generous floor plans, providing ample space for office layouts, conference rooms, collaborative areas, and other business needs.
- Accessibility: Located on Wilshire Blvd, one of the major thoroughfares in Los Angeles, the property enjoys excellent accessibility with easy access to public transportation and major highways.
- Surrounding Area: The Miracle Mile district is renowned for its vibrant mix of commercial, retail, and cultural attractions, including museums, galleries, shopping centers, restaurants, and entertainment venues.
- Professional Environment: The property is surrounded by a diverse array of businesses, creating a professional and dynamic environment conducive to networking and collaboration.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
39,162	526,237	1,116,251



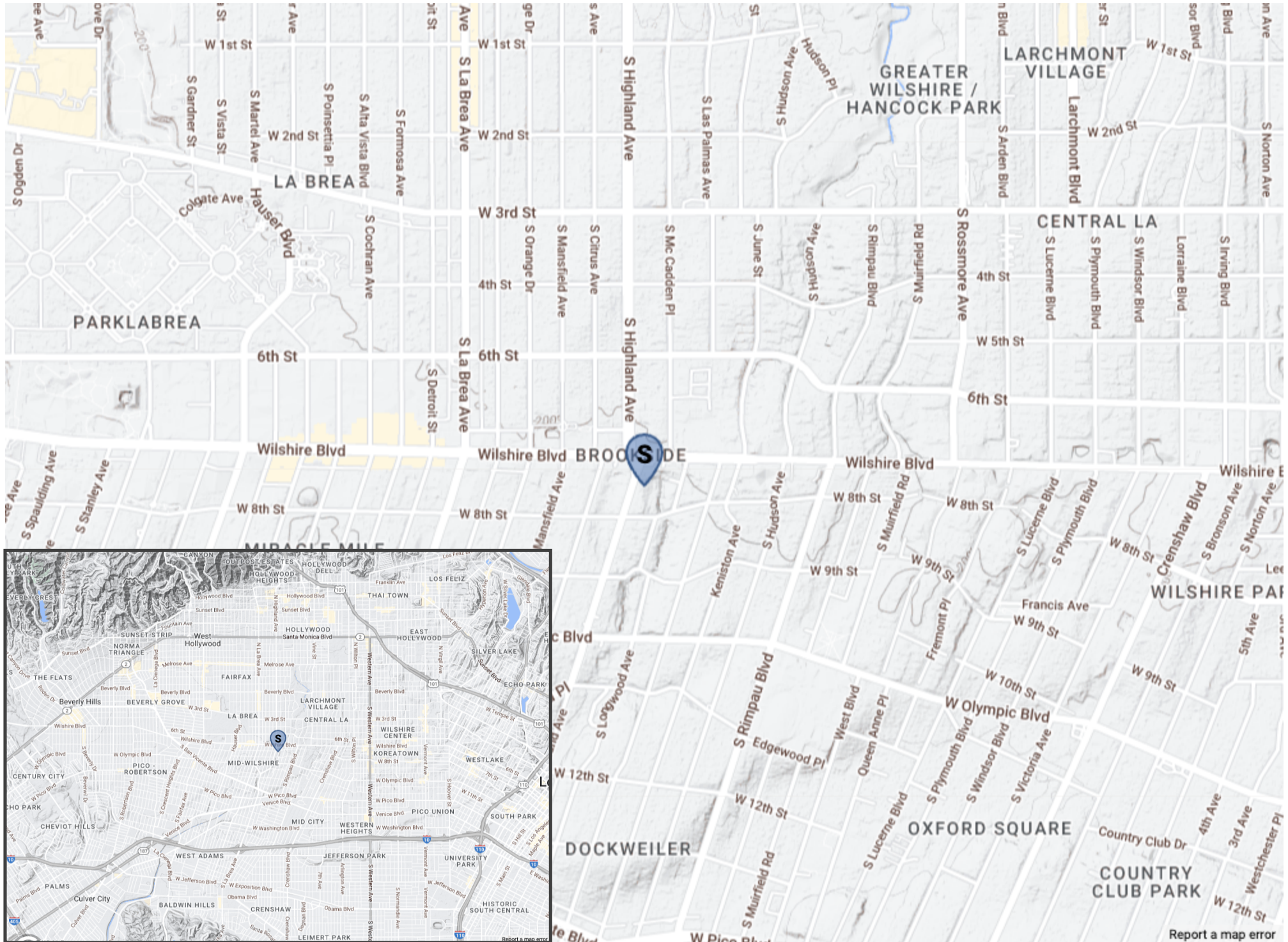
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$142,284	\$103,377	\$109,821



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
18,745	233,447	478,575

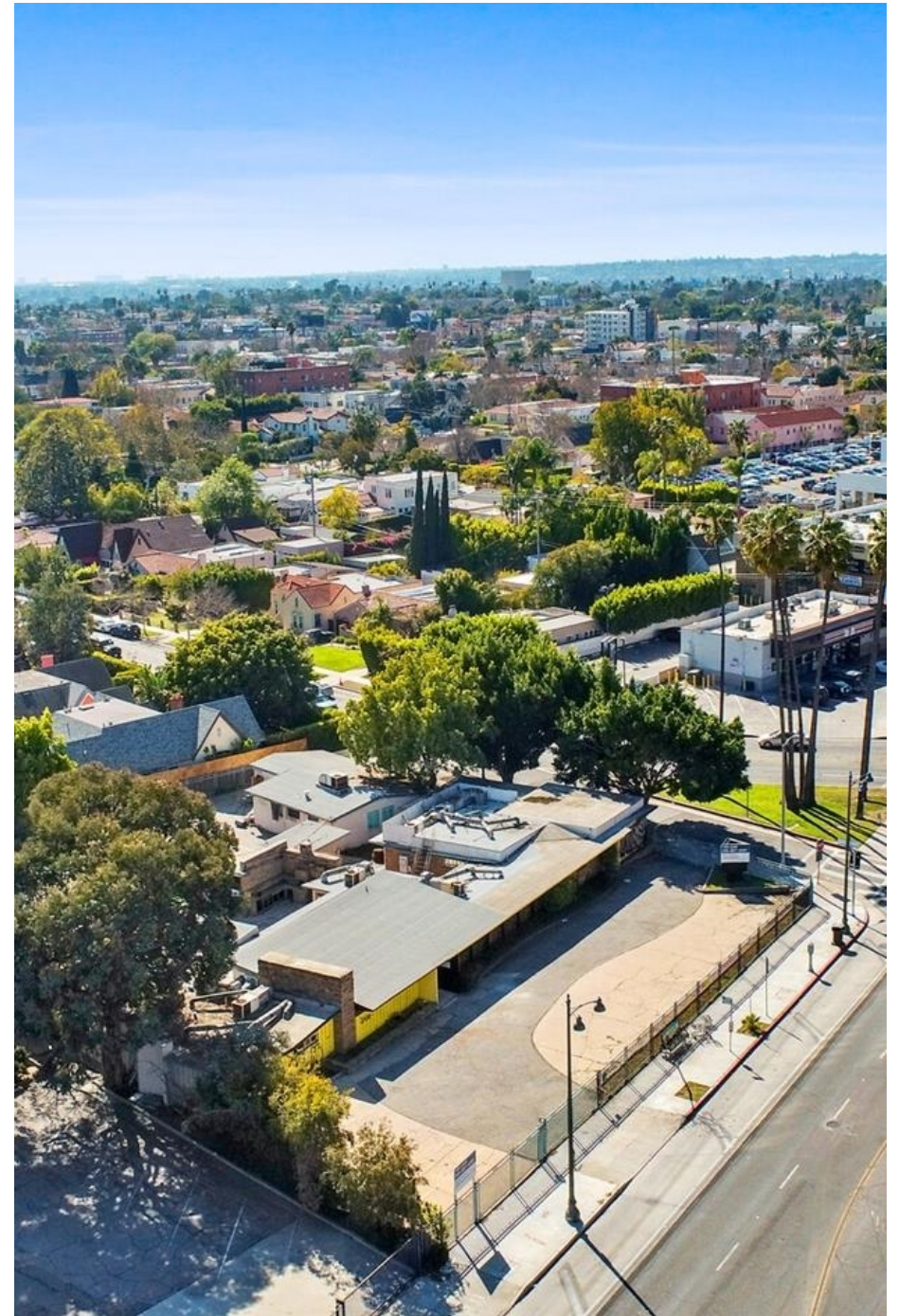


PROPERTY FEATURES

GLA (SF)	7,861
LAND SF	25,578
LAND ACRES	0.59
YEAR BUILT	1945
AVERAGE REMAINING TERM	0
ZONING TYPE	CR(PKM)-1
TOPOGRAPHY	Flat
LOCATION CLASS	A+
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	30
PARKING RATIO	3.75/1000
NUMBER OF INGRESSES	3

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes



Location Summary

- Nestled in the heart of Los Angeles, Miracle Mile is surrounded by a vibrant tapestry of neighborhoods. To the west lies the Fairfax District, renowned for its gourmet food markets and trendy eateries. To the east, the prestigious Museum Row beckons with world-class art institutions, while the bustling Mid-Wilshire area to the south offers an exciting mix of entertainment and cultural experiences. With its central location and diverse surroundings, Miracle Mile is an ideal destination for those seeking a dynamic urban lifestyle in one of LA's most coveted areas.

Transportation

- Miracle Mile enjoys excellent public transportation options, with bus lines along Wilshire Boulevard and the Wilshire/La Brea Metro station nearby. These convenient connections provide residents and visitors with easy access to various destinations within Los Angeles, promoting sustainable and hassle-free commuting.

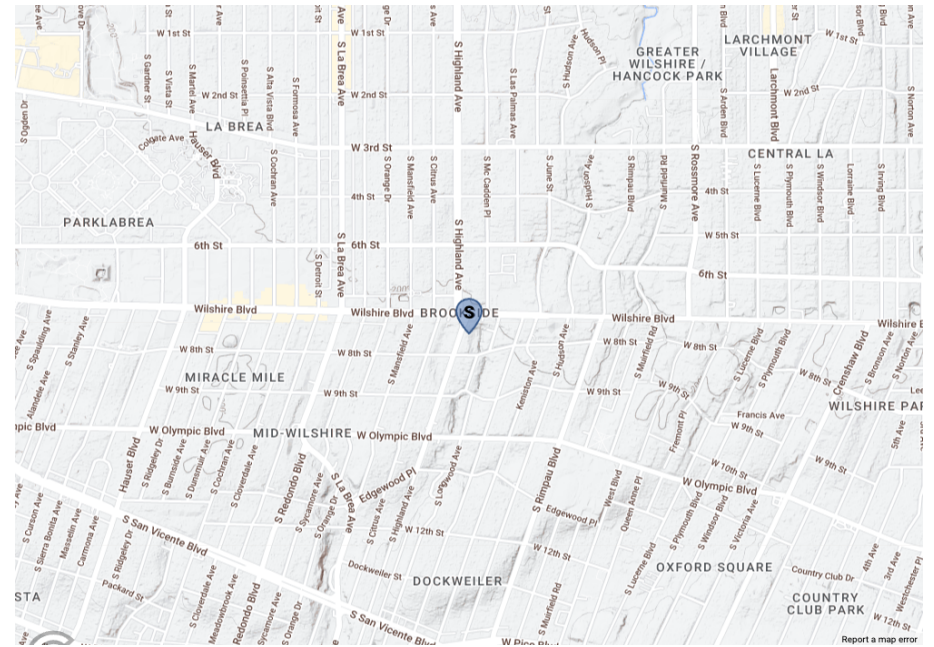
Parks and Recreation

- Miracle Mile boasts several parks and recreational sites that provide opportunities for relaxation and outdoor activities. Pan Pacific Park, located within the district, offers serene green spaces, sports fields, and picnic areas. Additionally, the neighboring Hancock Park provides peaceful walking paths and the intriguing La Brea Tar Pits

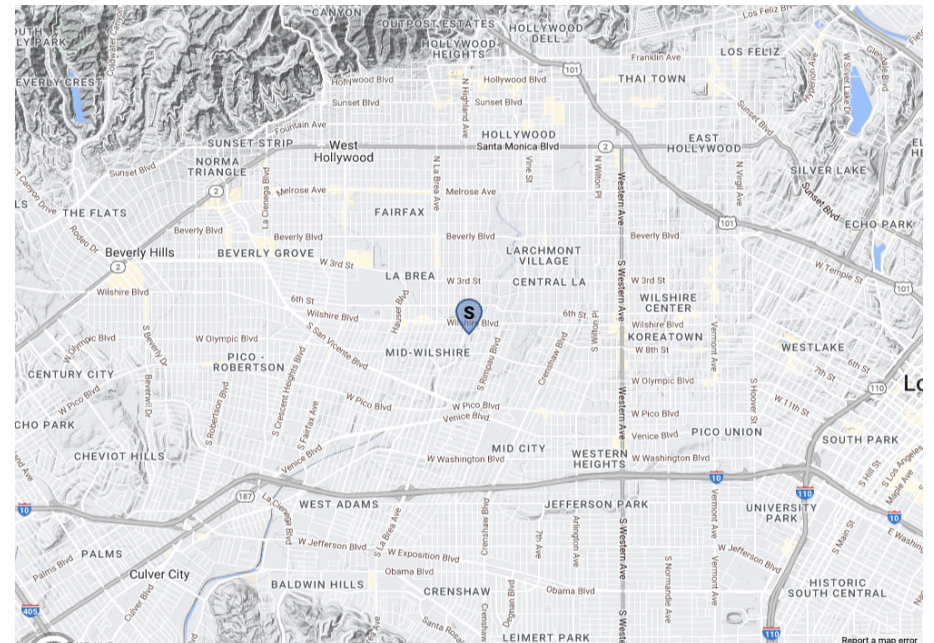
Retail and Commercial

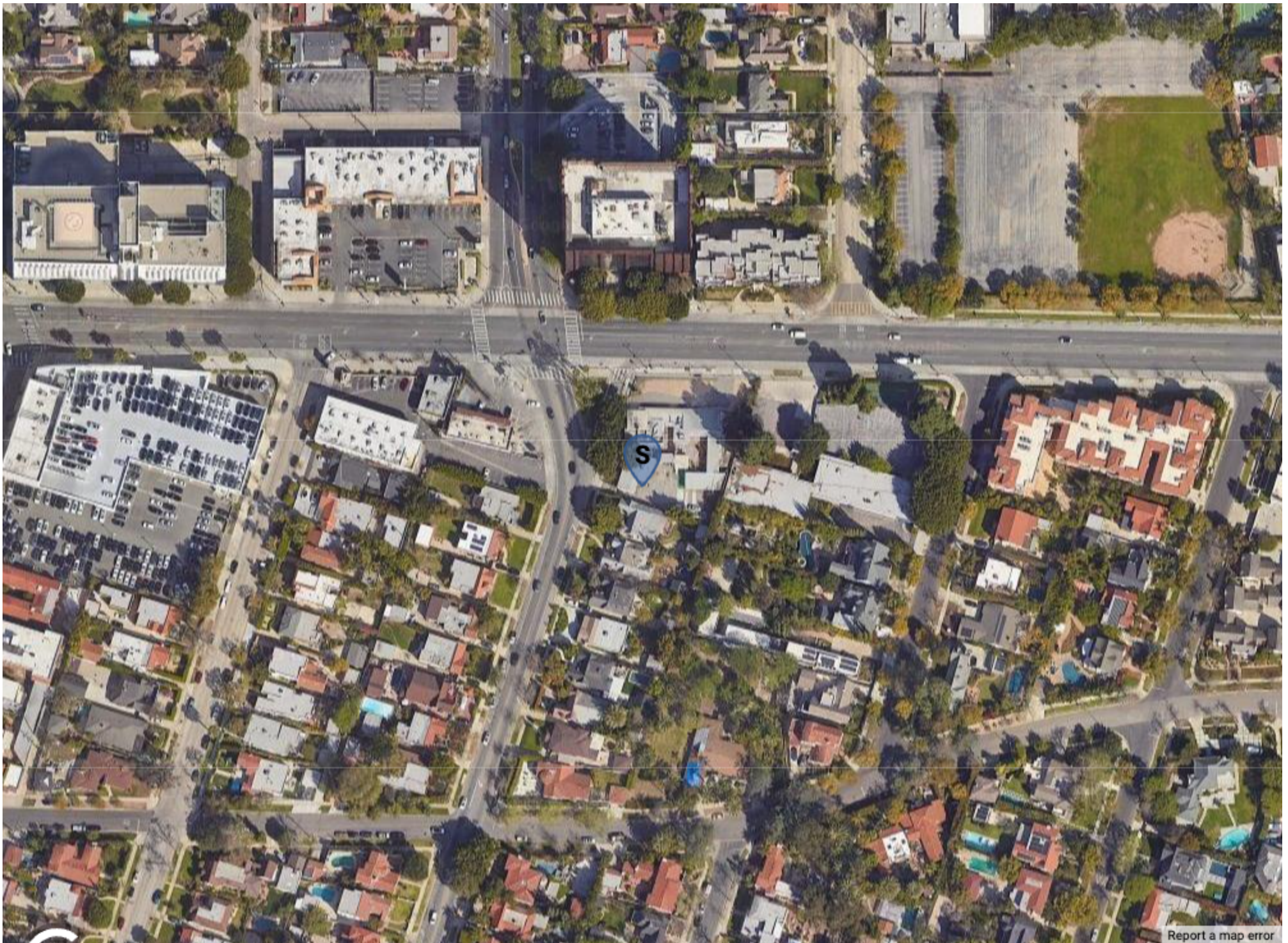
- Wilshire Boulevard, the district's main thoroughfare, is lined with a mix of high-end boutiques, trendy shops, and popular brand stores, making it a shopper's paradise. Additionally, the area is home to The Grove, an upscale outdoor shopping center with a wide selection of fashion, dining, and entertainment choices, providing a vibrant retail experience in the heart of Miracle Mile.

Locator Map



Regional Map





[Report a map error](#)





1



1357 N Highland Ave
Los Angeles, CA 90028

BUILDING SF	9,473
YEAR BUILT	1934
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$42.00
RENT PSF (MONTHLY)	\$3.50
DISTANCE	2.5 miles

ANNUAL RENT PSF \$35 - \$59



BUILDING PSF 5,200 - 9,473



2



WILSHIRE BLVD HQ
4526 Wilshire Blvd
Los Angeles, CA 90010

BUILDING SF	6,440
YEAR BUILT	1923
LEASE TYPE	MG
RENT PSF (YEARLY)	\$42.00
RENT PSF (MONTHLY)	\$3.50
DISTANCE	0.6 miles

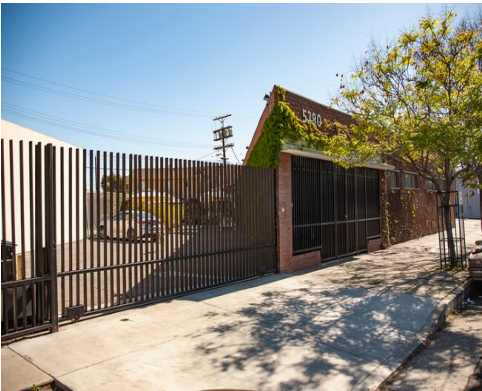
ANNUAL RENT PSF \$35 - \$59



BUILDING PSF 5,200 - 9,473

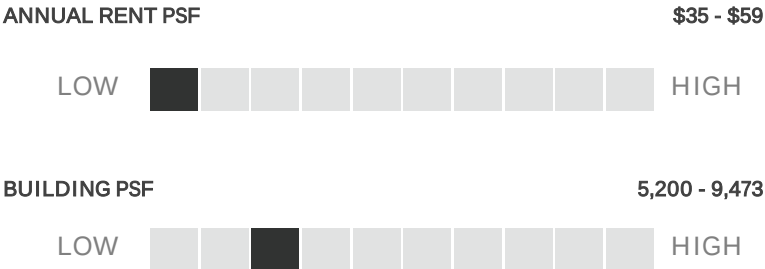


3



5290 W Washington Blvd
Los Angeles, CA 90016

BUILDING SF	6,220
YEAR BUILT	1960
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$35.40
RENT PSF (MONTHLY)	\$2.95
DISTANCE	2.5 miles

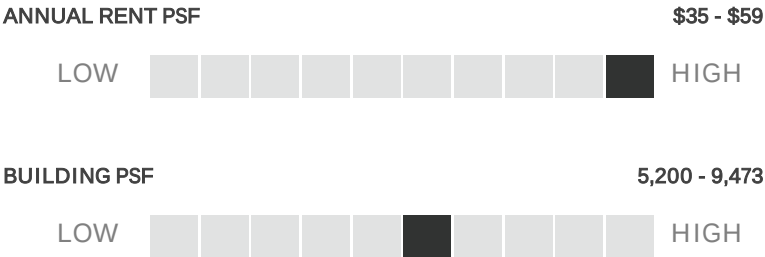


4



BOW-TRUSS BUILDING
7175 Willoughby Ave
Los Angeles, CA 90046

BUILDING SF	7,700
YEAR BUILT	1947
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$59.40
RENT PSF (MONTHLY)	\$4.95
DISTANCE	2.3 miles



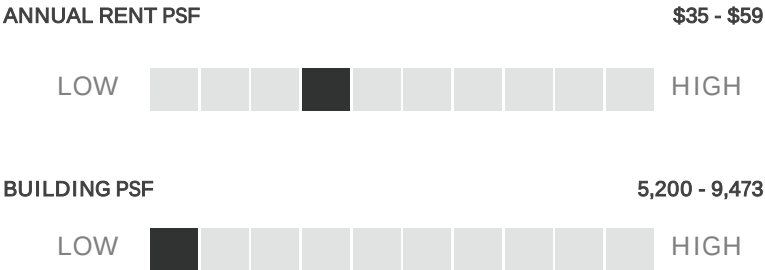
5



Beyond The Streets

434 N La Brea Ave
Los Angeles, CA 90036

BUILDING SF	5,200
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$44.40
RENT PSF (MONTHLY)	\$3.70
DISTANCE	1.6 miles



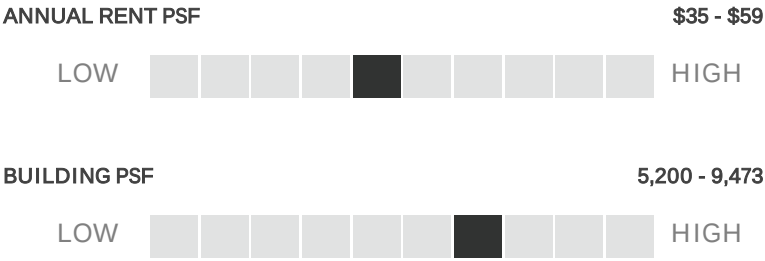
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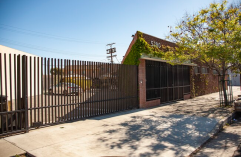


The Wilshire Terrace

4950 Wilshire Blvd
Los Angeles, CA 90010

BUILDING SF	7,861
YEAR BUILT	1945
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$45.00
RENT PSF (MONTHLY)	\$3.75



	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	Occupancy	Built	Lease Type	DISTANCE (mi)
1	 1357 N Highland Ave Los Angeles, CA 90028	9,473	\$42.00	\$3.50	0%	1934	NNN	2.50
2	 WILSHIRE BLVD HQ 4526 Wilshire Blvd Los Angeles, CA 90010	6,440	\$42.00	\$3.50	0%	1923	MG	0.60
3	 5290 W Washington Blvd Los Angeles, CA 90016	6,220	\$35.40	\$2.95	0%	1960	NNN	2.50
4	 BOW-TRUSS BUILDING 7175 Willoughby Ave Los Angeles, CA 90046	7,700	\$59.40	\$4.95	0%	1947	NNN	2.30
5	 Beyond The Streets 434 N La Brea Ave Los Angeles, CA 90036	5,200	\$44.40	\$3.70	0%		NNN	1.60
AVERAGES		7,007	\$44.64	\$3.72	0%	1941		
SUBJECT		7,861	\$45.00	\$3.75	0%	1945	NNN	



#	Property Name	Address	City
S	The Wilshire Terrace	4950 Wilshire Blvd	Los Angeles
1		1357 N Highland Ave	Los Angeles
2	WILSHIRE BLVD HQ	4526 Wilshire Blvd	Los Angeles
3		5290 W Washington Blvd	Los Angeles
4	BOW-TRUSS BUILDING	7175 Willoughby Ave	Los Angeles
5	Beyond The Streets	434 N La Brea Ave	Los Angeles

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,580	541,472	1,110,740
2010 Population	37,721	523,112	1,094,696
2022 Population	39,162	526,237	1,116,251
2027 Population	39,323	530,584	1,118,647
2022 African American	3,706	50,848	126,497
2022 American Indian	268	9,111	20,762
2022 Asian	8,851	95,422	172,734
2022 Hispanic	6,687	201,423	436,966
2022 Other Race	3,407	133,837	286,644
2022 White	18,359	175,913	376,732
2022 Multiracial	4,538	60,555	131,588
2022-2027: Population: Growth Rate	0.40 %	0.80 %	0.20 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,547	25,337	56,963
\$15,000-\$24,999	740	19,162	38,490
\$25,000-\$34,999	1,057	19,024	36,627
\$35,000-\$49,999	1,485	25,920	49,990
\$50,000-\$74,999	2,664	39,842	74,929
\$75,000-\$99,999	1,972	27,006	55,119
\$100,000-\$149,999	3,599	35,237	70,813
\$150,000-\$199,999	2,121	16,508	35,734
\$200,000 or greater	3,560	25,410	59,907
Median HH Income	\$98,530	\$65,036	\$67,386
Average HH Income	\$142,284	\$103,377	\$109,821

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	17,034	225,952	457,329
2010 Total Households	17,335	217,201	441,640
2022 Total Households	18,745	233,447	478,575
2027 Total Households	18,986	236,757	482,983
2022 Average Household Size	2.08	2.21	2.27
2000 Owner Occupied Housing	4,511	40,121	101,034
2000 Renter Occupied Housing	11,798	176,386	333,788
2022 Owner Occupied Housing	4,736	43,768	109,749
2022 Renter Occupied Housing	14,009	189,679	368,827
2022 Vacant Housing	1,582	21,842	44,368
2022 Total Housing	20,327	255,289	522,943
2027 Owner Occupied Housing	4,749	43,706	109,143
2027 Renter Occupied Housing	14,237	193,050	373,841
2027 Vacant Housing	1,488	20,919	44,872
2027 Total Housing	20,474	257,676	527,855
2022-2027: Households: Growth Rate	1.30 %	1.40 %	0.90 %



Source: esri

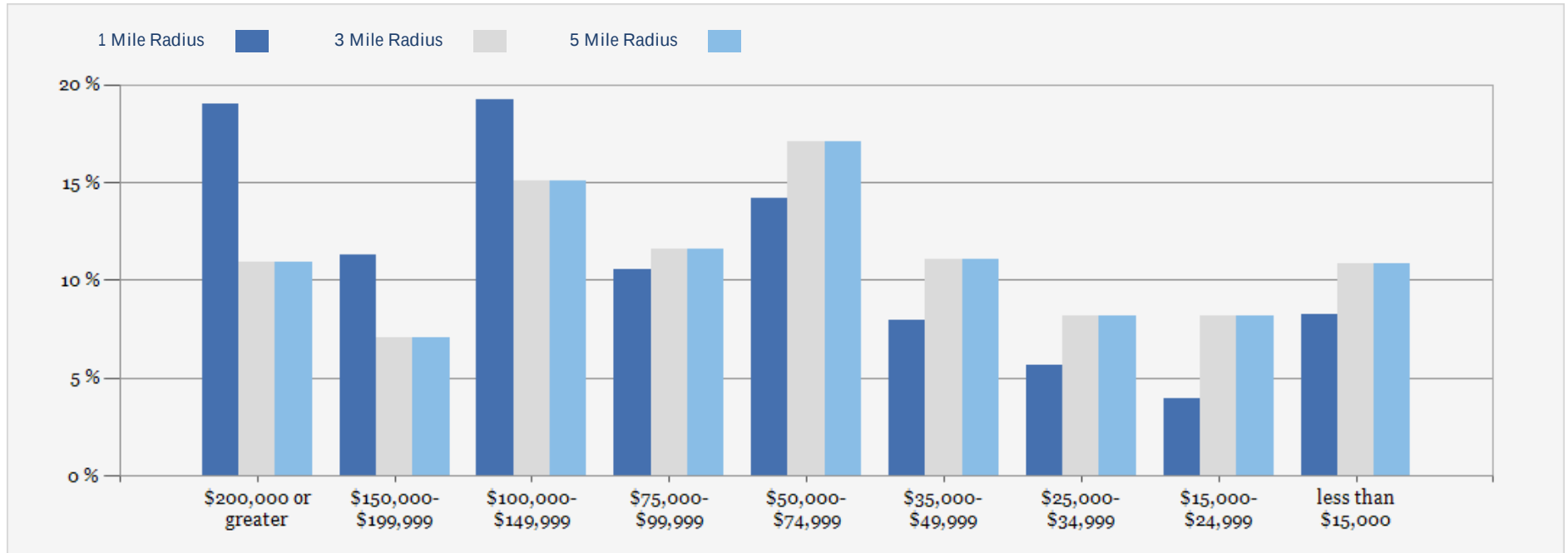
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	4,322	51,018	104,451
2022 Population Age 35-39	3,563	47,058	95,614
2022 Population Age 40-44	2,913	40,299	81,209
2022 Population Age 45-49	2,643	35,770	72,379
2022 Population Age 50-54	2,343	33,192	67,889
2022 Population Age 55-59	2,252	29,551	62,660
2022 Population Age 60-64	2,046	27,043	57,697
2022 Population Age 65-69	1,651	22,183	47,963
2022 Population Age 70-74	1,344	17,599	38,526
2022 Population Age 75-79	945	12,590	27,697
2022 Population Age 80-84	610	8,220	18,523
2022 Population Age 85+	663	9,342	20,956
2022 Population Age 18+	32,725	431,949	914,624
2022 Median Age	37	37	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,712	\$70,398	\$72,667
Average Household Income 25-34	\$125,516	\$99,486	\$101,887
Median Household Income 35-44	\$112,644	\$75,656	\$77,906
Average Household Income 35-44	\$160,510	\$116,132	\$121,594
Median Household Income 45-54	\$123,939	\$76,770	\$80,685
Average Household Income 45-54	\$173,352	\$120,873	\$130,588
Median Household Income 55-64	\$110,929	\$66,419	\$71,243
Average Household Income 55-64	\$166,091	\$110,089	\$121,471
Median Household Income 65-74	\$80,388	\$53,003	\$56,072
Average Household Income 65-74	\$131,558	\$90,771	\$99,934
Average Household Income 75+	\$95,370	\$68,870	\$80,235

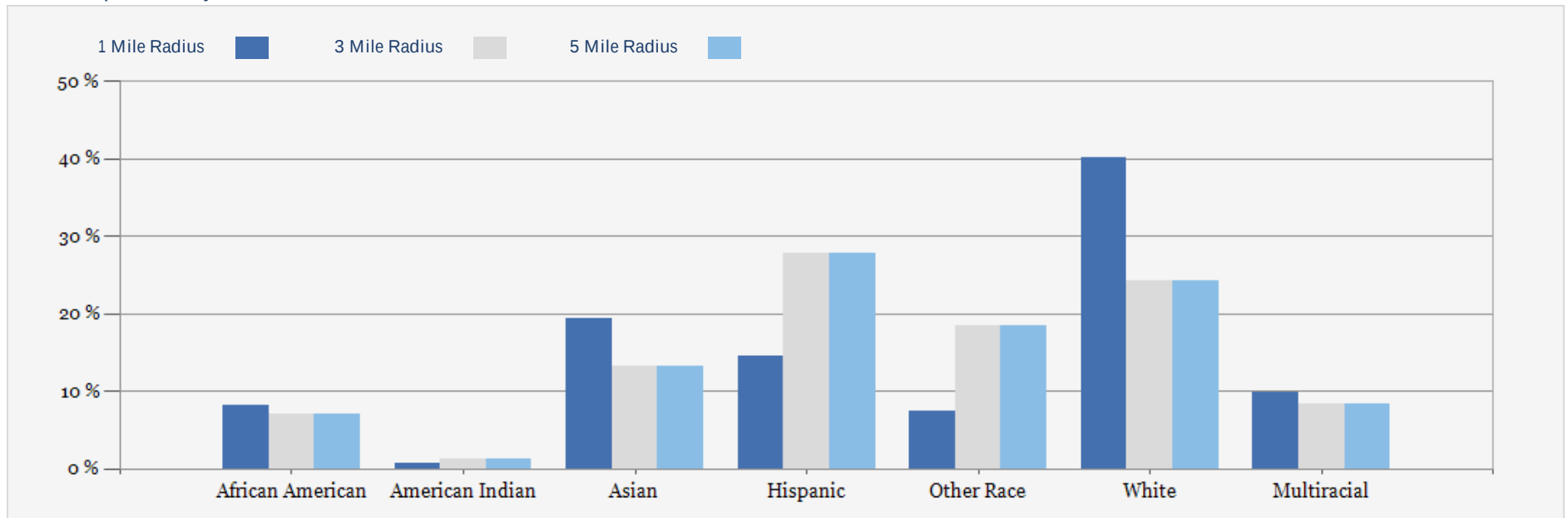
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	3,972	48,890	100,125
2027 Population Age 35-39	3,553	45,532	93,443
2027 Population Age 40-44	2,957	41,886	85,670
2027 Population Age 45-49	2,608	37,063	75,093
2027 Population Age 50-54	2,341	33,055	66,856
2027 Population Age 55-59	2,172	30,716	63,120
2027 Population Age 60-64	1,895	26,710	56,042
2027 Population Age 65-69	1,707	23,432	50,288
2027 Population Age 70-74	1,432	19,633	42,143
2027 Population Age 75-79	1,125	14,792	32,206
2027 Population Age 80-84	716	10,091	22,279
2027 Population Age 85+	711	10,005	22,293
2027 Population Age 18+	33,318	440,548	925,453
2027 Median Age	37	38	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$111,650	\$87,403	\$89,315
Average Household Income 25-34	\$153,552	\$122,319	\$124,400
Median Household Income 35-44	\$131,540	\$95,186	\$97,561
Average Household Income 35-44	\$190,888	\$141,788	\$146,169
Median Household Income 45-54	\$147,904	\$101,550	\$103,804
Average Household Income 45-54	\$201,481	\$147,729	\$155,519
Median Household Income 55-64	\$136,003	\$90,363	\$95,539
Average Household Income 55-64	\$198,106	\$136,245	\$146,281
Median Household Income 65-74	\$104,288	\$73,728	\$78,314
Average Household Income 65-74	\$162,250	\$116,306	\$125,379
Average Household Income 75+	\$128,788	\$93,208	\$106,822

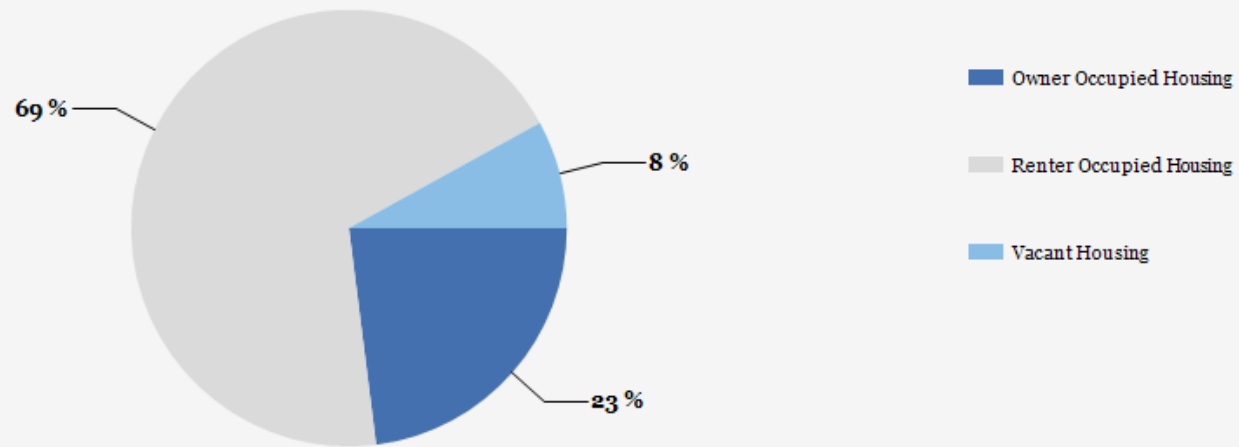
2022 Household Income



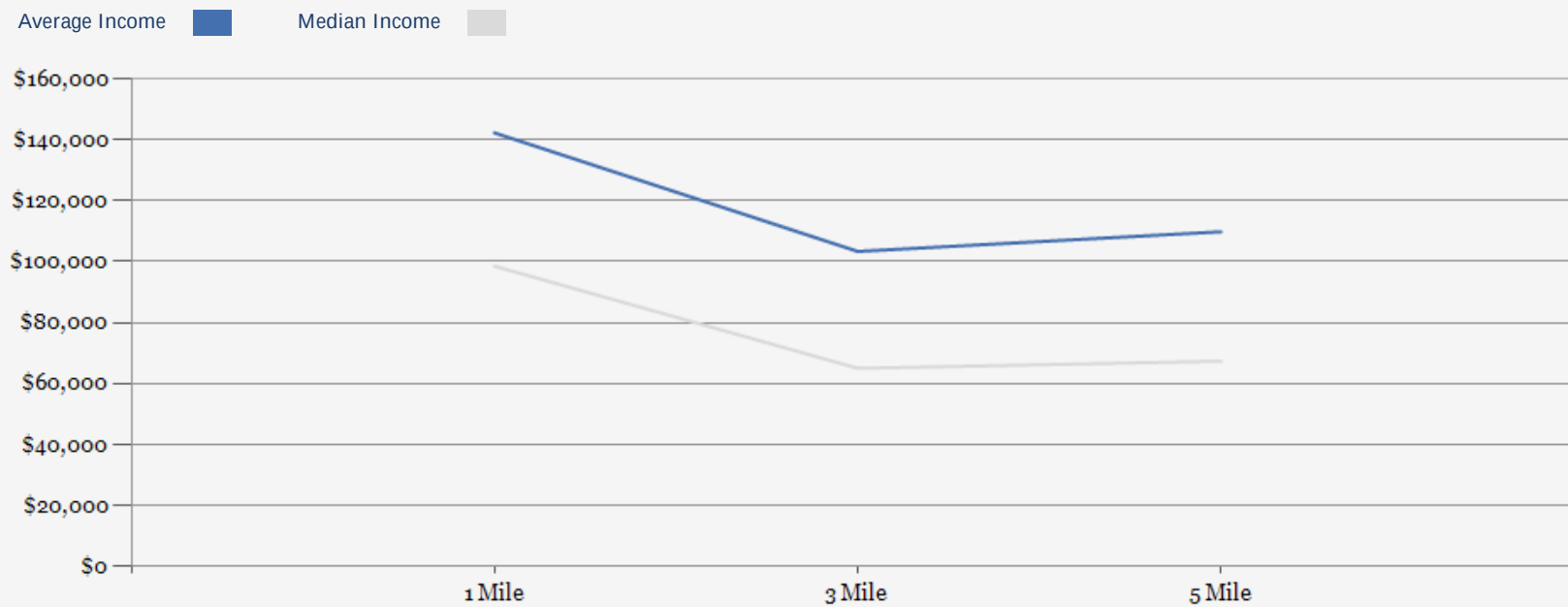
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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Exclusively Marketed by:



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Managing Partner
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team@americapartner.com
Lic: 02023714



Dalton Jackson

Vice President
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daltonjackson@kw.com
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www.americapartner.com

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439 N Canon Dr. #300, Beverly Hills, CA 90210