

# 6240 WILSHIRE BOULEVARD

MAJOR SIGNALIZED CORNER OF WILSHIRE & CRESCENT HEIGHTS BLVDS

AVAILABLE FOR RETAIL / RESTAURANT / MEDICAL USE



## JARED SWEDELSON

Vice President  
d: 818-742-1632  
m: 818-644-7597  
jswedelson@naicapital.com  
Cal DRE Lic #02105146

## STEVEN WEISS

Executive Vice President  
d: 818-905-2400  
sweiss@naicapital.com  
Cal DRE Lic #00680554

## NAI CAPITAL - ENCINO

15821 Ventura Blvd.,  
Suite 320  
Encino, CA 91436  
d: 818-905-2400  
www.naicapital.com

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Property Details



## Availabilities

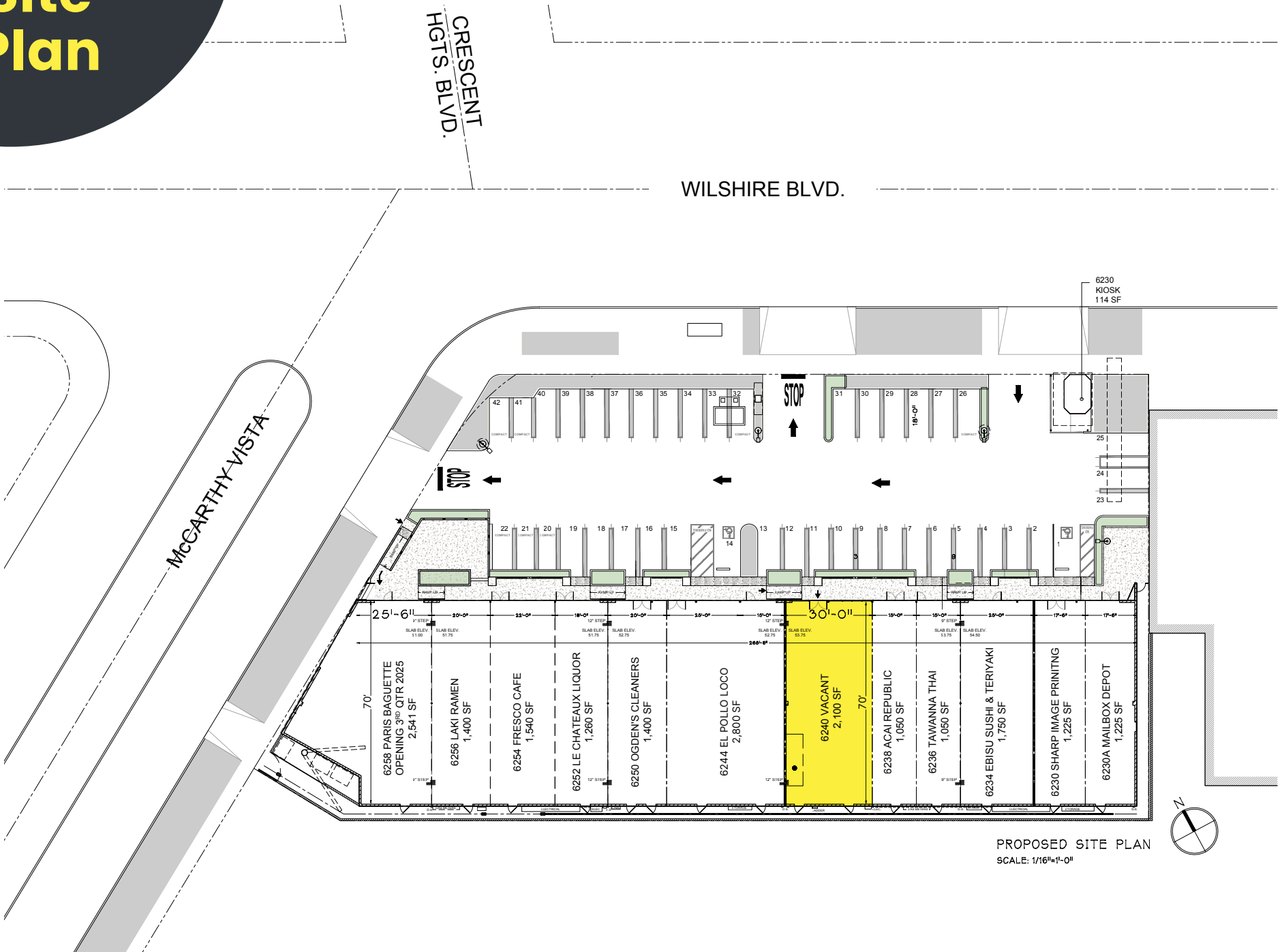
Space	SF	Price
Unit 6240	2,100 SF	Call broker for details

## Property Highlights

- Multi-Million Dollar Renovation Just Completed
- Abundant Surface Parking
- Prominent Pylon Signage
- 9.1 million square feet of Office and Medical Space within a one mile radius
- Located on Two Major Signalized Thoroughfares
- Excellent Proximity to LACMA, new Purple Line Metro Station, Dense Residential, large Class A Offices
- Nearby tenants include: Kazu Nori, HiHo Burger, Uovo, and Jersey Mikes

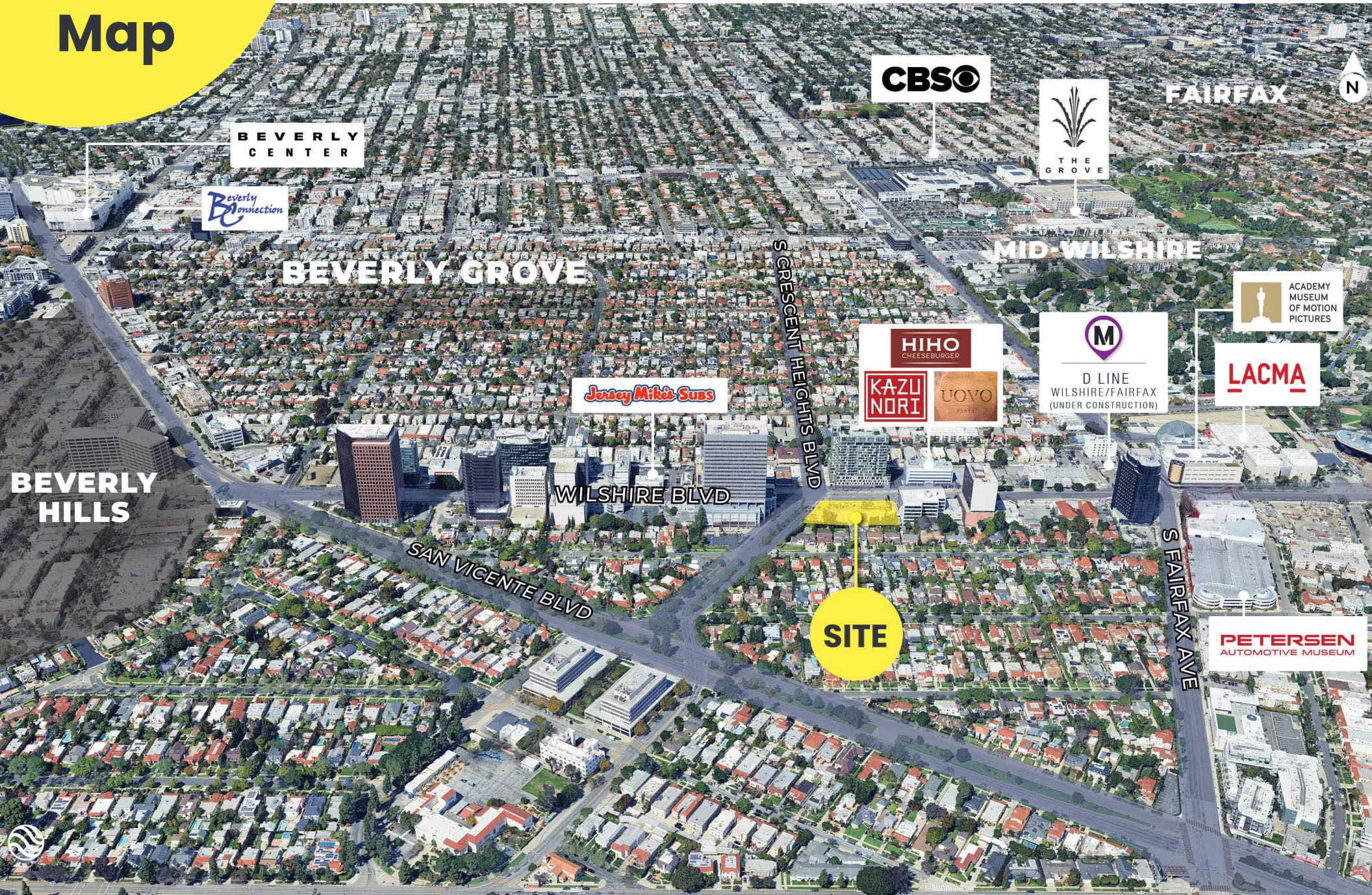


# Site Plan



PROPOSED SITE PLAN  
SCALE: 1/16"=1'-0"

# Retail Map



# High Visibility and Demographics



**WALK SCORE**  
93

**TRANSIT SCORE**  
64

**BIKE SCORE**  
60

BEVERLY HILLS

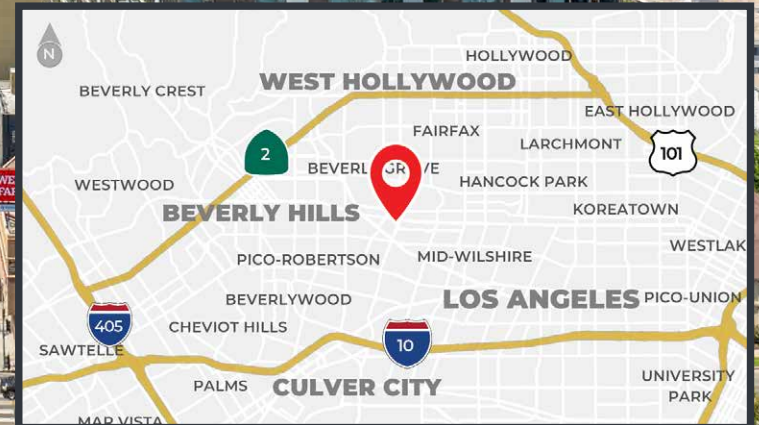
**20,035 ATC**

**SITE**

**25,478 ATC**

MCCARTHY VISTA

WILSHIRE BLVD



DEMOGRAPHICS			
	1 Mile	2 Miles	3 Miles
Population	49,159	176,928	347,494
Total Employees	48,348	163,231	306,138
Avg. Household Income	\$157,010	\$150,089	\$145,329

# Contact Info

## JARED SWEDELSON

Vice President  
d: 818-742-1632  
m: 818-644-7597  
jswedelson@naicapital.com  
Cal DRE Lic #02105146

## STEVEN WEISS

Executive Vice President  
d: 818-905-2400  
sweiss@naicapital.com  
Cal DRE Lic #00680554

## NAI CAPITAL - ENCINO

15821 Ventura Blvd.,  
Suite 320  
Encino, CA 91436  
d: 818-905-2400  
www.naicapital.com

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital Cal DRE #02130474