



WILSHIRE VERMONT

LIVE LIFE CONNECTED

KOREATOWN

RETAIL FOR LEASE

Proven Retail
Corridor

Direct Metro
Access

CBRE



Wilshire Vermont: Where Retail Takes Off!

This transit-powered development offers 449 apartments above a vibrant retail scene. Right on top of the Wilshire/Vermont Metro station (Red & Purple lines) to Hollywood & Mid-City, your business will thrive.

Limited spaces remain in this hot spot – perfect for a boba haven, a sweet treat destination, a killer fitness studio, experiential retail, or a pampering beauty spa!



Vibrant Local
Population



Active Pedestrian Presence
(Walk Score – 96)



Onsite Parking
Available



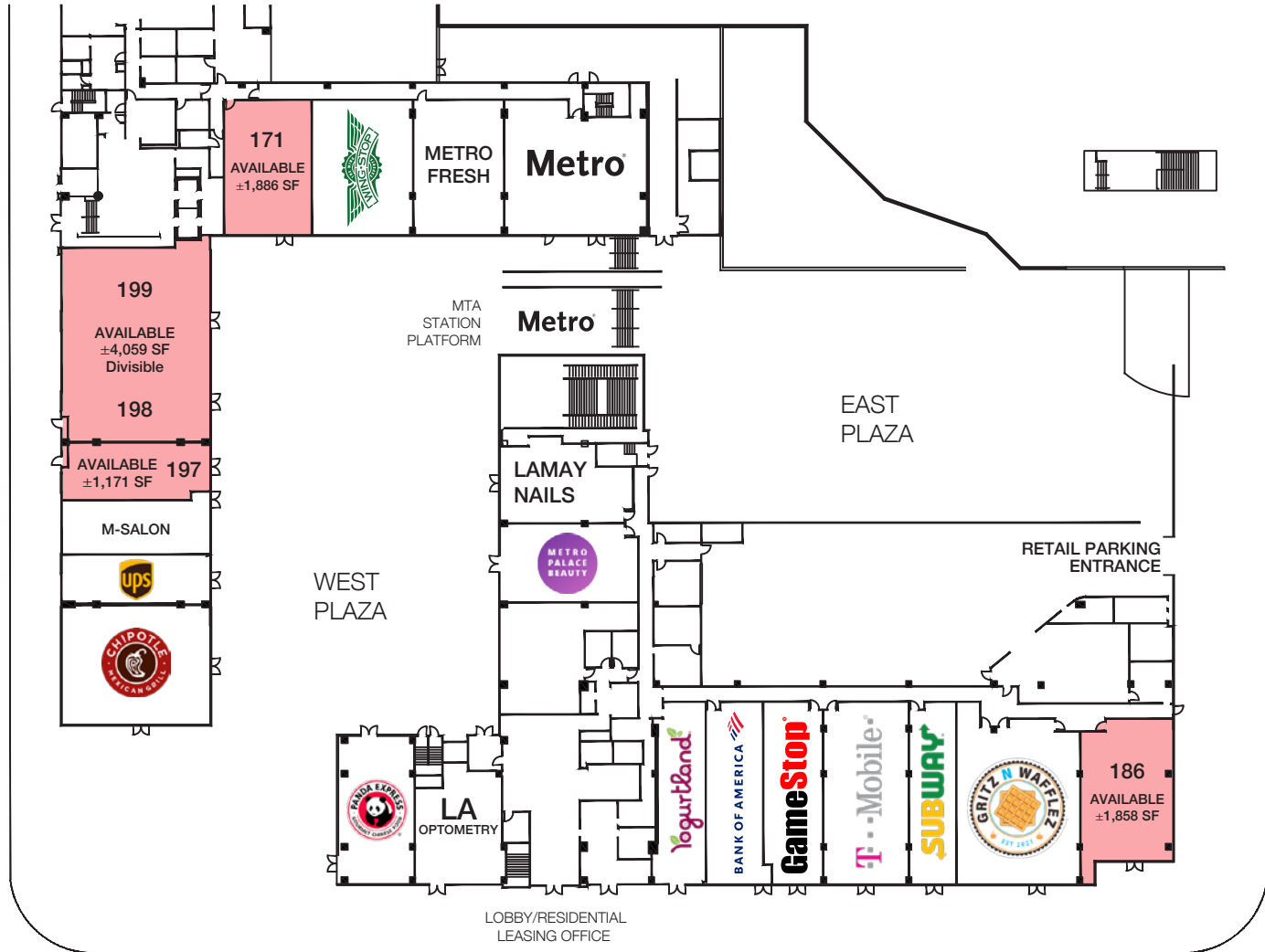
Prominent Signage
Opportunities

Site Plan



VERMONT
LOBBY
RESIDENTIAL

VERMONT AVE



SHATTO PL

WILSHIRE BLVD

AVAILABILITIES

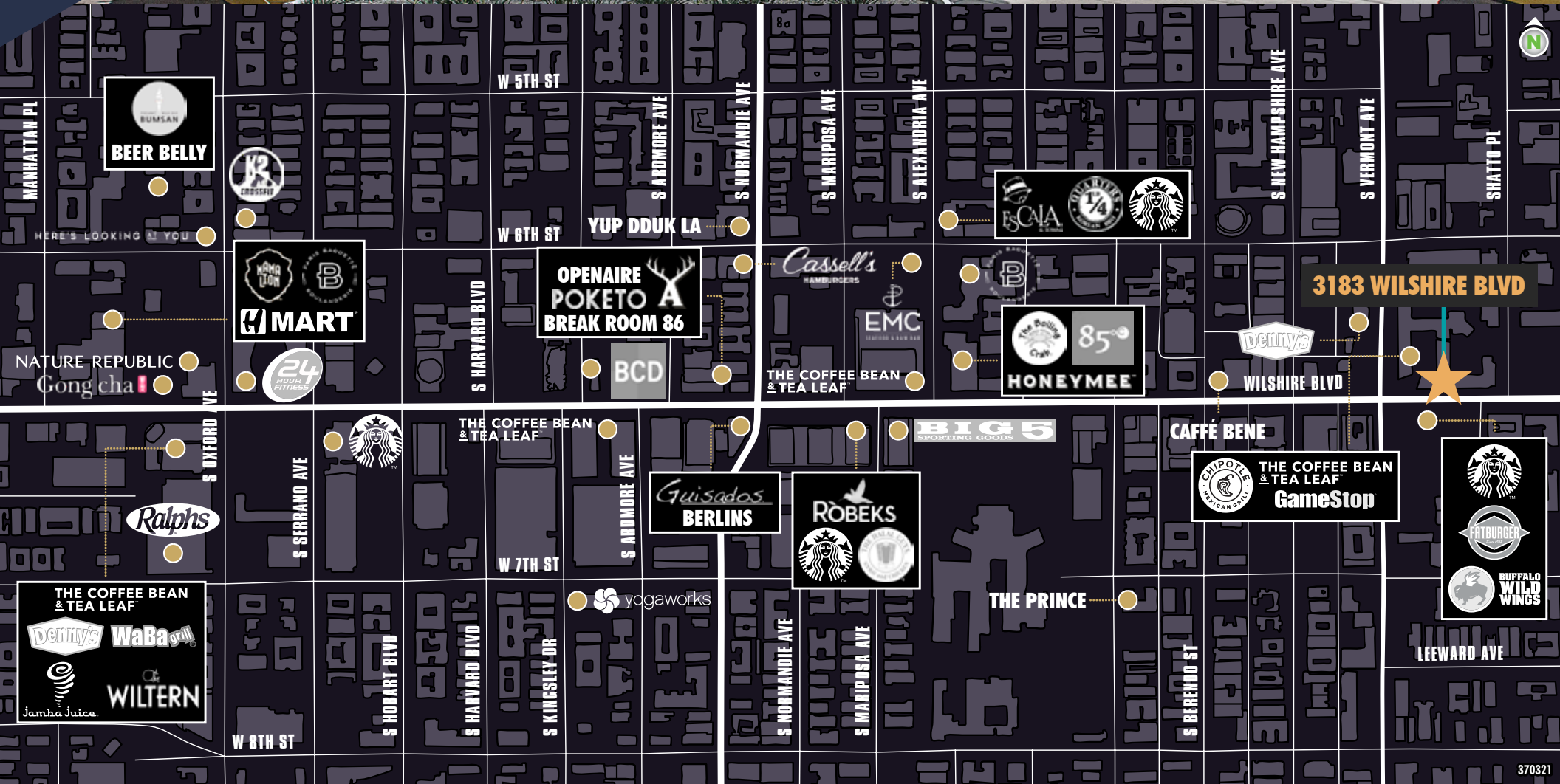
SUITE	SQUARE FEET	ASKING RENT
171	±1,886	\$4.25 PSF NNN
186	±1,858	\$4.50 PSF NNN
197	±1,171	\$4.25 PSF NNN
198 & 199	±4,059 (divisible)	\$4.25 PSF NNN

Koreatown

Koreatown is a city within a city. LA's Koreatown is one of the most culturally rich and diverse neighborhoods in the LA Metro area, enticing locals and visitors with its eclectic shopping and entirely unique dining experiences. The neighborhood has undeniable character, spotted with everything from high-end spas to karaoke bars and cocktail lounges. With a multicultural mix of residents and languages, Koreatown is one of the most stylishly international areas in Los Angeles.



Retail Amenities Map



Metro Overview



- 3 Metro subway stations in Koreatown
- 7 minutes to Downtown LA
- Wilshire Vermont Station Ridership Stats (Source: Metro):
 - Weekday - 25,405
 - Weekend - 17,461
- Purple Line extension to the Westside
 - Projected 78,000+ daily trips once complete





Area Development

Koreatown is one of Los Angeles' fastest changing neighborhoods, with thousands of adaptive reuse, new residential units and hotel rooms under construction or planned.



711 S New Hampshire Ave

95 apartments near Wilshire Vermont Station

898 S. Crenshaw Blvd

37-unit affordable housing apartment building

3434 W 6th St

52-room hotel, converted from 1950s office building

3020 Wilshire Blvd

262-unit apartment and retail across the street from Historic Bullocks Wilshire

3550 Wilshire Blvd

Adaptive reuse 495-unit apartment, converted from office space

AREA DEMOGRAPHICS



	1 MILE	3 MILES
POPULATION		
2025 Population - Current Year Estimate	134,370	610,561
HOUSEHOLDS		
2025 Households - Current Year Estimate	59,469	262,114
HOUSEHOLD INCOME		
2025 Average Household Income	\$72,116	\$94,776
2025 Median Household Income	\$54,682	\$62,158
2025 Per Capita Income	\$31,853	\$40,917
HOUSING UNITS		
2025 Housing Units	65,928	290,462
EDUCATION		
2025 Population 25 and Over	99,342	454,912
HS and Associates Degrees	38,821	168,864
Bachelor's Degree or Higher	36,861	187,946
PLACE OF WORK		
2025 Businesses	7,526	36,965
2025 Employees	54,707	358,876





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