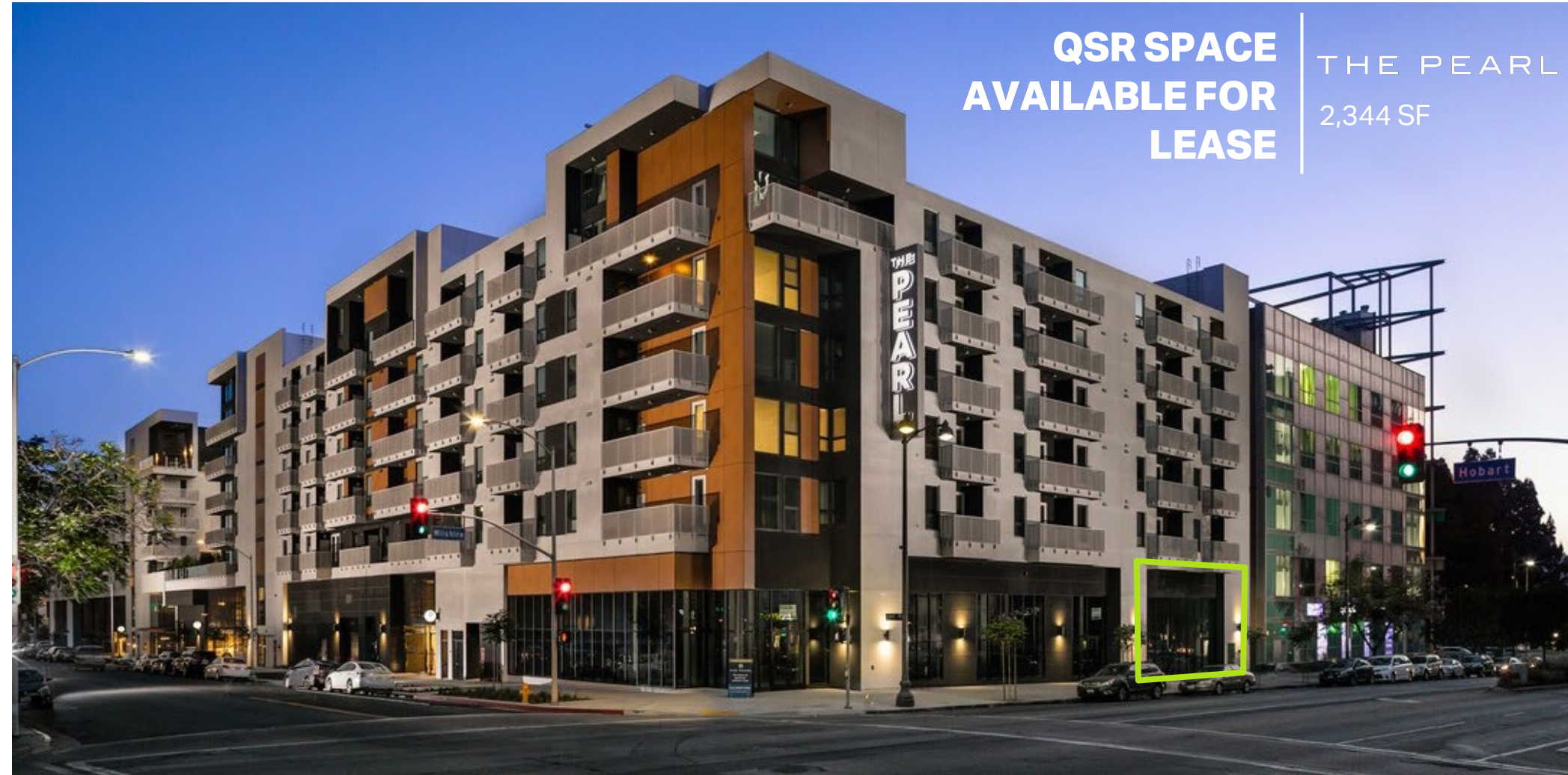


WILSHIRE BLVD @ HOBART AVE LOS ANGELES, CA



**QSR SPACE
AVAILABLE FOR
LEASE**

THE PEARL
2,344 SF



Please Contact

JACK FARLO BRE LIC: 02067149

310.451.8171 X220 | JFARLO@EPSTEEN.COM



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

FOUNDING
MEMBER **CHAINLINKS**
RETAIL ADVISORS



PROPERTY HIGHLIGHTS



687 S Hobart Ave
Los Angeles, CA



Restaurant Available For
Lease



40+ Retail Parking
Spaces



Fully fixturized
restaurant with
hood & walk-
in's



346 Apartment Units

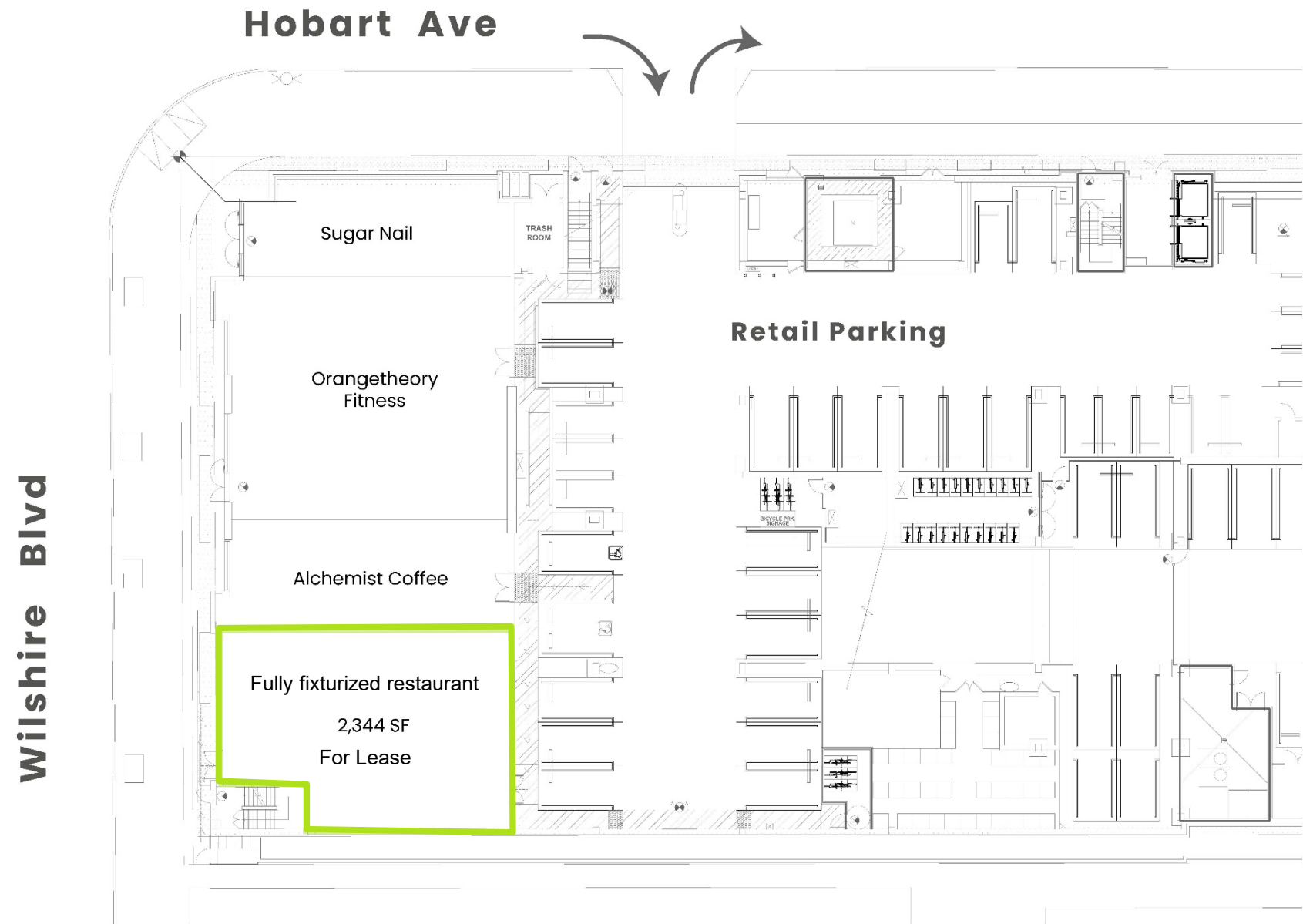


High Traffic Counts
Along Wilshire Blvd



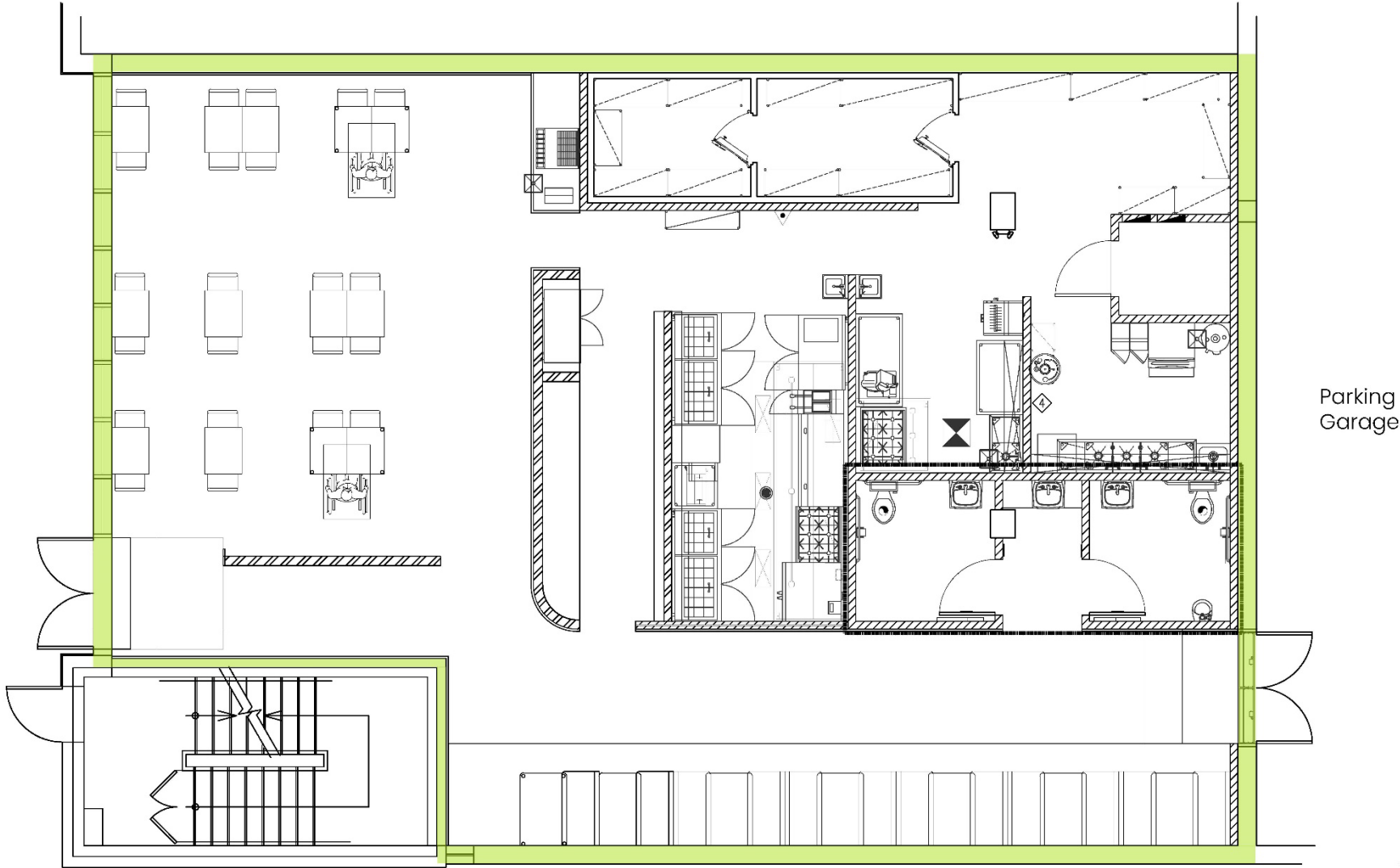
Suite D - 2,344 SF

SITE PLAN

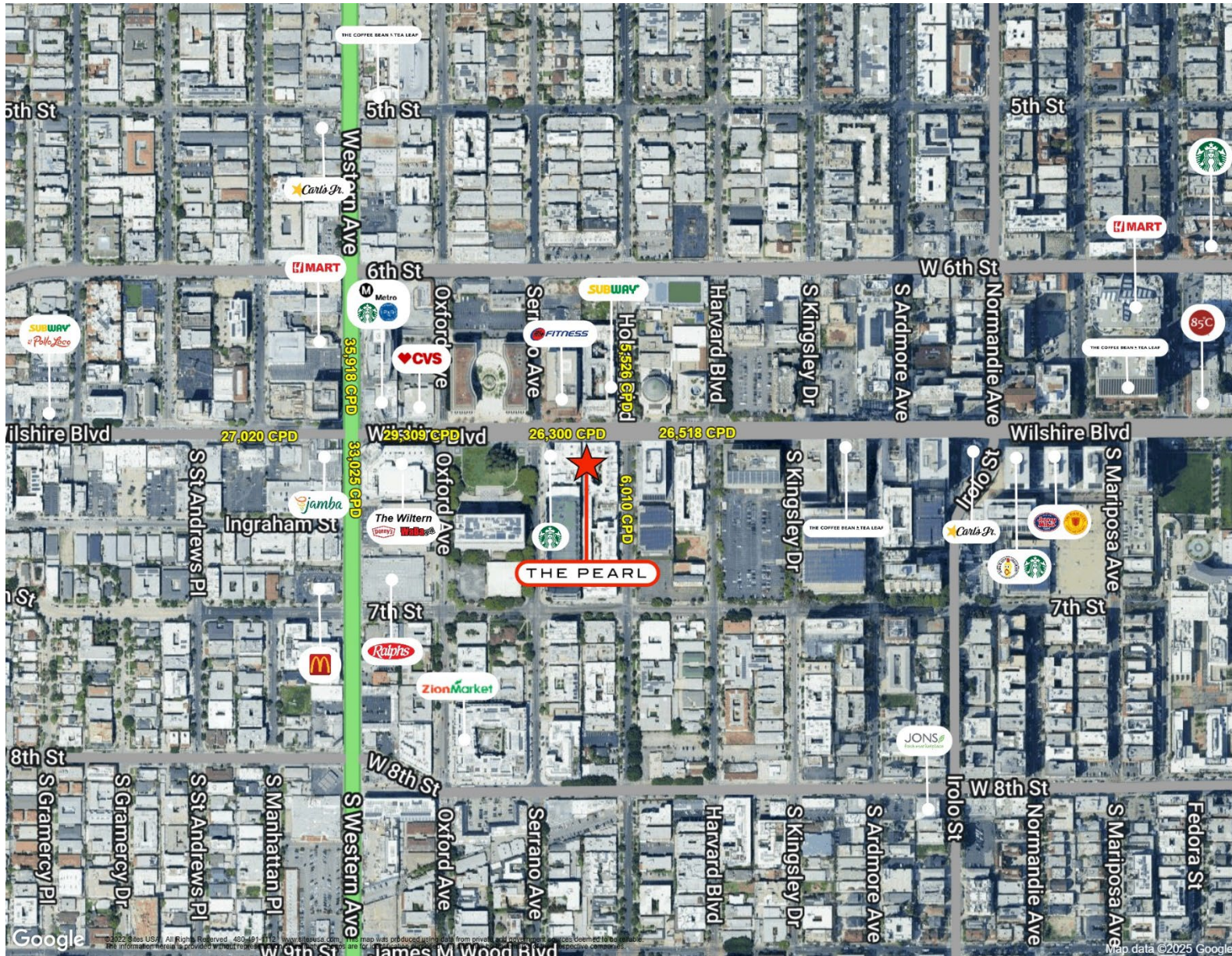


FLOOR PLAN

Wilshire Blvd



RETAIL AERIAL



DEMOGRAPHICS:



Population

1 MILE 115,896

2 MILE 327,609

3 MILE 652,345



Avg. Household Income

1 MILE \$82,247

2 MILE \$90,027

3 MILE \$99,044



Daytime Population

1 MILE 46,021

2 MILE 99,214

3 MILE 268,995



Avg. Median Income

1 MILE \$58,879

2 MILE \$63,623

3 MILE \$69,357



TRAFFIC COUNTS

Wilshire Blvd: 52,818 CPD

Hobart Ave: 11,536 CPD



WALK SCORE

97



View of sidewalk in front of Pearl



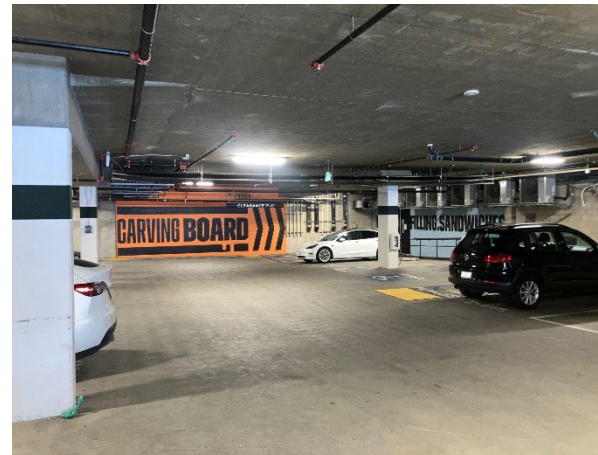
View of Storefront

AROUND THE NEIGHBORHOOD

Koreatown, located in the heart of Los Angeles, is known for its blend of Korean heritage and modern urban energy. Spanning a dense and bustling area, it boasts one of the largest Korean-American communities in the United States. Koreatown is famous for its diverse dining scene, offering everything from authentic Korean barbecue and noodle shops to trendy fusion restaurants and late-night eateries. The neighborhood also features lively nightlife, with karaoke bars, cocktail lounges, and 24-hour cafes.



Dedicated retail parking garage off of Hobart



Direct access into space from parking garage



View of interior