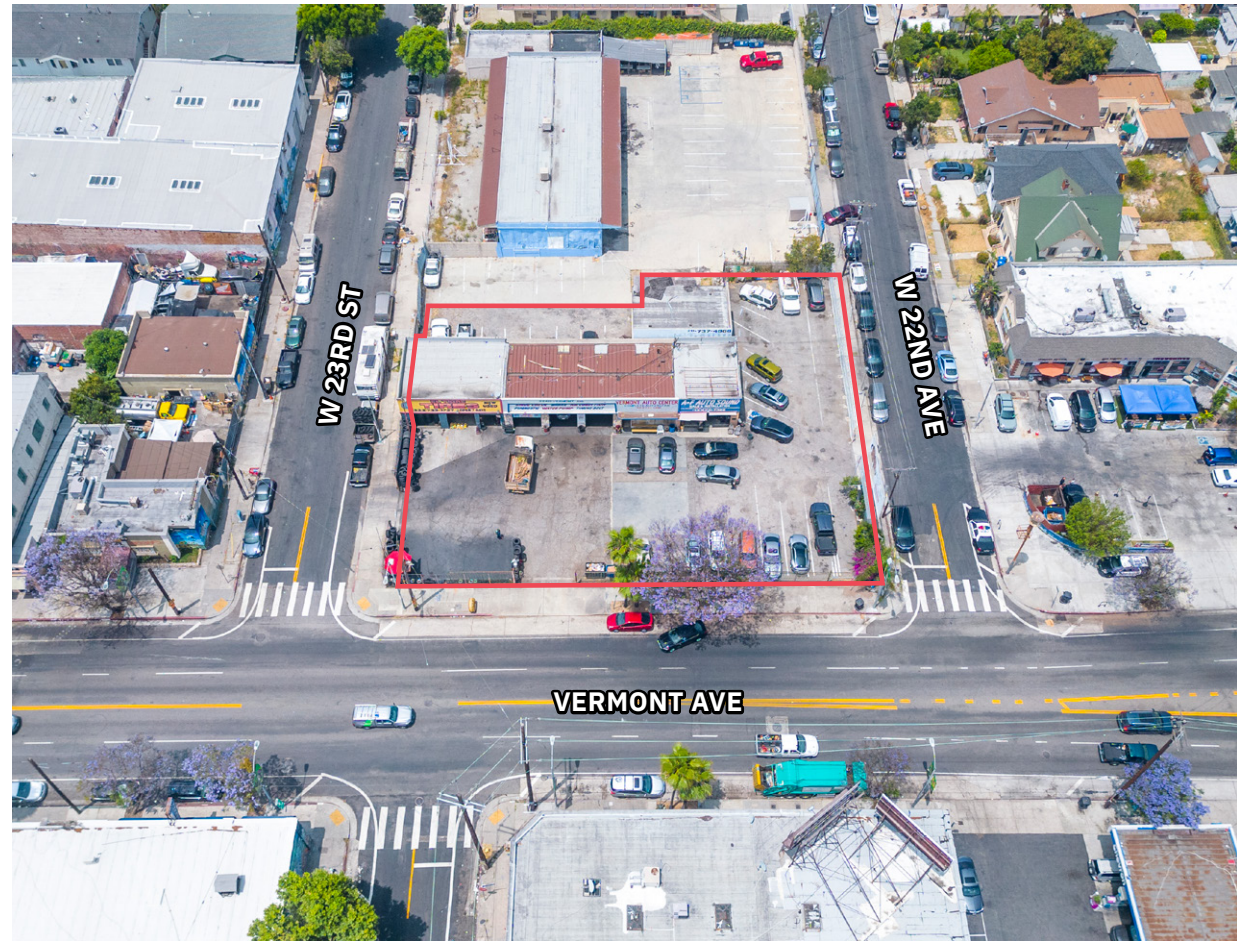


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CBRE





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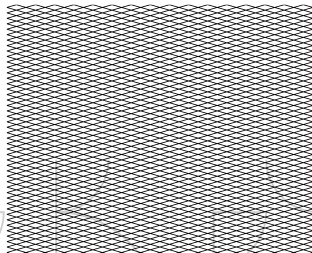
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- PROPERTY DESCRIPTION **02.**
- LOCATION OVERVIEW **03.**
- MARKET OVERVIEW **04.**



2241 S
VERMONT AVE

01.

EXECUTIVE SUMMARY



5.

2241 S VERMONT AVE / LOS ANGELES, CA 90007



THE OFFERING

Subject property is located on a hard corner in Koreatown. Includes 3,006 SF GLA on 13,770 SF of land. Property can be delivered 100% vacant. Owner/user or multifamily redevelopment.



INVESTMENT HIGHLIGHTS



Strategically situated on hard signaled corner with high traffic counts



Tier 3 TOC with ED 1 Eligibility



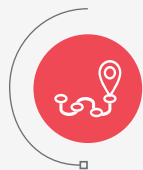
Direct access to the 10 Freeway



Multi-Family redevelopment or owner/user opportunity



Potential to be delivered 100% vacant



Located less than a mile away from USC – within patrol zone



Strong surrounding tenants such as Ralphs, 7-Eleven, and more





2241 S
VERMONT AVE

02.

PROPERTY DESCRIPTION

7.

2241 S VERMONT AVE / LOS ANGELES, CA 90007



PROPERTY OVERVIEW

| | |
|------------------|-------------------------------------|
| Address | 2241 S Vermont Ave, Los Angeles, CA |
| Market/Submarket | Koreatown |
| Asking Price | \$3,500,000 |
| Square Footage | 3,006 SF |
| Lot Size | 13,770 SF |
| Year Built | 1958 |
| Occupancy | 100% |



2241 S
VERMONT AVE

03.

LOCATION OVERVIEW

DEMOGRAPHICS



Employees

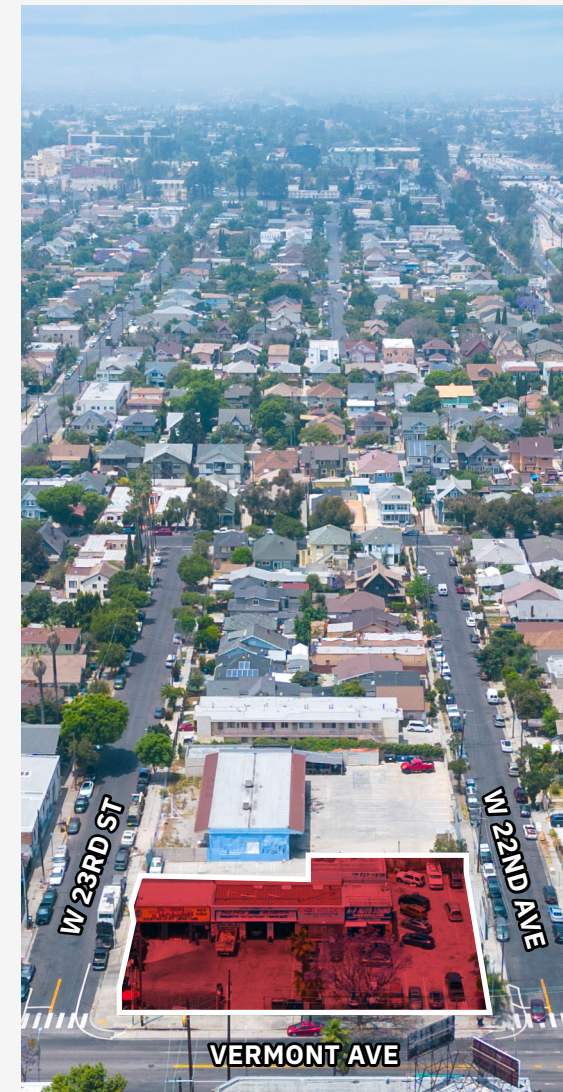
| | |
|-----------------------------------------------|-----------|
| Number of Employees | ±500,000 |
| Median Income | \$99,600 |
| Median Age | 45 |
| Female | 69% |
| Male | 31% |
| Own Housing | 47% |
| Rent | 47% |
| Married or Partnered | 46% |
| Completed 4 Years of College | 73% |
| Own Pets | 50% |
| Activities Attendance | |
| Sporting Events | 1.8x/year |
| Music, Theater, Dance | 2.4x/year |
| Art Museums, Galleries | 2.2x/year |
| Median Grocery Spend per Week | \$107.00 |
| Per Person Median Spend on Lunch in Downtown | \$14.54 |
| Per Person Median Spend of Dinner in Downtown | \$31.35 |



Residents

| | |
|-----------------------------------------------|----------|
| Number of Residents | ±83,235 |
| Median Income | \$96,600 |
| Median Age | 38 |
| Female | 57% |
| Male | 43% |
| Own Housing | 31% |
| Rent | 68% |
| Married or Partnered | 32% |
| Completed 4 Years of College | 76% |
| Own Pets | 43% |
| Activities Attendance | |
| Sporting Events | 2x/year |
| Music, Theater, Dance | 3x/year |
| Art Museums, Galleries | 3x/year |
| Median Grocery Spend per Week | \$103.00 |
| Per Person Median Spend on Lunch in Downtown | \$16.42 |
| Per Person Median Spend of Dinner in Downtown | \$30.06 |

Over 1.5 million SF of construction within 1-mile of subject property being delivered in 2024





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04.

MARKET OVERVIEW

MARKET OVERVIEW

The Koreatown Submarket is located west of Downtown Los Angeles, stretching south of I-10, and encompasses the USC area. It's accessible by three Metro stops through the Koreatown area with an additional connection at USC along the Expo line. Pockets within Koreatown and around USC have very high population density, providing ample retail demand. The submarket is better insulated from competition from e-commerce sales due to its strong contingent of small businesses that cater to ethnic communities. Koreatown contains one of the lowest vacancies in Los Angeles. Many retail properties/sites have been converted to other uses, most notably apartments in Koreatown, in recent years.



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