

# 1864 N VERMONT AVE

## PRIME LOS FELIZ OFFICE/RETAIL

### FOR LEASE

1864 N Vermont Ave  
±4,000 SF AVAILABLE

AREA DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population	48,164	157,846	357,085
Avg Household Income	\$107,419	\$107,977	\$101,734
Avg Household Size	1.97	2.12	2.17

#### AVAILABLE SPACE

Total Space:	±4,000 SF
Ground Floor:	±2,500 SF
Mezzanine:	±1,500 SF

ASKING RENT  
**\$2.75/SF NNN**

#### SPACE HIGHLIGHTS

- Prime street front retail space in the heart of Los Feliz on the Vermont Ave
- Located in the main retail district adjacent to popular shops, restaurants and bars
- High ceilings with exposed wood, great natural light
- Parking lot in rear of the building accessed through back door of space
- Adjacent to Bru Coffeebar
- Parking available at rear of property

#### FOR MORE INFORMATION, PLEASE CONTACT:

**DAVID GHERMEZIAN**  
Senior Managing Director  
t 310-407-6573 m 310-801-8700  
david.ghermezian@nrmk.com  
CA RE Lic. #01084422

**JONATHAN DADOURIAN**  
Associate Director  
t 310-407-6567 m 562-522-9400  
jonathan.dadourian@nrmk.com  
CA RE Lic. #01858129

**REBECCA LINCK**  
Transaction Services Specialist  
t 310-407-6581  
rebecca.linck@nrmk.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

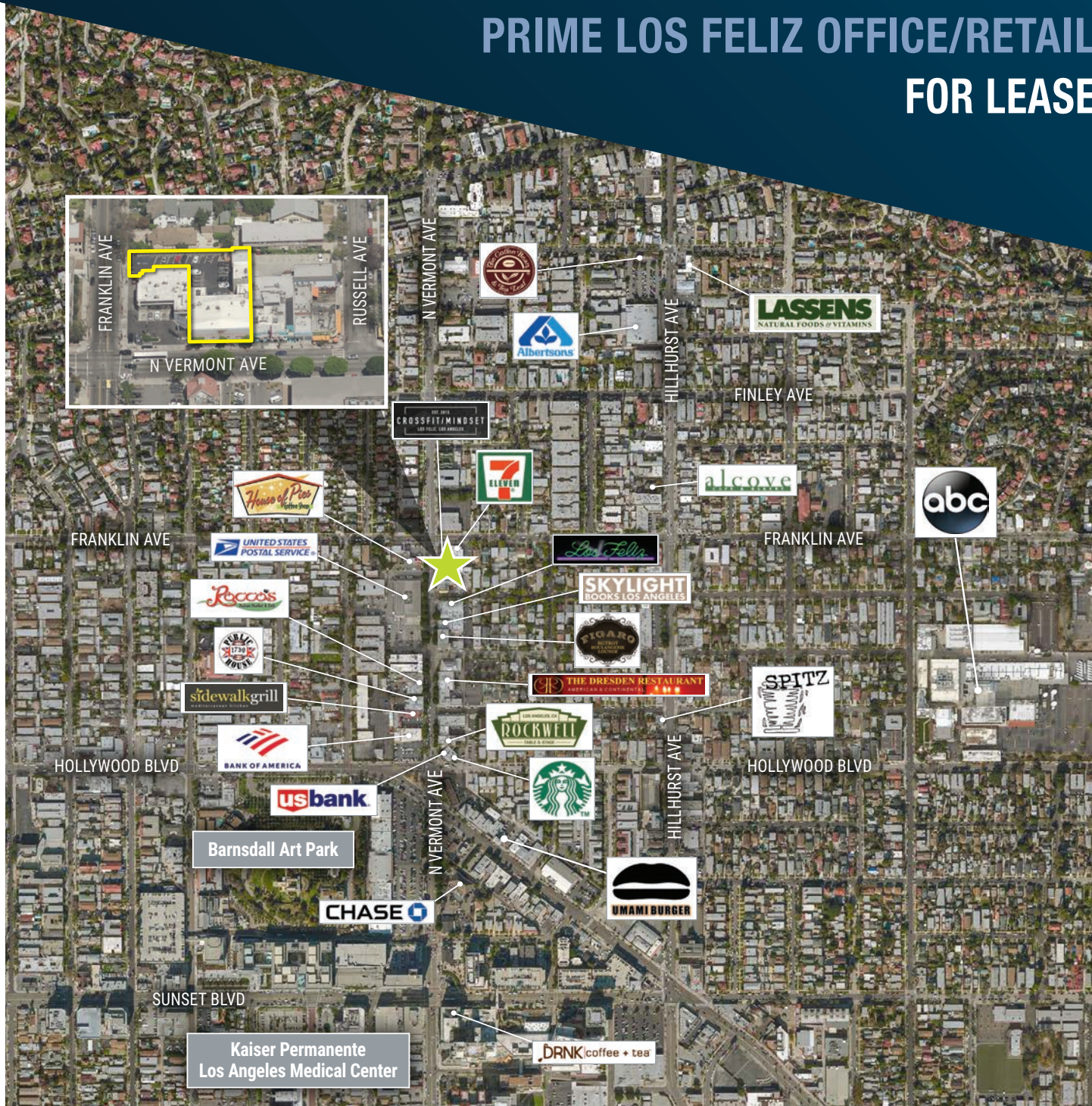
Corporate License #01355491



# 1864 N VERMONT AVE

## PRIME LOS FELIZ OFFICE/RETAIL

### FOR LEASE



#### FOR MORE INFORMATION, PLEASE CONTACT:

**DAVID GHERMEZIAN**  
 Senior Managing Director  
 t 310-407-6573 m 310-801-8700  
 david.ghermezian@nrmk.com  
 CA RE Lic. #01084422

**JONATHAN DADOURIAN**  
 Associate Director  
 t 310-407-6567 m 562-522-9400  
 jonathan.dadourian@nrmk.com  
 CA RE Lic. #01858129

**REBECCA LINCK**  
 Transaction Services Specialist  
 t 310-407-6581  
 rebecca.linck@nrmk.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Corporate License #01355491



# 1864 N VERMONT AVE

## PRIME LOS FELIZ OFFICE/RETAIL

### FOR LEASE



**1864-1868 N VERMONT AVE**

**FOR MORE INFORMATION, PLEASE CONTACT:**

**DAVID GHERMEZIAN**  
 Senior Managing Director  
 t 310-407-6573 m 310-801-8700  
 david.ghermezian@nmrk.com  
 CA RE Lic. #01084422

**JONATHAN DADOURIAN**  
 Associate Director  
 t 310-407-6567 m 562-522-9400  
 jonathan.dadourian@nmrk.com  
 CA RE Lic. #01858129

**REBECCA LINCK**  
 Transaction Services Specialist  
 t 310-407-6581  
 rebecca.linck@nmrk.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Corporate License #01355491



# 1864 N VERMONT AVE

## PRIME LOS FELIZ OFFICE/RETAIL

### FOR LEASE



**20,028**  
CARS PER DAY

**23,116**  
CARS PER DAY

#### FOR MORE INFORMATION, PLEASE CONTACT:

**DAVID GHERMEZIAN**  
Senior Managing Director  
t 310-407-6573 m 310-801-8700  
david.ghermezian@nrmk.com  
CA RE Lic. #01084422

**JONATHAN DADOURIAN**  
Associate Director  
t 310-407-6567 m 562-522-9400  
jonathan.dadourian@nrmk.com  
CA RE Lic. #01858129

**REBECCA LINCK**  
Transaction Services Specialist  
t 310-407-6581  
rebecca.linck@nrmk.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Corporate License #01355491

**NEWMARK**

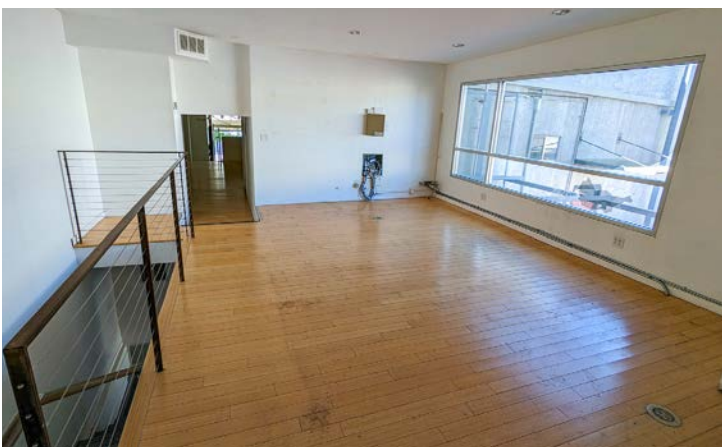
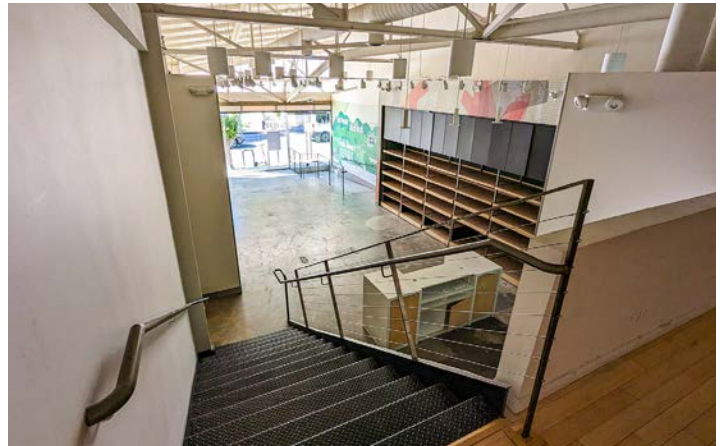
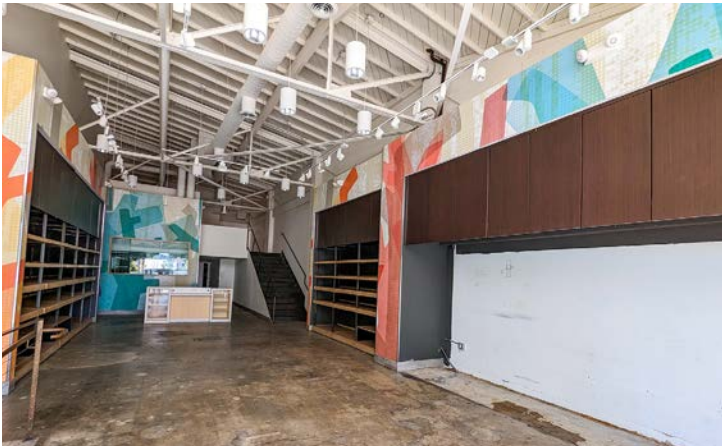
**nrmk.com**



# 1864 N VERMONT AVE

## PRIME LOS FELIZ OFFICE/RETAIL

### FOR LEASE



#### FOR MORE INFORMATION, PLEASE CONTACT:

**DAVID GHERMEZIAN**  
Senior Managing Director  
t 310-407-6573 m 310-801-8700  
david.ghermezian@nrmk.com  
CA RE Lic. #01084422

**JONATHAN DADOURIAN**  
Associate Director  
t 310-407-6567 m 562-522-9400  
jonathan.dadourian@nrmk.com  
CA RE Lic. #01858129

**REBECCA LINCK**  
Transaction Services Specialist  
t 310-407-6581  
rebecca.linck@nrmk.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Corporate License #01355491

**NEWMARK**

nrmk.com