



1161 N VERMONT AVE, LOS ANGELES, CA 90029

RETAIL BUILDING AVAILABLE



OFFERING MEMORANDUM



● SITE DESCRIPTION

1161 N Vermont Ave presents a rare opportunity to acquire a highly visible commercial property in one of Los Angeles' most dynamic neighborhoods. Located in prime East Hollywood, the property benefits from an exceptional location along busy North Vermont Avenue, offering 80 feet of street frontage and excellent exposure to both vehicular and pedestrian traffic.

The expansive interior features soaring 25-foot ceilings and an open, flexible layout that can accommodate a wide range of uses—from creative office or retail to event space or showroom. Surrounded by strong demographics and constant foot traffic, this property is ideally suited for an owner-user looking to establish a flagship presence in a vibrant, high-growth corridor just minutes from Sunset Boulevard and the 101 Freeway.

This is a unique opportunity to own a versatile commercial asset in a core Los Angeles submarket with long-term upside potential.

FOR SALE



PROPERTY TYPE
Retail

SALES PRICE
\$3,300,000

AVAILABLE SPACE
7,059 SF

LOT
7,885 SF

PROPERTY HIGHLIGHTS

- Prime East Hollywood Location – Situated on North Vermont Ave
- Excellent visibility and approximately 80 feet street frontage
- Strong traffic and demographic counts
- Expansive Interior with approximately 25-Foot Ceilings and Open Layout
- Ideal for owner-user
- Equipped with 12 Ft Hood



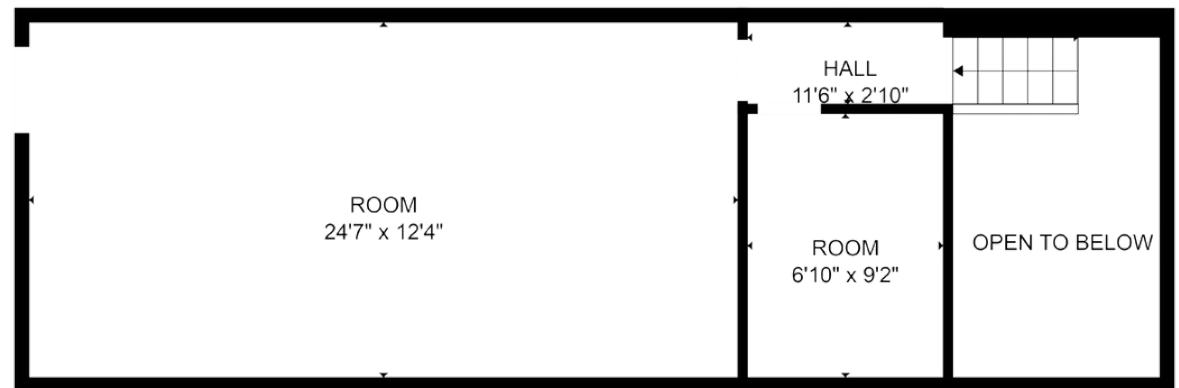
FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

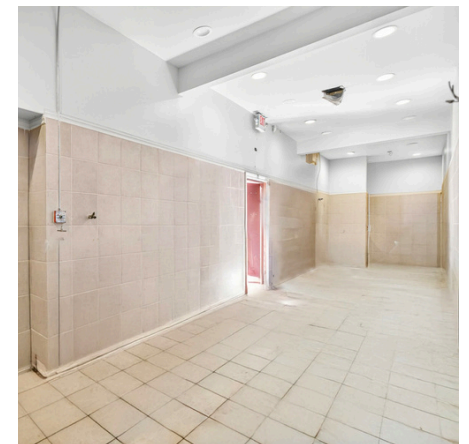
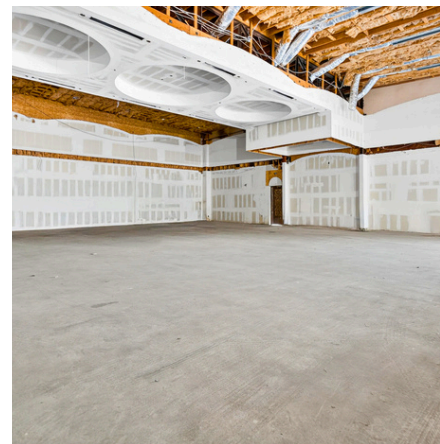
Floor 1



Floor 2



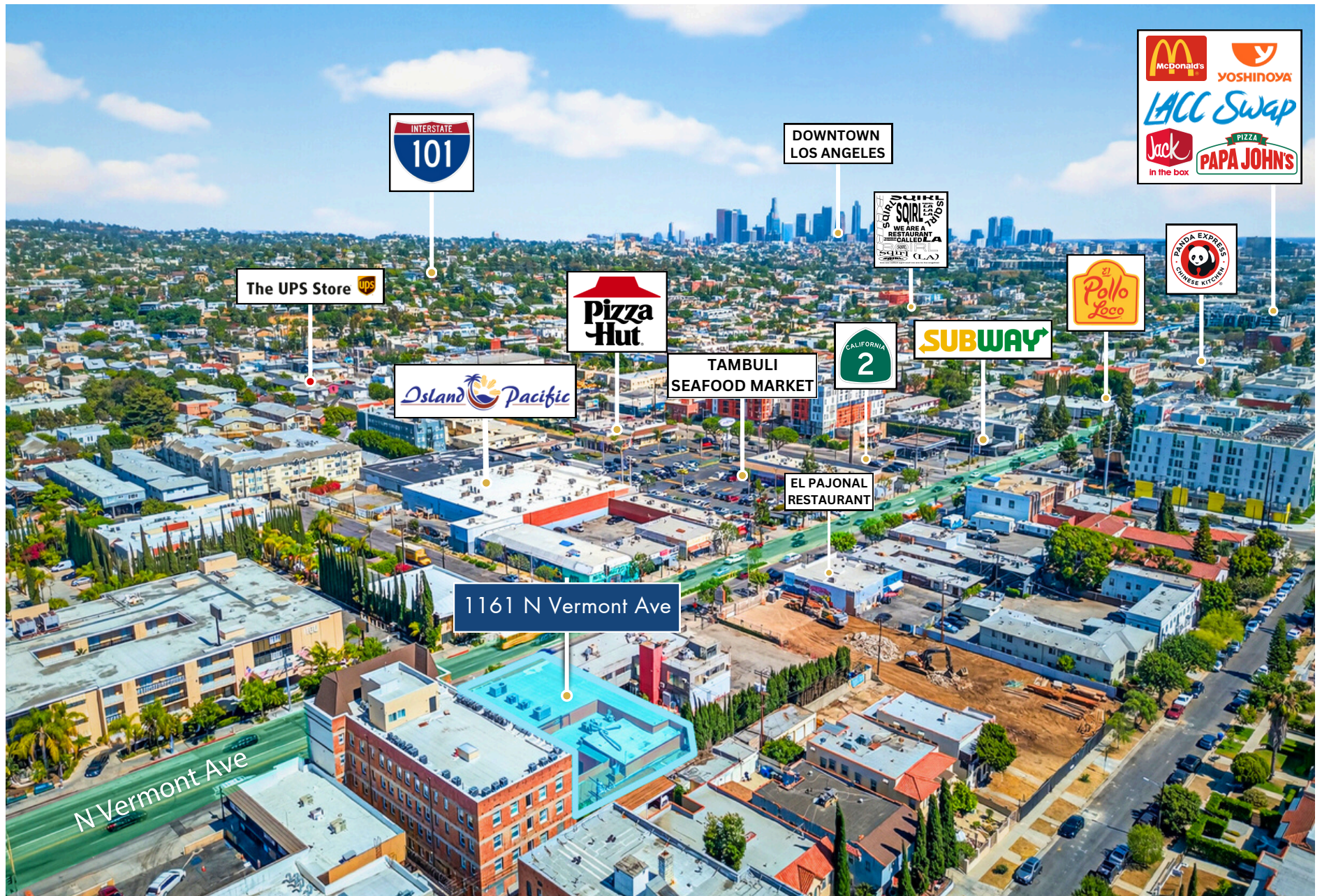
PROPERTY PHOTOS



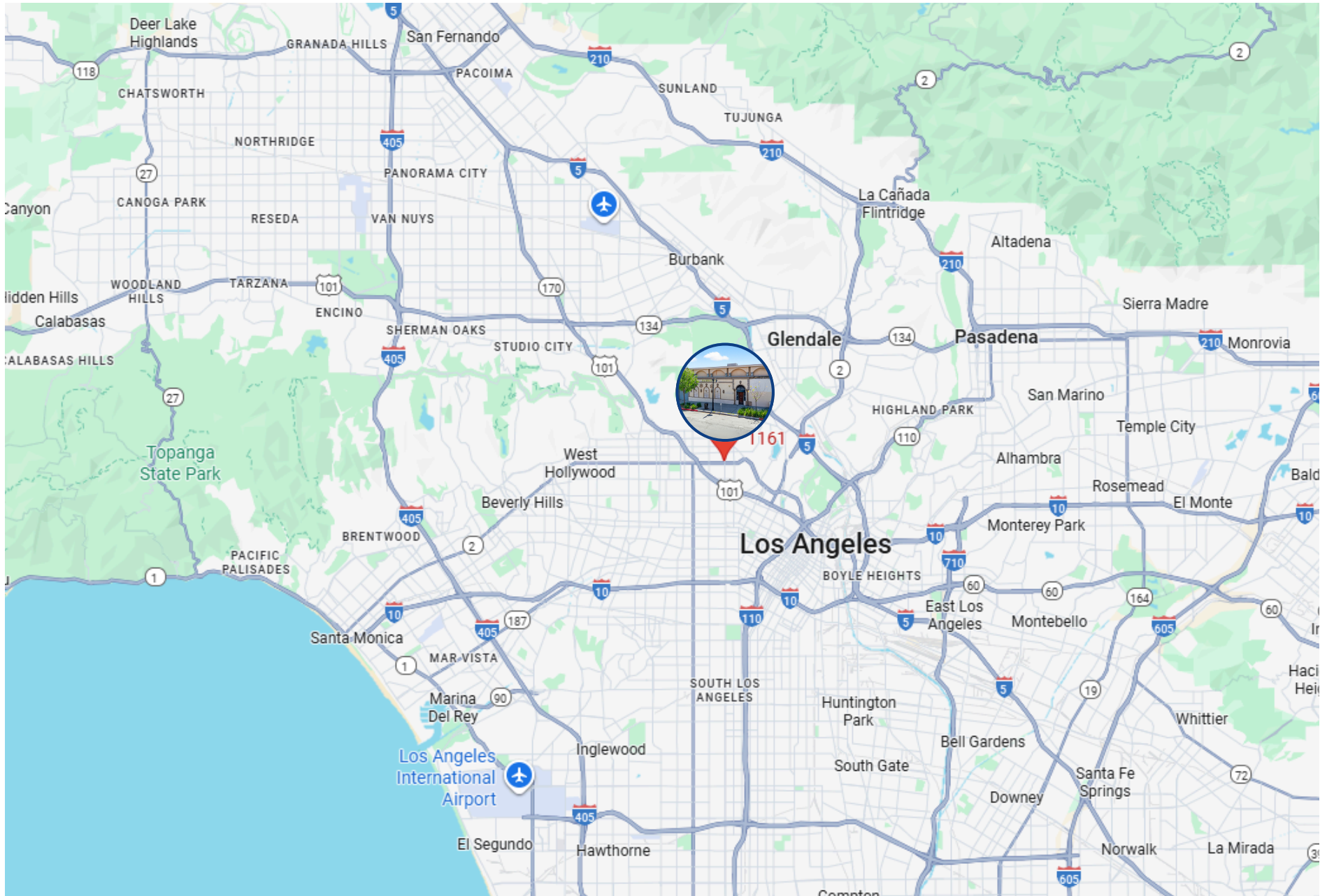
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	69,464	481,459	1,053,062
2029 Population	67,876	471,510	1,027,879
Pop Growth 2024-2029	-2.29%	-2.07%	-2.39%
Average Age	40.20	39.30	39.60
2024 Total Households	29,667	208,462	451,692
HH Growth 2024-2029	-2.54%	-2.19%	-2.43%
Median Household Income	\$55,985	\$57,215	\$61,304
Avg Household Size	2.20	2.20	2.20
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$1,035,678	\$1,050,847	\$1,004,642
Median Year Built	1954	1961	1962



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