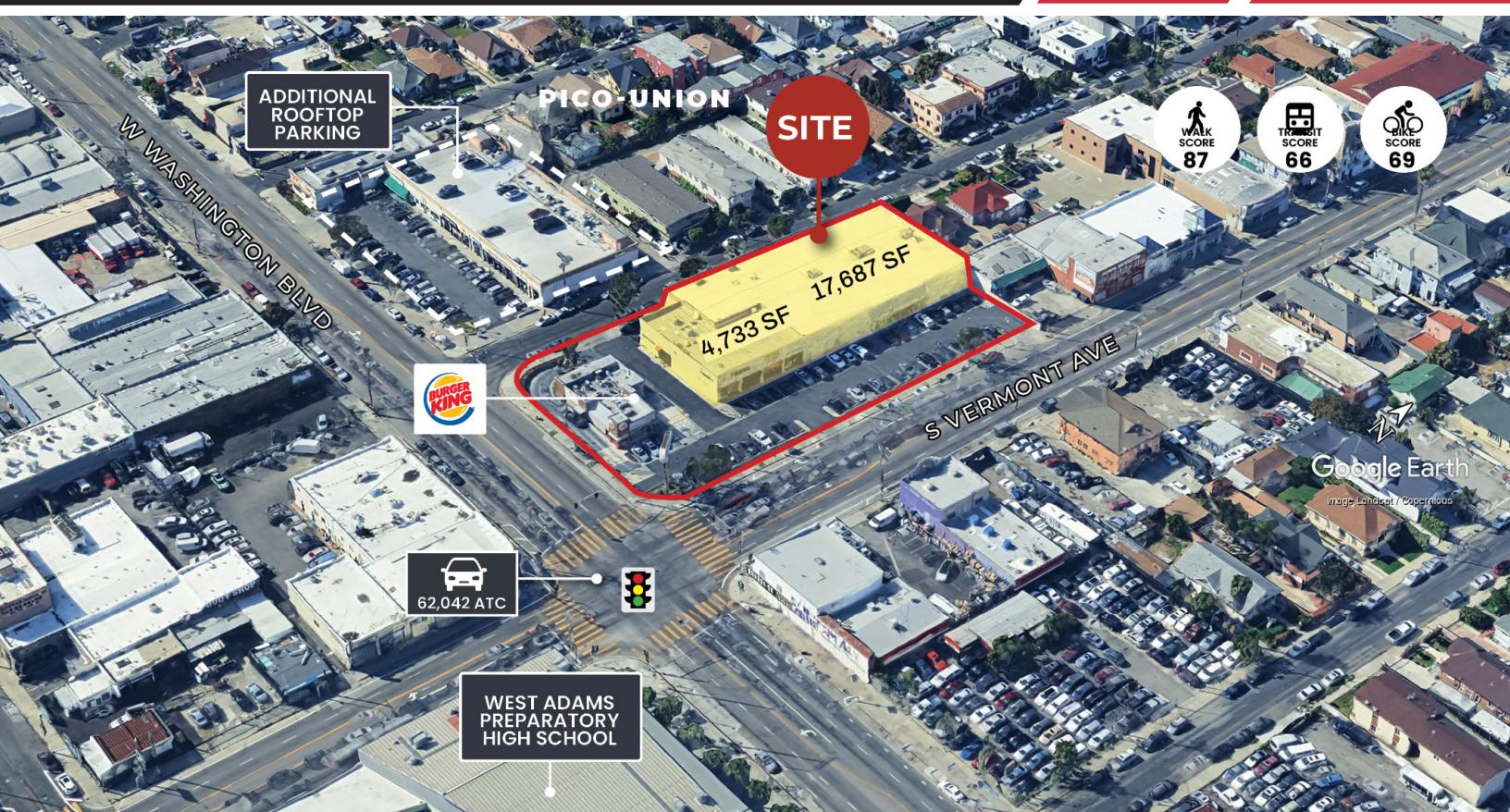


AVAILABLE FOR LEASE

PROMINENT FREESTANDING RETAIL BUILDING

APPROXIMATELY 22,420 SQUARE FEET (DIVISIBLE)

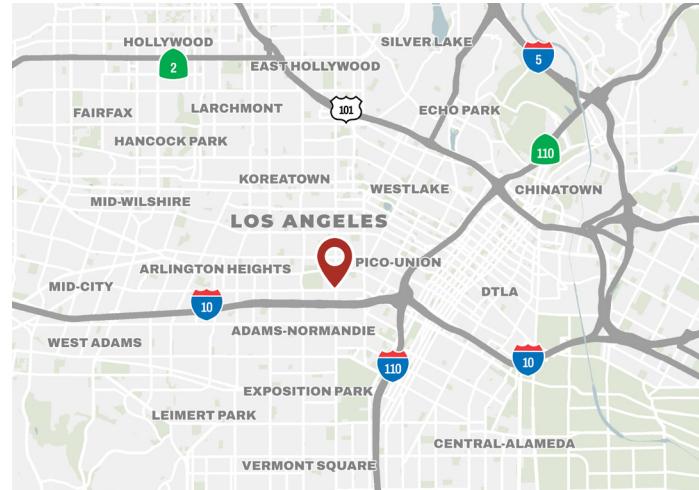
NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



1815 S. Vermont Ave., Los Angeles, CA 90006

Property Highlights:

- Major Signalized Corner Near Koreatown, DTLA, Pico Union and Mid City Areas of Los Angeles.
- Extremely Dense Population with Over 350,000 People Within 2 Miles
- Parking Ratio: 3.4 / 1,000
- Clear Height: 17' 11" – 17'7" (To Bottom of Joists)
- Age: 1988
- Construction Type: Concrete Block
- New Flat TPO Roof Installed 2020
- Contact Broker for Economics**



DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	77,919	350,368	655,704
AVG. HH INCOME	\$72,331	\$81,276	\$90,431
DAYTIME POPULATION	42,925	256,068	520,296

TRAFFIC COUNT

S. Vermont Ave	41K CPD
W. Washington Blvd	17K CPD
TOTAL:	58K CPD

FOR MORE INFORMATION:

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FOR LEASE

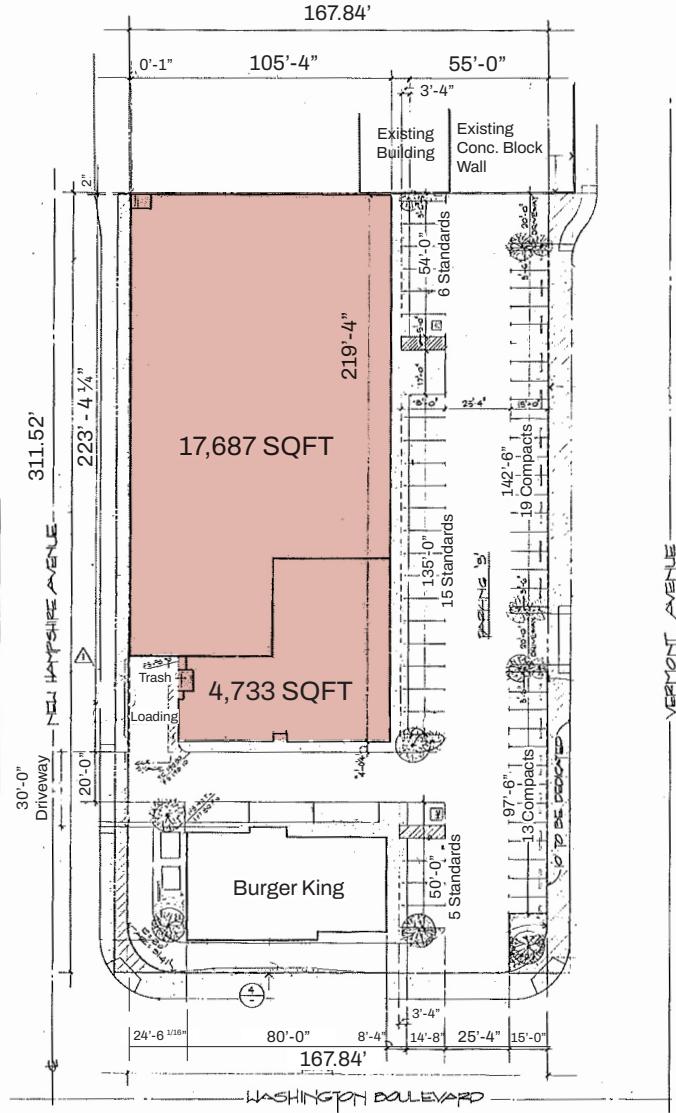
PROMINENT FREESTANDING RETAIL BUILDING

APPROXIMATELY 22,420 SQUARE FEET

Site Plan

SITE 'A'	
Parking RQD Total	54
Parking Provided	84
Covenant - Site B	20
Non-Required	10

SITE 'B'		Standard Stalls	27
Parking RQD Total	82	Compact	33
Parking Provided	62	Handicap	2
Covenant at BLDG A	20	Non-Required Compact	1



20 Rooftop Parking Spaces of this site
included by Covenant as spaces for Site I

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