

# 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

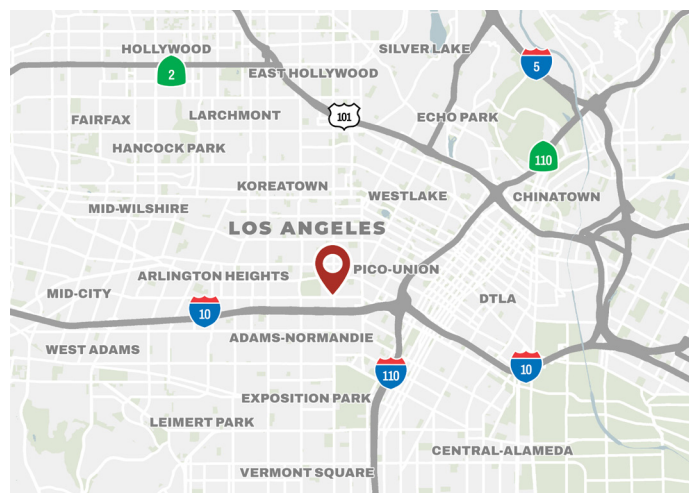
## FOR MORE INFORMATION:

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## TRAFFIC COUNT

S. Vermont Ave	41K CPD
W. Washington Blvd	17K CPD
<b>TOTAL:</b>	<b>58K CPD</b>

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# 1815 S. Vermont Ave

Los Angeles CA 90006

## Site Plan

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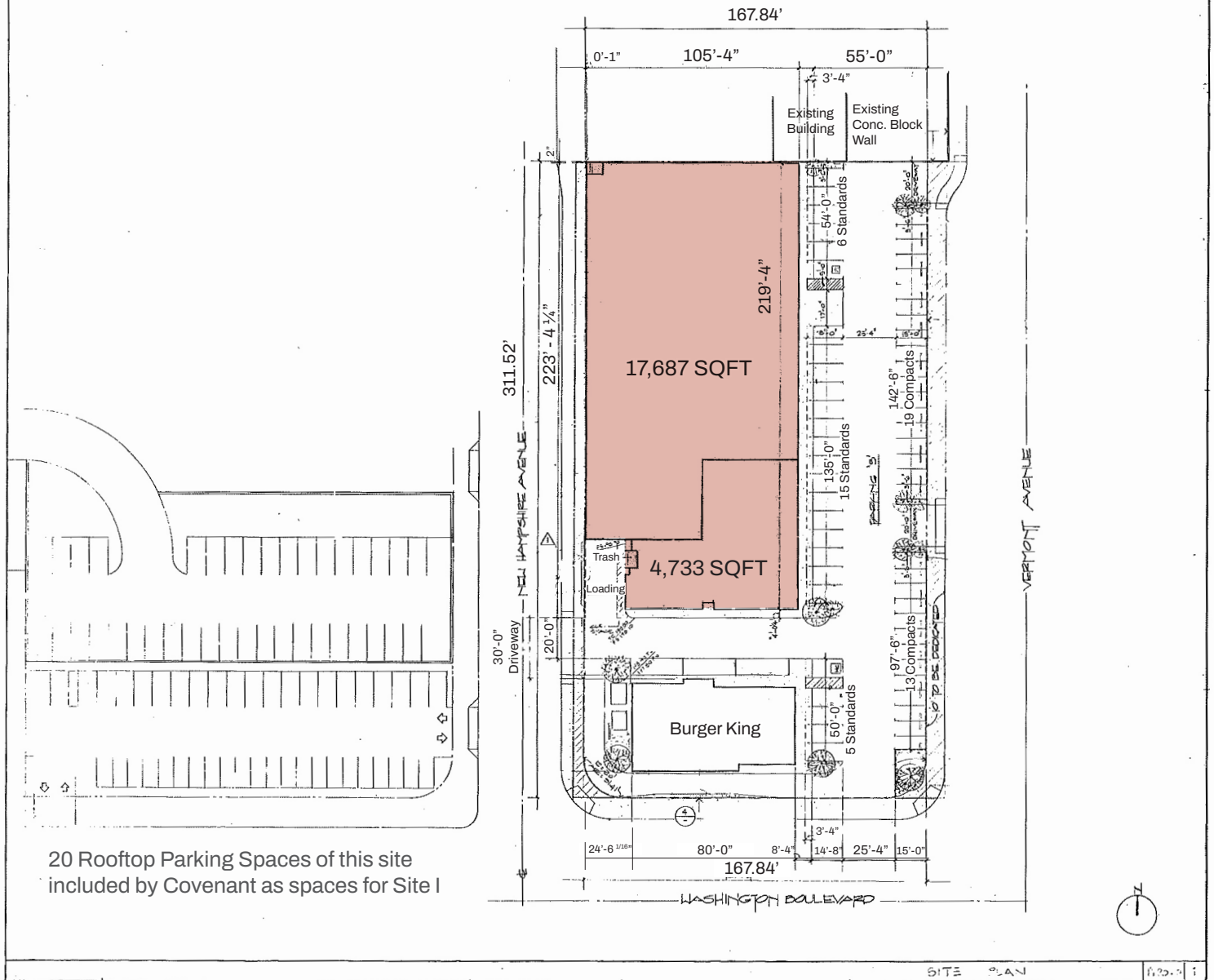
#### SITE 'A'

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

#### SITE 'B'

Parking RQD Total	82
Parking Provided	62
Covenant at BLDG A	20

Standard Stalls	27
Compact	33
Handicap	2
Non-Required Compact	1



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