

EXCEPTIONAL INVESTMENT OR OWNER-USER OPPORTUNITY IN SOUTH LOS ANGELES



8930
S VERMONT AVE
LOS ANGELES, CA 90044

OFFERING MEMORANDUM



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8930 S. VERMONT AVE

LOS ANGELES, CA 90044

8930 S VERMONT AVE // PROPERTY ANALYSIS

OFFERING PRICE

\$1,350,000

PRICE PER SQUARE FOOT

\$512.34

PROPERTY DETAILS

| | |
|-----------------------|-----------------------|
| Number of Rooms | 11 |
| Number of Baths | 5 |
| Number of Stories | 2 |
| Year Built/ Renovated | 1920/2025 |
| Lot Size | 0.12 Acres / 5,138 SF |
| Parking | 10 Parking Spaces |
| Property Type | Retail |
| Property Subtype | Day Care Center |

Outstanding fully renovated property offered for sale in the vibrant 90044 corridor. Previously operated successfully as a pre-school and transitional living facility for over 20 years, this versatile building has been completely modernized and is ready for immediate occupancy.

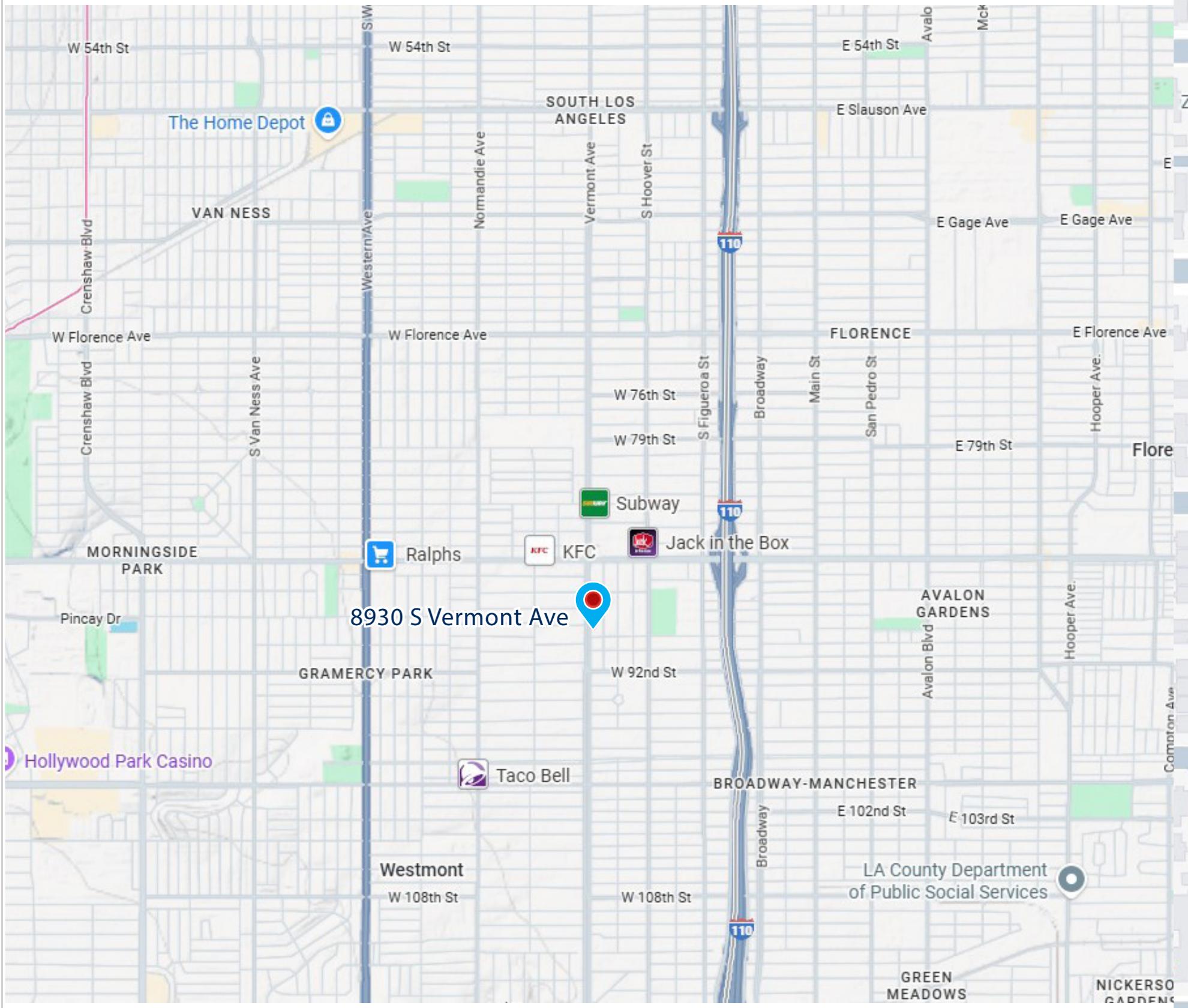
Property Highlights:

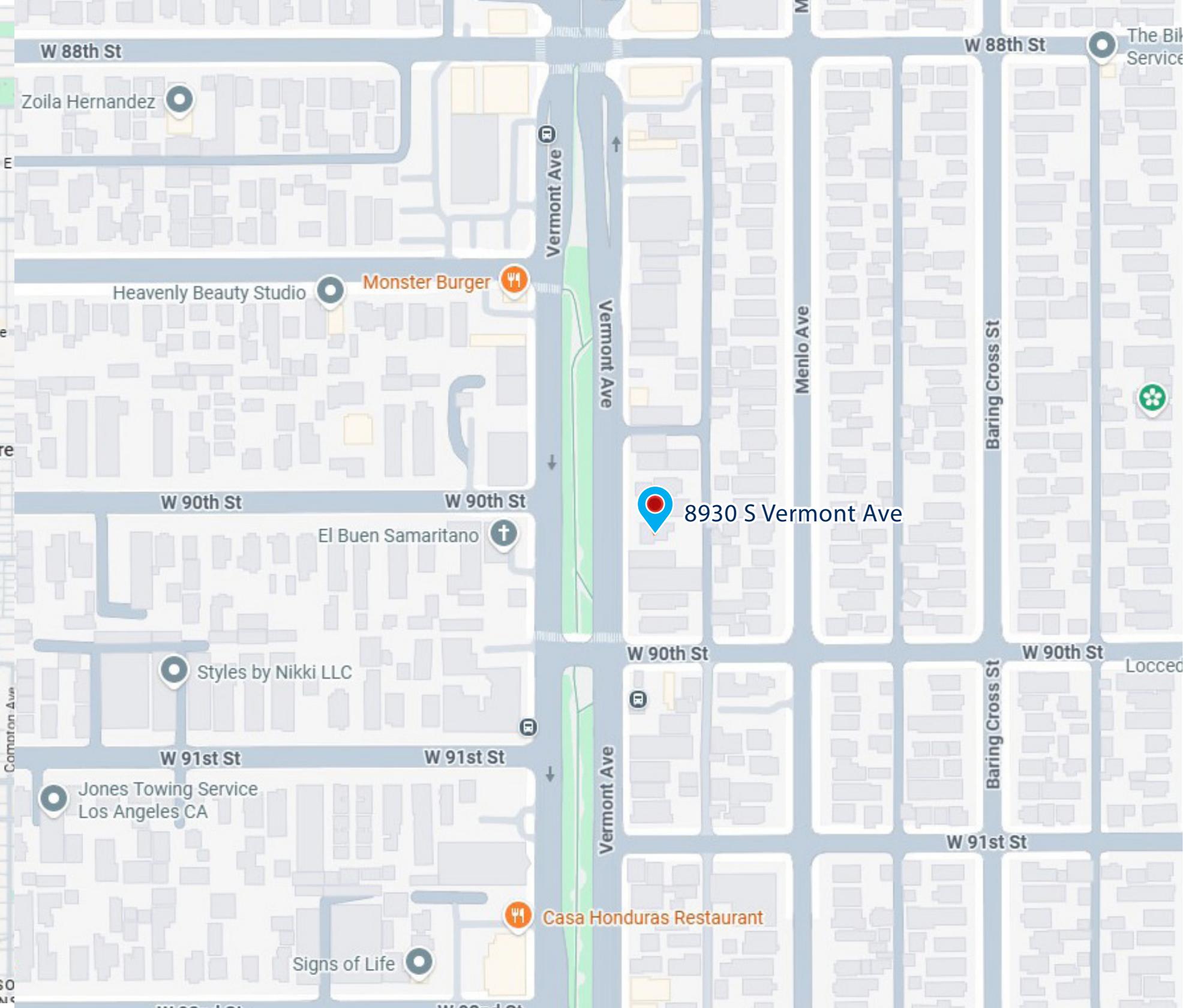
- Build-Ready & Move-In Condition — Fully remodeled with brand-new roof (cool roof), updated finishes, bathrooms, kitchen, flooring, paint and doors — delivered vacant and turnkey.
- Functional Layout — Approximately 5,138 SF across two stories featuring 11 bedrooms and 5 bathrooms, ideal for group housing, community programs, facility use, or other owner-user needs.
- Fenced Outdoor Space & Parking — Secure outdoor area suitable for recreational or programmatic use with alley access and ample street parking.
- Flexible Zoning & Transit Access — Zoned C2-1VL on Vermont Avenue with excellent exposure and connectivity to major bus lines and neighborhood amenities.
- Strong Neighborhood Presence — Strategically located in South Los Angeles with proximity to local retail services, transit, and community resources.



**IN A COMMERCIAL ZONE
ZONED C2-1VL-CPI0**







8930 S Vermont Ave



Investment & Use Potential:

Ideal for educational operators, group homes, transitional housing programs, nonprofit organizations, or owner-occupant investors seeking a fully renovated facility with durable finishes and a proven operational history.







REAR OF BUILDING



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