



1161 N VERMONT AVE, LOS ANGELES, CA 90029

**RETAIL BUILDING AVAILABLE**



OFFERING MEMORANDUM



## 📍 SITE DESCRIPTION

1161 N Vermont Ave offers a rare opportunity to lease a highly visible commercial property in one of Los Angeles' most dynamic neighborhoods. Situated in prime East Hollywood, the property enjoys a premier location along busy North Vermont Avenue with 80 feet of street frontage and exceptional exposure to both vehicular and pedestrian traffic.

The spacious interior boasts soaring 25-foot ceilings and an open, flexible floor plan that can accommodate a variety of uses—including creative office, retail, event space, or showroom. Surrounded by strong demographics and constant foot traffic, the property is ideally positioned for tenants 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 chance to lease a versatile commercial space in a core Los Angeles submarket with long-term growth potential.

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

# FOR LEASE



**PROPERTY TYPE**  
Retail

**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
- Equipped with 12 Ft Hood



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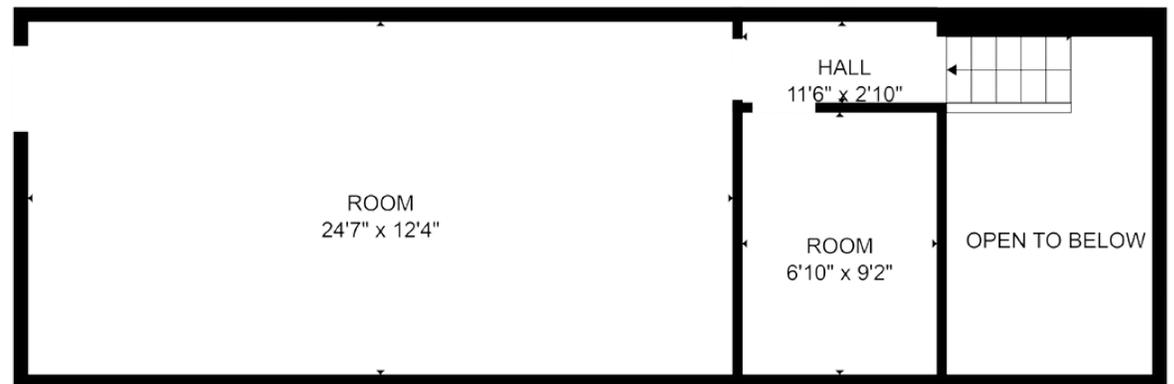
# FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

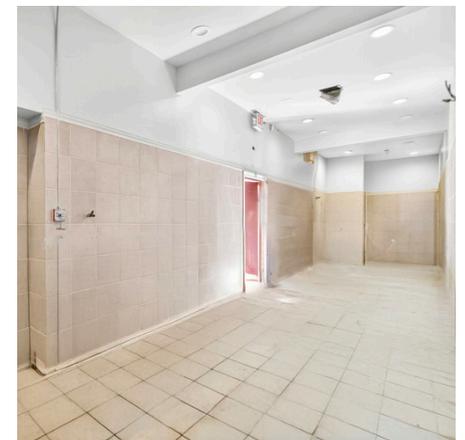
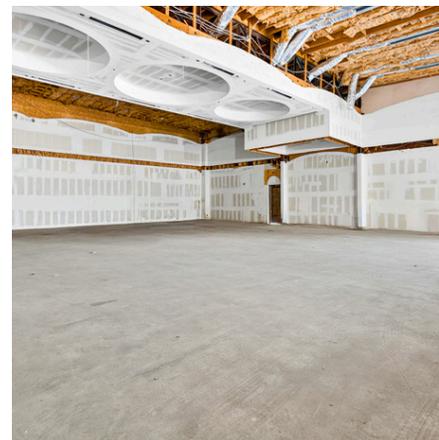
## Floor 1



## Floor 2



# PROPERTY PHOTOS



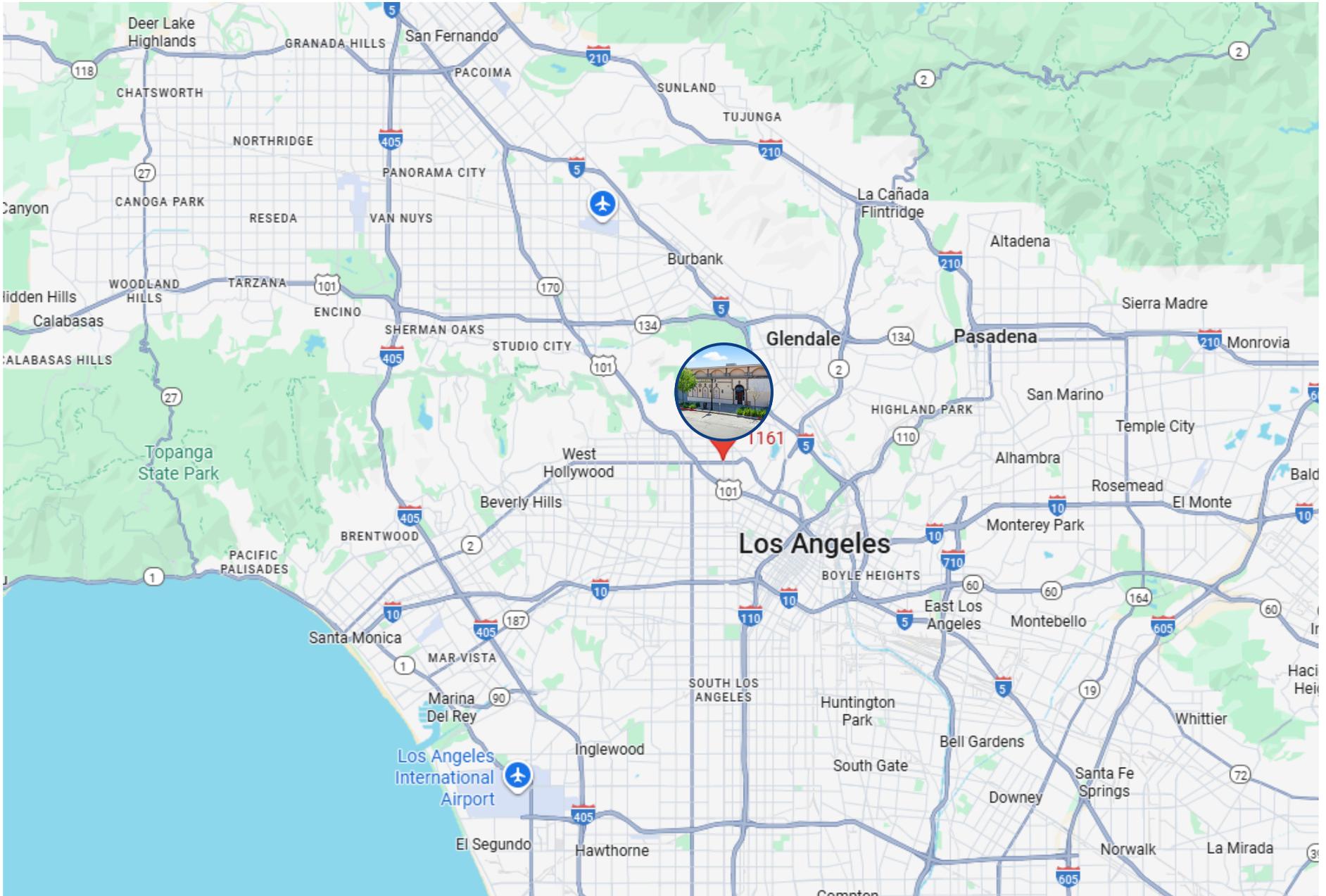
# PROPERTY PHOTOS



# 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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