

VERMONT-SLAUSON

5918

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Vermont-Slauson Shopping Center 5918

5850 Vermont Ave  
Los Angeles CA 90044



# THE SPACE

Location	5850 Vermont Ave Los Angeles, CA 90044
County	Los Angeles
Square Feet	1,500
Rent Per SF (Annual)	\$40.00
Lease Type	NNN

Notes \$.92

## HIGHLIGHTS

- **High-Density Neighborhood:** Serving an underserved, high-density urban neighborhood, Vermont-Slauson meets the essential retail and service needs of residents, establishing itself as a vital economic and social hub.
- **Anchor Tenants:** The center is home to a diverse mix of national and regional brands, including CVS/pharmacy, Ross Dress for Less, Superior Grocers, and McDonald's. These tenants create a steady flow of foot traffic and enhance the center's role as a one-stop shopping destination for the local community.
- **Accessibility:** With excellent street frontage along South Vermont Avenue and West Slauson Avenue, the center offers ample parking and easy access for vehicles, bicycles, and pedestrians. The intersection's significant traffic counts make it an attractive location for tenants and shoppers alike.



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
61,998	487,609	1,175,437

### AVERAGE HOUSEHOLD INCOME

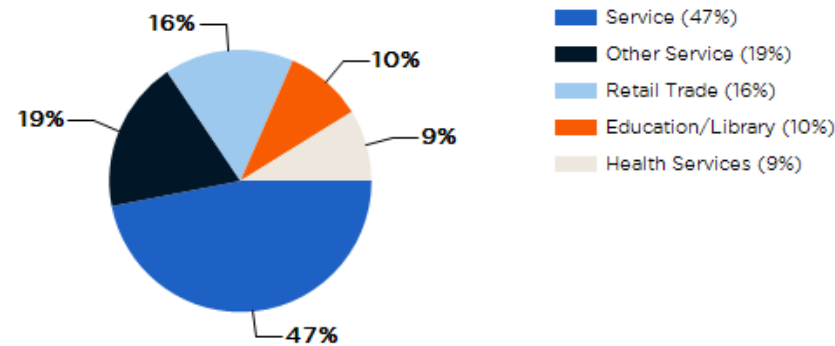
1.00 MILE	3.00 MILE	5.00 MILE
\$85,620	\$82,285	\$87,226

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
16,983	140,147	384,038

- The Vermont-Slauson Shopping Center is a strategically positioned retail destination located at 5850 South Vermont Avenue, Los Angeles, CA 90044. This well-established center spans approximately 170,000 square feet and is situated at the bustling intersection of South Vermont Avenue and West Slauson Avenue. The location benefits from high daily vehicle traffic, exceptional accessibility, and significant visibility in the heart of South Los Angeles.

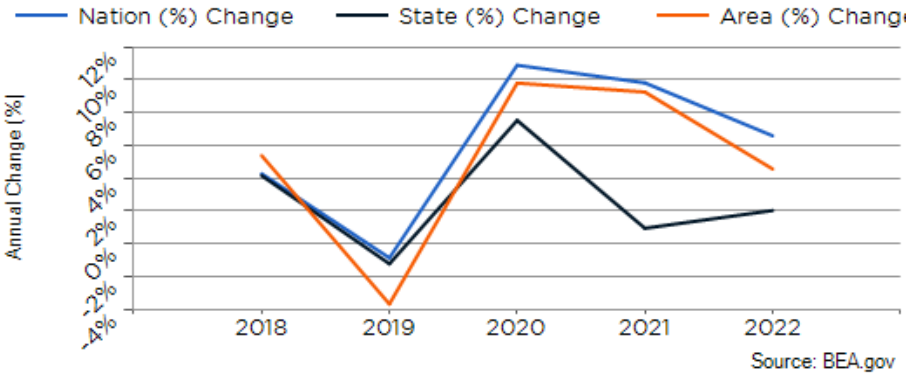
### Major Industries by Employee Count

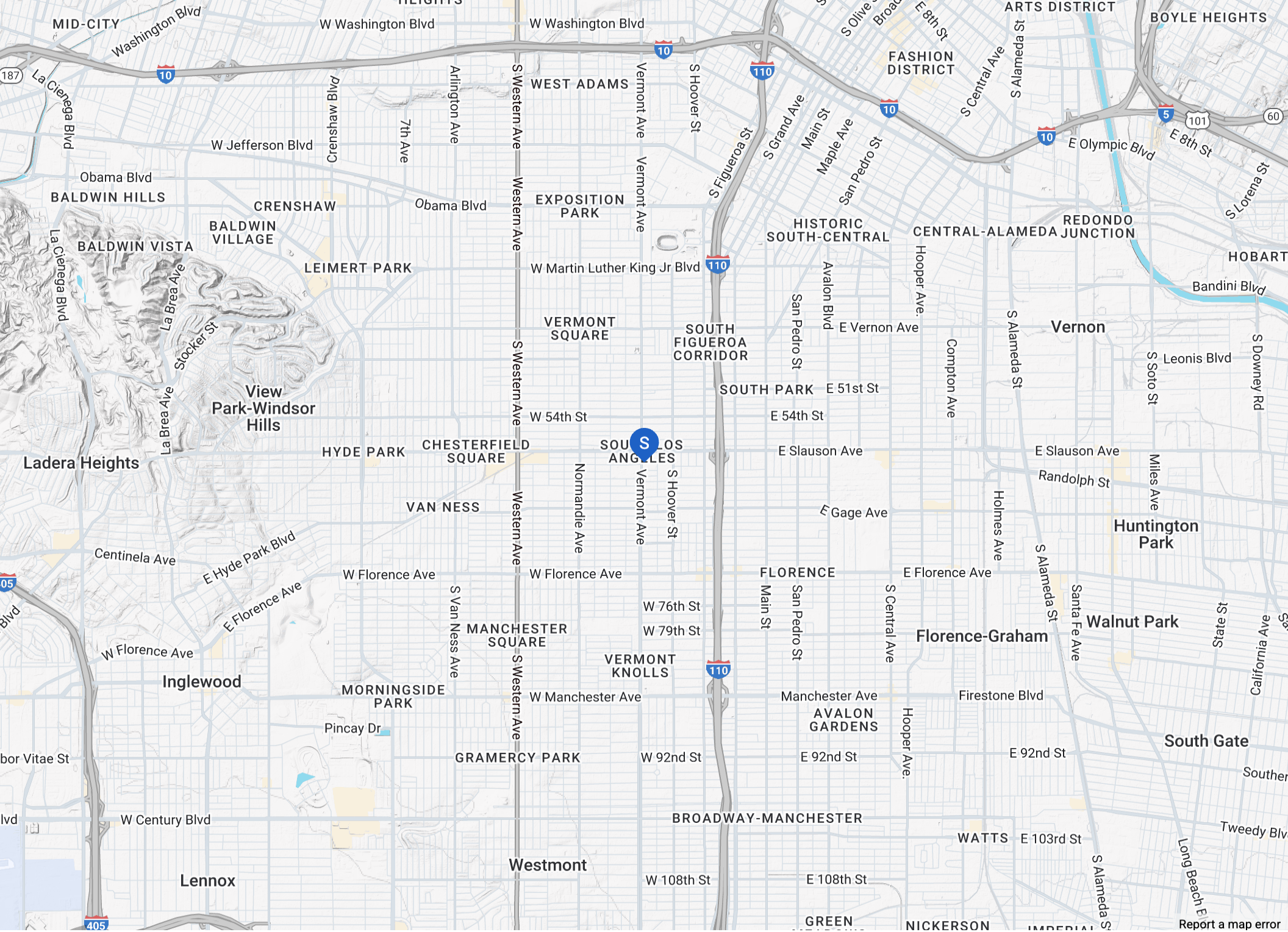


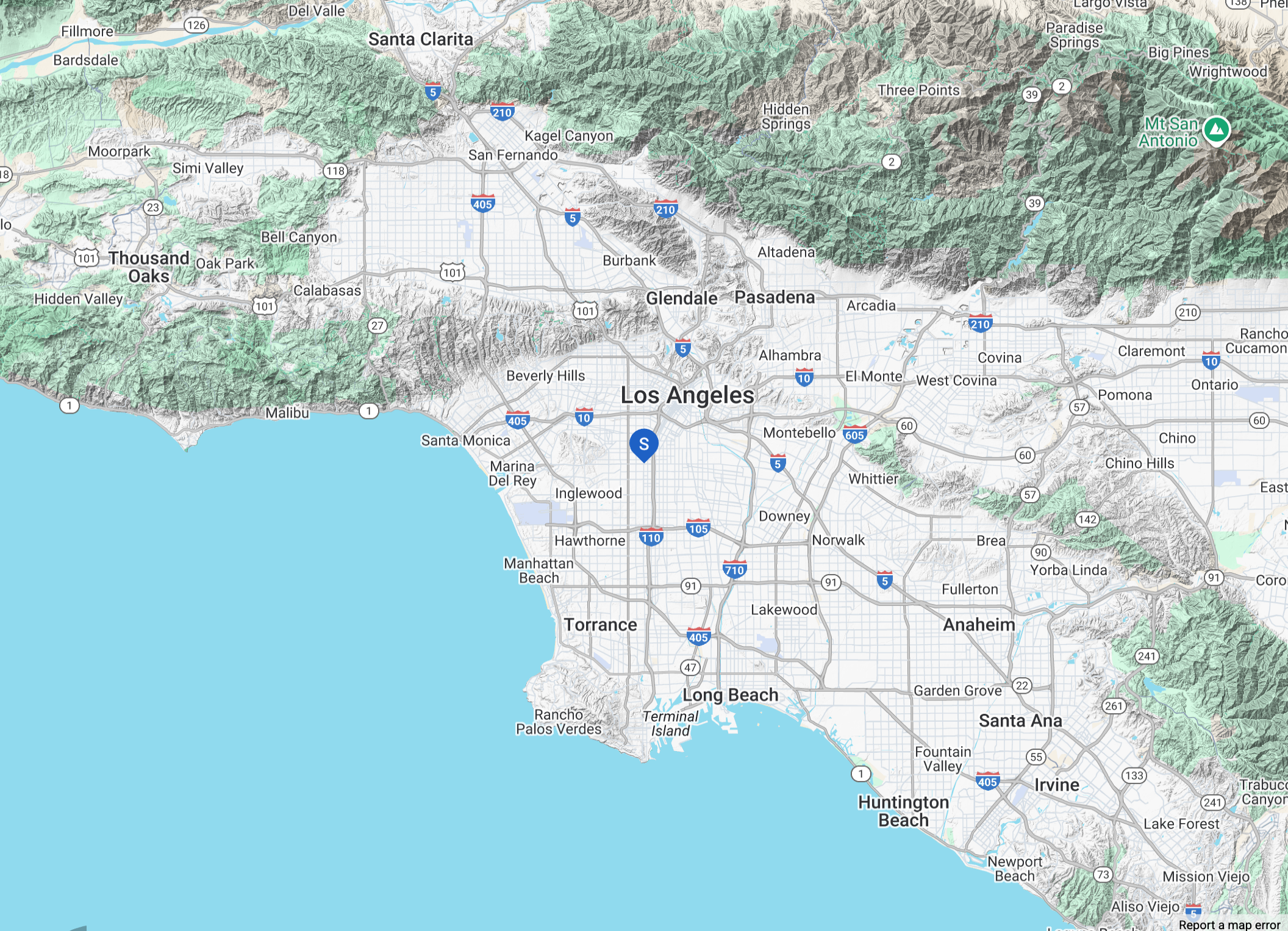
### Largest Employers

Kaiser Permanente	40,800
University of Southern California	22,400
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,300
Target Corp.	15,000
Providence Health & Services	14,395
Ralphs/Food 4 Less (Kroger Co. division)	14,000
Walt Disney Co.	12,200

### Los Angeles County GDP Trend

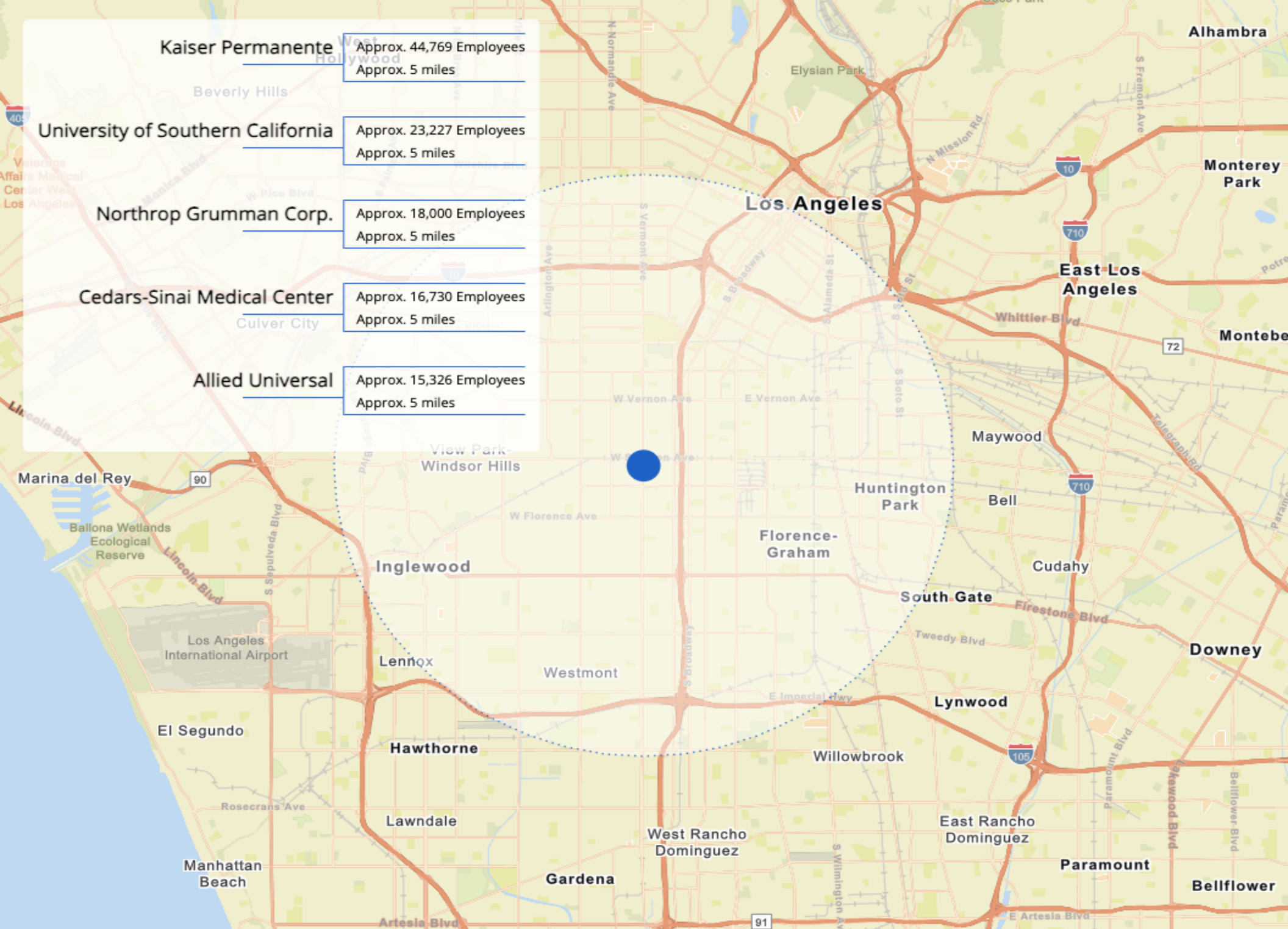


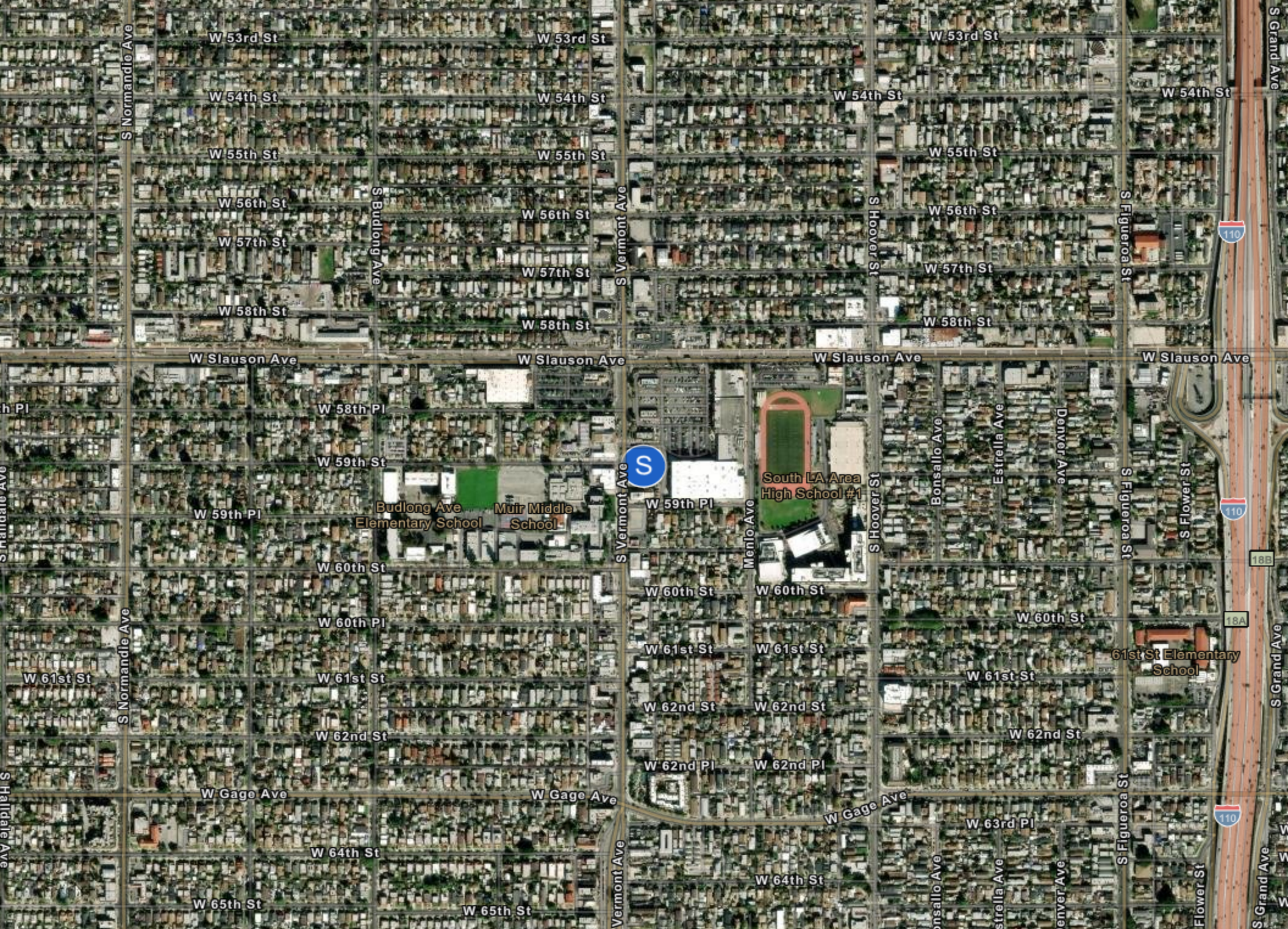




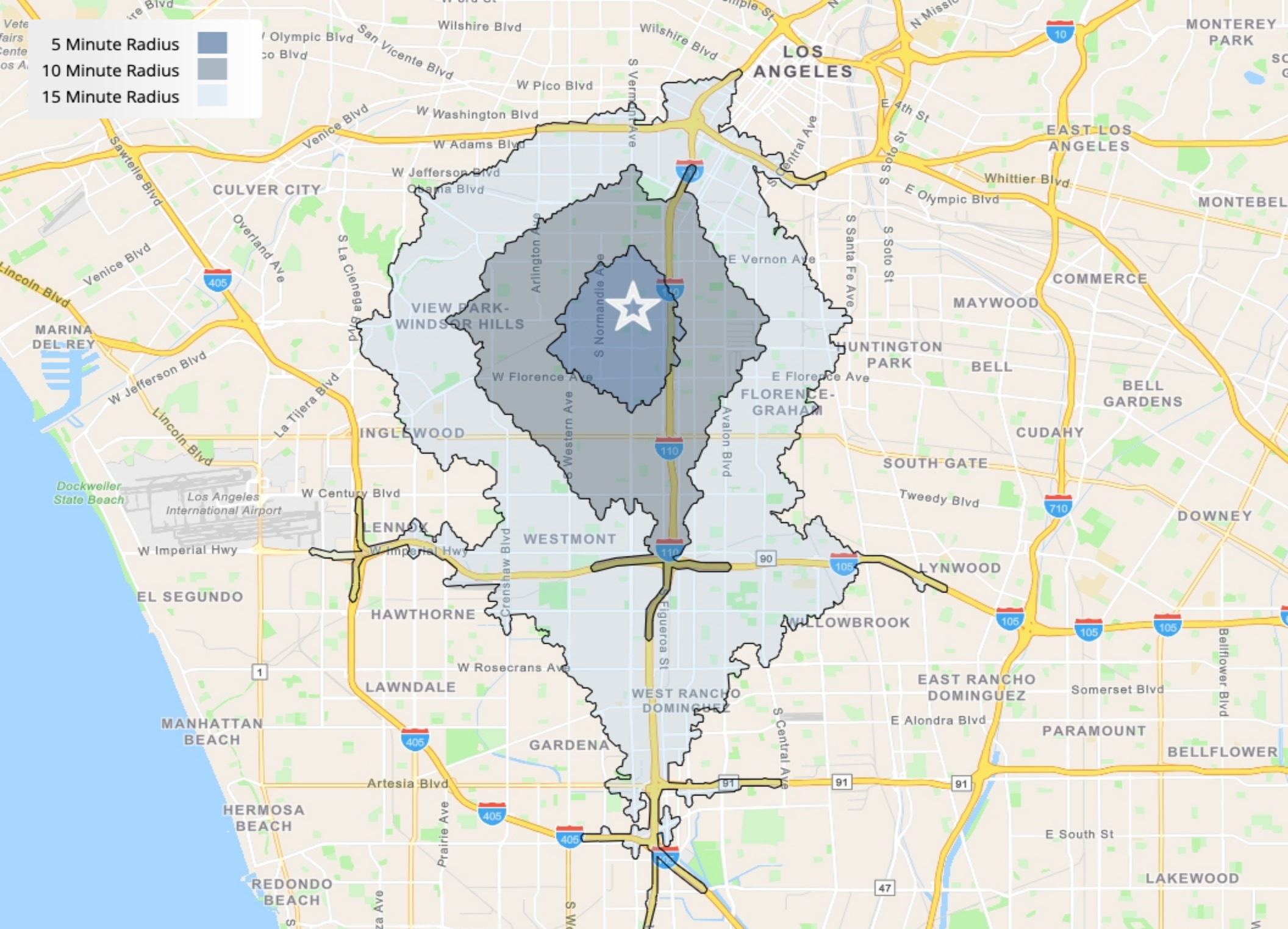














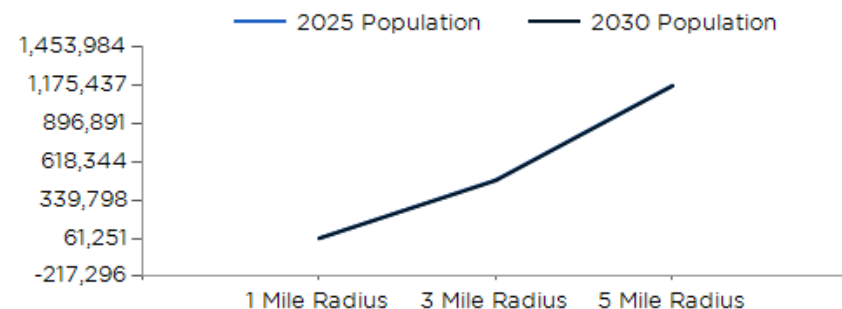
All Measurements Are Approximate, Actual Size May Vary.



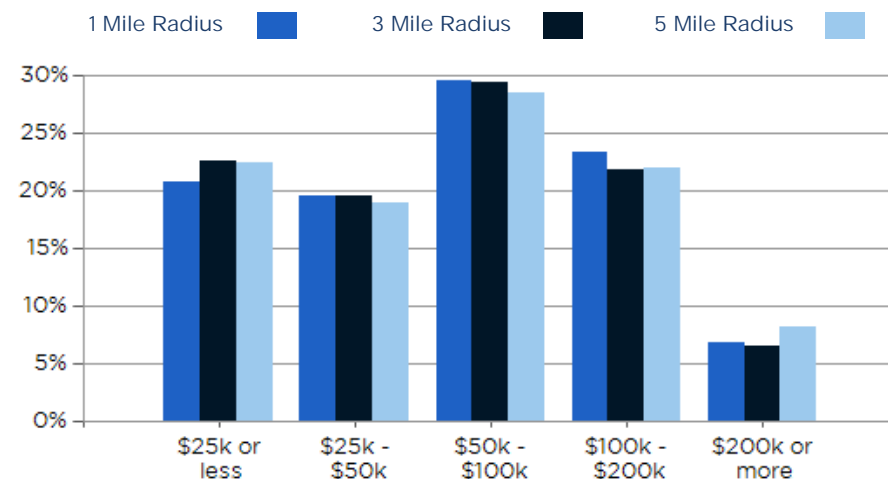


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	57,860	462,922	1,132,283
2010 Population	61,704	490,494	1,171,627
2025 Population	61,998	487,609	1,175,437
2030 Population	61,251	482,980	1,172,251
2025 African American	12,283	114,402	258,919
2025 American Indian	1,905	12,252	28,823
2025 Asian	425	12,892	68,515
2025 Hispanic	47,314	335,374	761,451
2025 Other Race	34,538	240,604	529,710
2025 White	4,939	45,670	132,942
2025 Multiracial	7,849	61,200	154,843
2025-2030: Population: Growth Rate	-1.20%	-0.95%	-0.25%

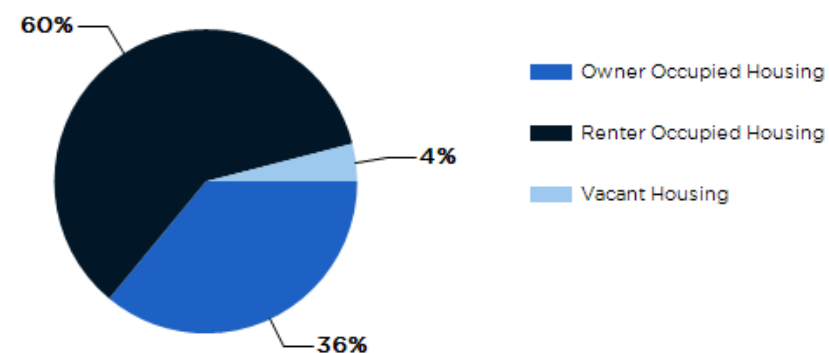
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,319	20,336	55,201
\$15,000-\$24,999	1,211	11,379	30,673
\$25,000-\$34,999	1,479	11,996	31,298
\$35,000-\$49,999	1,833	15,473	41,669
\$50,000-\$74,999	2,758	23,291	62,570
\$75,000-\$99,999	2,266	17,816	46,952
\$100,000-\$149,999	2,601	20,147	54,508
\$150,000-\$199,999	1,364	10,509	30,066
\$200,000 or greater	1,153	9,200	31,101
Median HH Income	\$64,920	\$61,213	\$62,631
Average HH Income	\$85,620	\$82,285	\$87,226



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

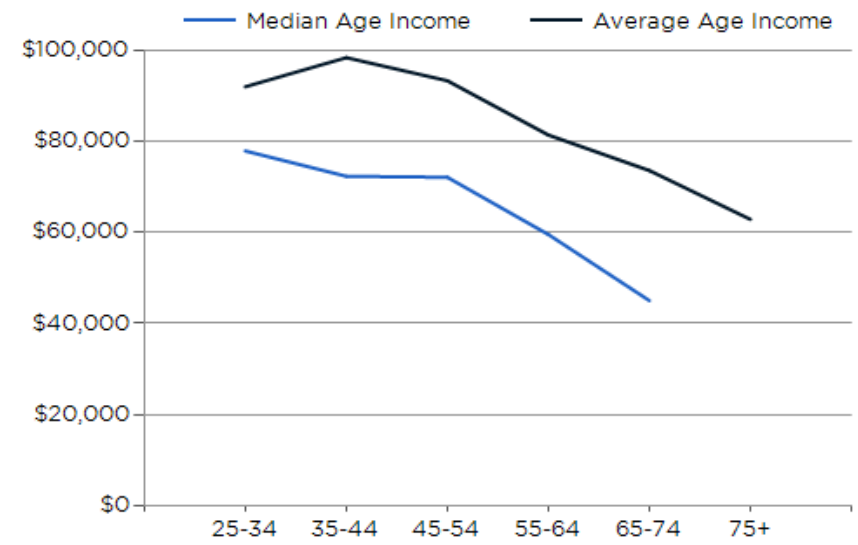
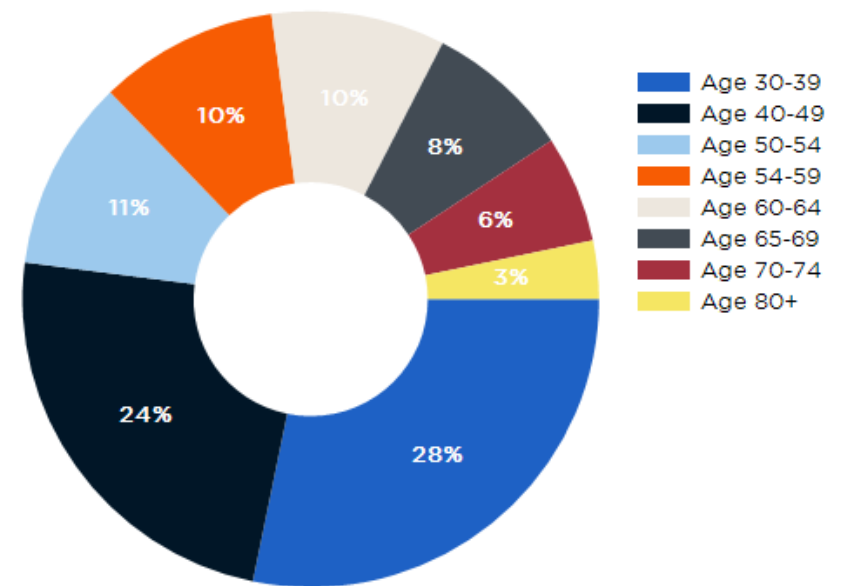


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,112	39,644	103,090
2025 Population Age 35-39	4,387	33,655	87,378
2025 Population Age 40-44	4,054	31,487	79,470
2025 Population Age 45-49	3,960	29,742	72,263
2025 Population Age 50-54	3,607	28,223	69,871
2025 Population Age 55-59	3,383	26,192	66,447
2025 Population Age 60-64	3,281	24,397	61,048
2025 Population Age 65-69	2,740	20,699	52,050
2025 Population Age 70-74	2,022	15,126	39,479
2025 Population Age 75-79	1,104	9,402	26,189
2025 Population Age 80-84	643	5,826	16,350
2025 Population Age 85+	547	4,907	14,512
2025 Population Age 18+	46,847	372,601	922,174
2025 Median Age	34	33	35
2030 Median Age	35	34	36

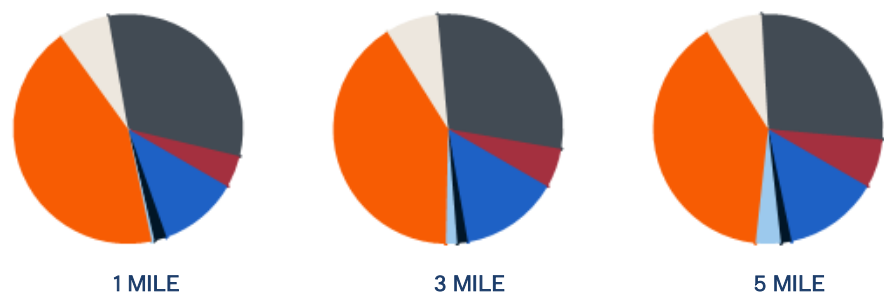
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,010	\$72,835	\$72,238
Average Household Income 25-34	\$92,152	\$87,145	\$90,924
Median Household Income 35-44	\$72,444	\$68,575	\$71,070
Average Household Income 35-44	\$98,566	\$94,828	\$101,184
Median Household Income 45-54	\$72,228	\$69,478	\$71,832
Average Household Income 45-54	\$93,484	\$91,949	\$98,233
Median Household Income 55-64	\$59,617	\$58,332	\$59,643
Average Household Income 55-64	\$81,526	\$82,438	\$87,870
Median Household Income 65-74	\$45,056	\$45,605	\$46,911
Average Household Income 65-74	\$73,697	\$70,886	\$74,478
Average Household Income 75+	\$62,942	\$59,750	\$61,352

Population By Age



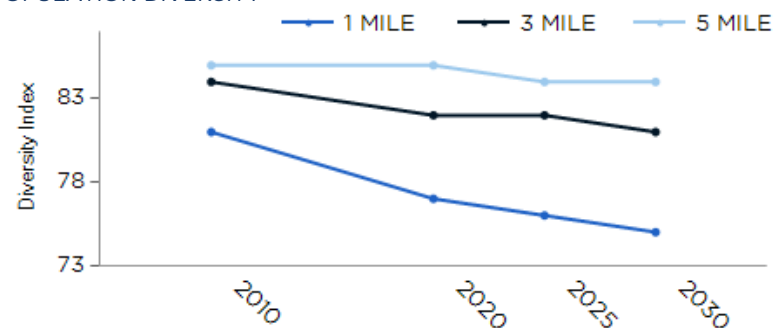
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	75	81	84
Diversity Index (current year)	76	82	85
Diversity Index (2020)	77	82	85
Diversity Index (2010)	81	84	85

#### POPULATION BY RACE



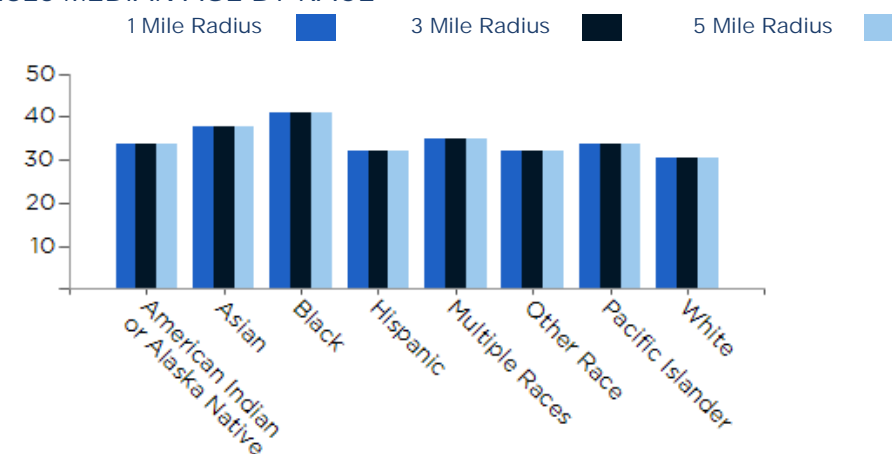
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	11%	14%	13%
American Indian	2%	1%	1%
Asian	0%	2%	4%
Hispanic	43%	41%	39%
Multiracial	7%	7%	8%
Other Race	32%	29%	27%
White	5%	6%	7%

#### POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	34	35
Median Asian Age	38	27	39
Median Black Age	41	43	43
Median Hispanic Age	32	31	32
Median Multiple Races Age	35	34	35
Median Other Race Age	32	31	32
Median Pacific Islander Age	34	31	35
Median White Age	30	29	33

#### 2025 MEDIAN AGE BY RACE





James Daughrity  
Principal Broker

James Daughrity is a commercial real estate broker at D.R.E. (Daughrity Real Estate). Daughrity Real Estate is a full-service boutique commercial real estate firm based in Inglewood, California. D.R.E. focuses on urban revitalization and neighborhood economic development projects.

D.R.E. utilizes a powerful and proprietary marketing system to facilitate the sale, purchase, or lease of investment properties nationwide. In the truest sense, we work together as a team, sharing deals and opportunities in order to effectively pay greater attention to your needs. As a genuine partnership, we have established a culture of information-sharing and deal-sharing that makes it impossible for companies to outwork us.

This internal culture is unique amongst brokerage firms, creating tremendous value for the clients we represent.

# Vermont-Slauson Shopping Center 5918

*Exclusively Marketed by:*



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