



**Laura Alice Scaturro**

Eve Capital  
(424) 404-9993  
lauraalice@evecap.com  
Lic: 01942167



THE  
CONEY  
GROUP

**Ahmaad Coney**

The Coney Group  
(310) 345-7261  
ahmaad@theconeygroup.us  
Lic: 01392115

OFFERING MEMORANDUM



7900 S VERMONT AVE, LOS ANGELES CA 90044



# CONTENTS

## 01 Executive Summary

- Investment Summary
- Location Summary

## 02 Property Description

- Property Features
- Property Photos
- Floor Plan
- Aerial Map
- Completed Renovations

## 03 Demographics

- Demographics



**Laura Alice Scaturro**

Eve Capital  
(424) 404-9993  
lauraalice@evecap.com  
Lic: 01942167



THE  
CONEY  
GROUP

**Ahmaad Coney**

The Coney Group  
(310) 345-7261  
ahmaad@theconeygroup.us  
Lic: 01392115



01 Executive Summary  
Investment Summary  
Location Summary

## OFFERING SUMMARY

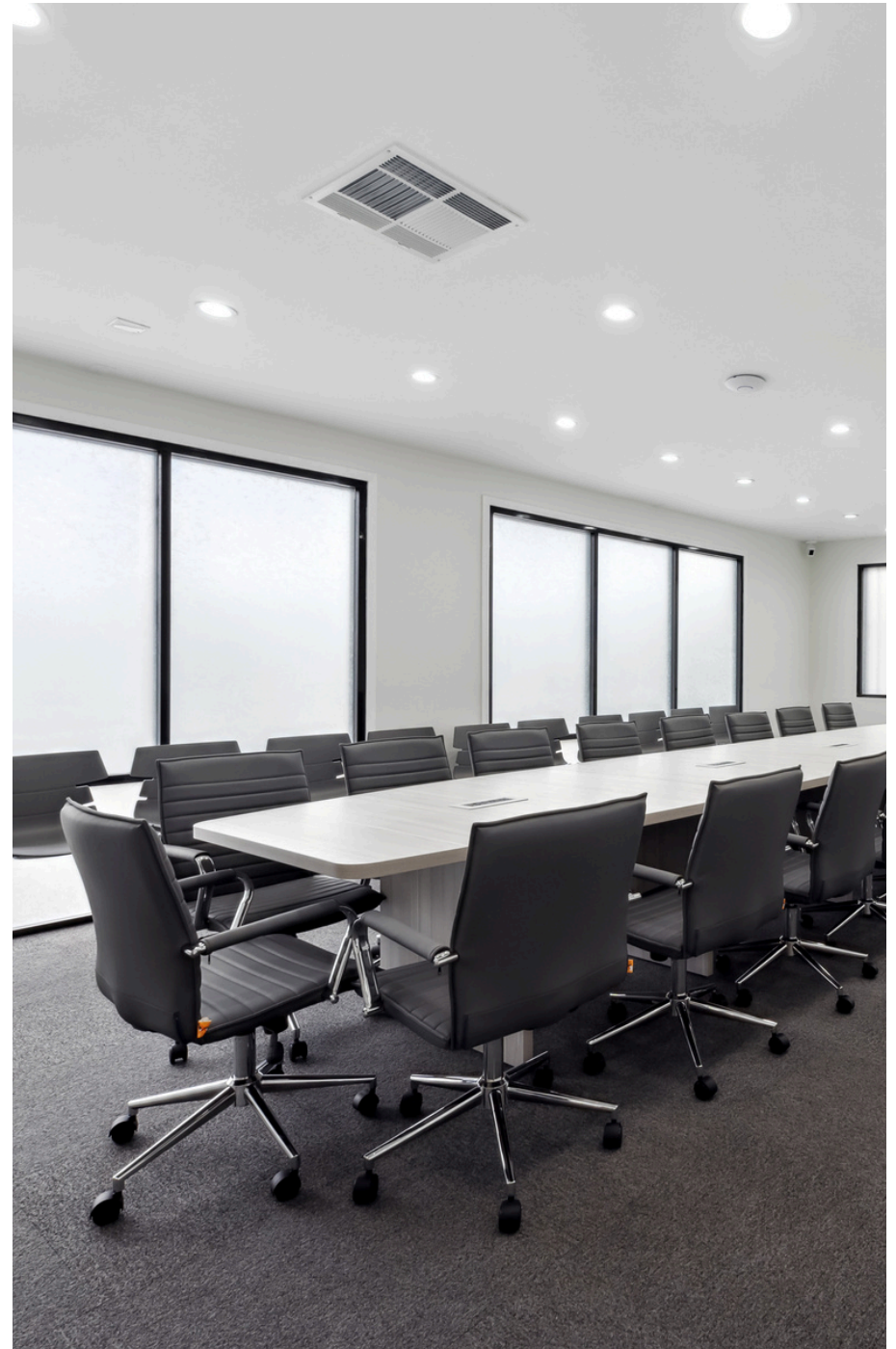
ADDRESS	7900 S Vermont Ave Los Angeles CA 90044
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Inglewood/South LA
BUILDING SF	4,791 SF
LAND ACRES	0.22
LAND SF	9,493 SF
YEAR BUILT	1964
YEAR RENOVATED	2024
APN	6032-001-033
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

ASKING PRICE	Unpriced
LEASING PRICE	\$17,500/MG/Month

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	59,622	449,384	1,092,547
2024 Median HH Income	\$50,003	\$57,994	\$59,697
2024 Average HH Income	\$72,084	\$80,395	\$83,617



**Laura Alice Scaturro**  
Eve Capital  
(424) 404-9993  
lauraalice@evecap.com  
Lic: 01942167



**Ahmaad Coney**  
The Coney Group  
(310) 345-7261  
ahmaad@theconeygroup.us  
Lic: 01392115

# INVESTMENT HIGHLIGHTS

- Brand new construction, fully built-out and move-in ready. All new utilities, roof, ADA compliant bathrooms, and kitchenette.
- With modern amenities and a flexible layout, this property is well-suited to accommodate various business needs. No matter the business this property provides a solid base with practical features for future growth.
- Situated in a thriving commercial hub, this property is surrounded by a vibrant community and bustling business district.
- Featuring a modern design in a sought-after location. This property provides long-term value and substantial growth potential.
- Title 24 compliant with Cool-Roof, double paned Low-E windows, and low flow water faucets.
- Nine gated parking spaces.



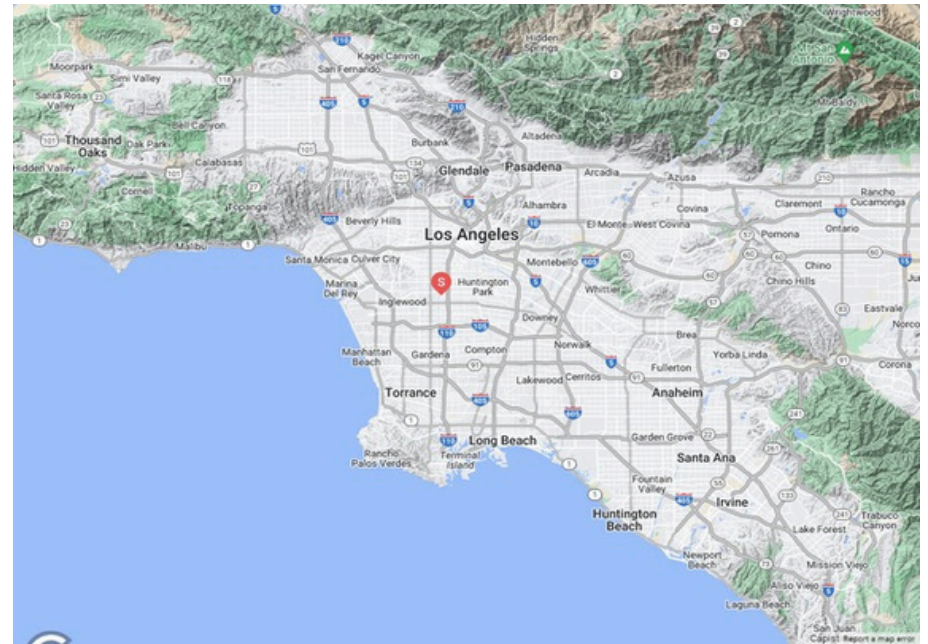
**Laura Alice Scaturro**  
Eve Capital  
(424) 404-9993  
lauraalice@evecap.com  
Lic: 01942167



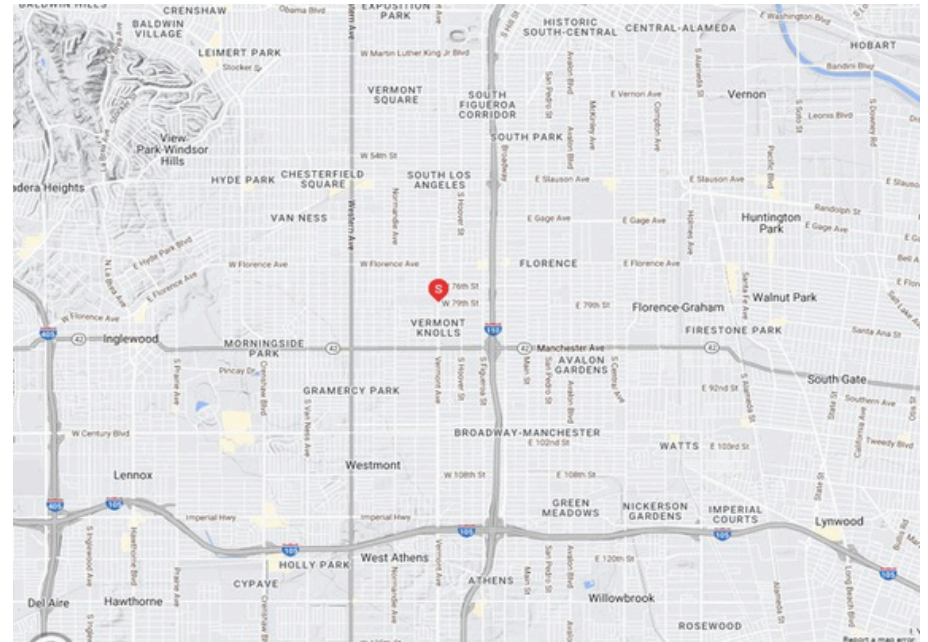
**Ahmaad Coney**  
The Coney Group  
(310) 345-7261  
ahmaad@theconeygroup.us  
Lic: 01392115

# LOCATION HIGHLIGHTS

- The property is located in the Vermont Knolls neighborhood of Los Angeles, known for its diverse community and convenient access to major transportation routes such as the 110 freeway.
- Nearby retailers include the South Vermont Avenue Shopping Center, Chase Bank, Smart & Final, U.S. Postal Service, and Wing Stop.
- Close proximity to George Washington Preparatory High School, Loren Miller Elementary School, and directly across from The Faith Dome.
- Vermont Knolls has a mix of residential and commercial properties, creating a balanced environment that can attract a diverse customer base for businesses in the area.
- The property's location in South Los Angeles offers potential for growth and investment, as the city continues to undergo revitalization efforts to enhance its economic development and community infrastructure.
- Crenshaw Christian Center or Faith Dome and Price school campus. LA County's new SEED Academy (Boarding School) campus and residential halls under construction. Mixed Use apartment complex under construction bring more Angeleno's to the area. (Manchester and Vermont).



Locator Map



**Laura Alice Scaturro**  
 Eve Capital  
 (424) 404-9993  
 lauraalice@evecap.com  
 Lic: 01942167



**Ahmaad Coney**  
 The Coney Group  
 (310) 345-7261  
 ahmaad@theconeygroup.us  
 Lic: 01392115



## 02 Property Description

Property Features

Property Photos

Floor Plan

Aerial Map

Completed Renovations

## PROPERTY FEATURES

NUMBER OF TENANTS	1
NET RENTABLE AREA (SF)	4,791
LAND SF	9,493
LAND ACRES	0.22
YEAR BUILT	1964
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	LAC2
TOPOGRAPHY	FLAT
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	9
BUILDING FAR	0.50
NUMBER OF INGRESSES	1
ADA COMPLIANT	YES

## NEIGHBORING PROPERTIES

NORTH	Religious Facility
SOUTH	Retail
EAST	Residential
WEST	Religious Facility

## MECHANICAL

HVAC	3 Roof Mounted 5 Ton Units
FIRE SPRINKLERS	None
ELECTRICAL / POWER	800 Amps
LIGHTING	Recessed Cans & Florescent

## CONSTRUCTION

FOUNDATION	Slab on Grade
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Cool-Roof
LANDSCAPING	None
WINDOWS	Double Paned Low-E



**Laura Alice Scaturro**  
 Eve Capital  
 (424) 404-9993  
 lauraalice@evecap.com  
 Lic: 01942167



**Ahmaad Coney**  
 The Coney Group  
 (310) 345-7261  
 ahmaad@theconeygroup.us  
 Lic: 01392115





**Laura Alice Scaturro**  
Eve Capital  
(424) 404-9993  
lauraalice@evecap.com  
Lic: 013942167



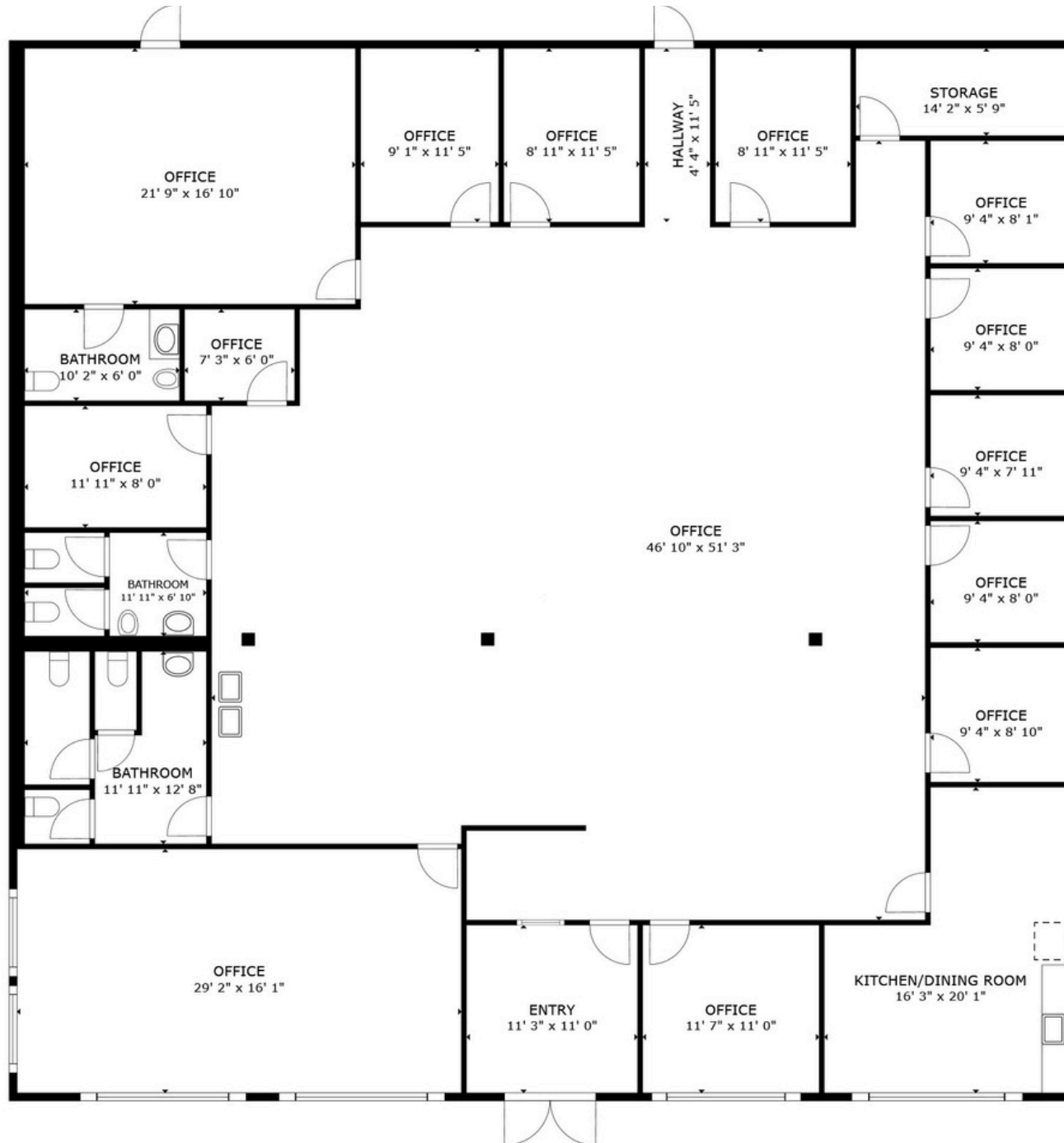
**Ahmaad Coney**  
The Coney Group  
(310) 345-7261  
ahmaad@theconeygroup.us  
Lic: 01392115



**Laura Alice Scaturro**  
 Eve Capital  
 (424) 404-9993  
 lauraalice@evecap.com  
 Lic: 01942167



**Ahmaad Coney**  
 The Coney Group  
 (310) 345-7261  
 ahmaad@theconeygroup.us  
 Lic: 01392115



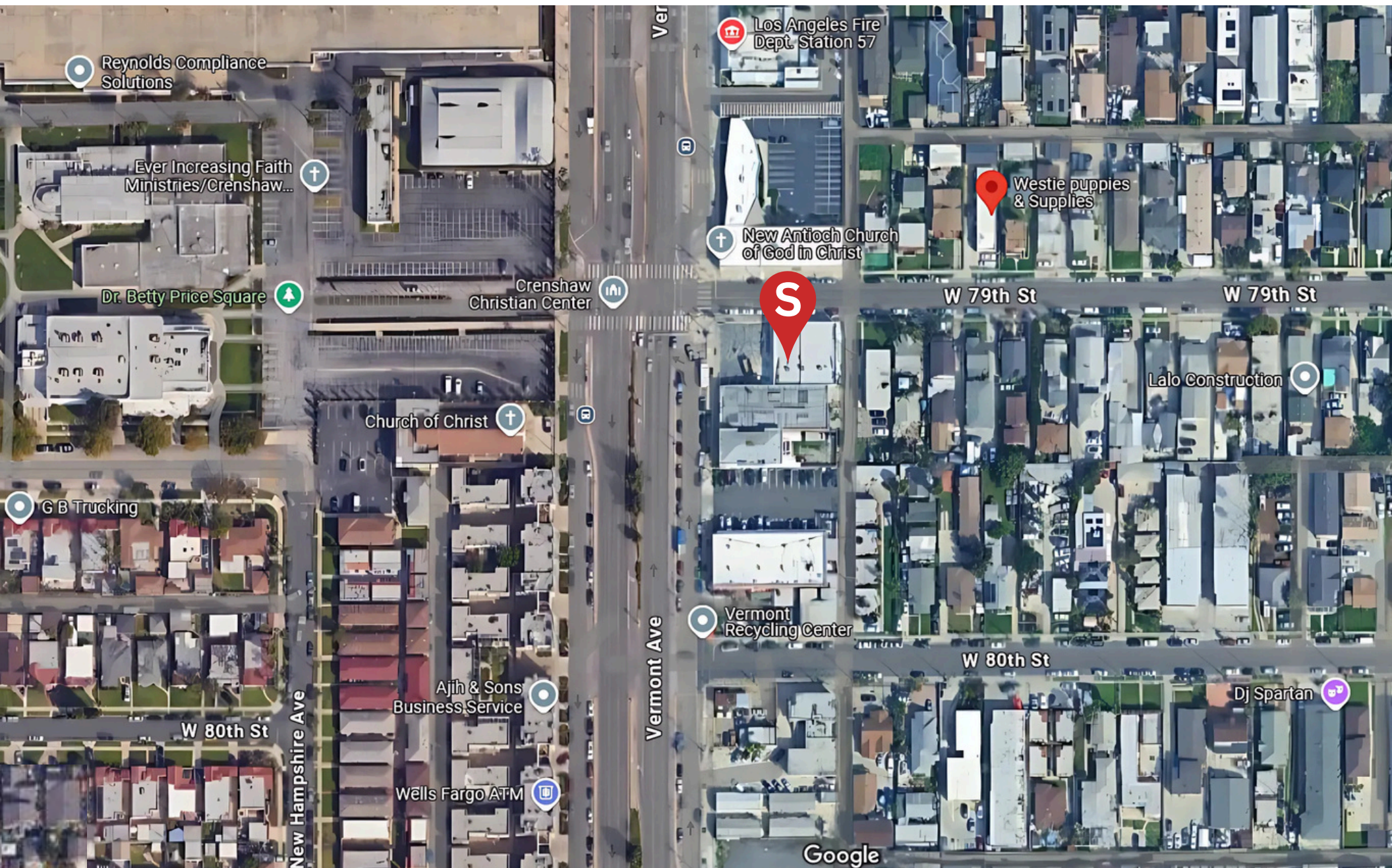
## FLOOR PLAN



**Laura Alice Scaturro**  
 Eve Capital  
 (424) 404-9993  
 lauraalice@evecap.com  
 Lic: 01942167



**Ahmaad Coney**  
 The Coney Group  
 (310) 345-7261  
 ahmaad@theconeygroup.us  
 Lic: 01392115



**Laura Alice Scaturro**

Eve Capital  
 (424) 404-9993  
 lauraalice@evecap.com  
 Lic: 01942167



**Ahmaad Coney**

The Coney Group  
 (310) 345-7261  
 ahmaad@theconeygroup.us  
 Lic: 01392115

# Completed Renovations

After renovation: Brand new office building with 11 private offices; 40 seating conference room, reception area, full kitchen with 20 seating, security station, storage unit, 2 common bathrooms and 1 private bathroom for CEO/President. Fully ADA Compliant.

Green Property (Title 24 Compliant: LED Lighting, Double-pane Low-E Windows, Low Flow water faucets)

## Scope of Work:

- Everything in this property is practically new.
- Complete full interior remodeling with new layout.
- Removed all drywall, insulation, electrical, plumbing, everything. Everything was completely torn out.

## Structural/Framing:

- Converted Laundrymat to office with 11 private offices, 40-seat conference room, reception area, full kitchen to seat 20 people at a time, security station, exterior new construction storage unit, 2 common bathrooms for men and women, and 1 private bathroom for CEO/President.
- Fully ADA Compliant

## Electrical:

- New electrical wiring throughout with 800 amps panel.
  - All new recess lights
  - All new interior and exterior motion sensor lights throughout property

## Plumbing:

- New copper plumbing throughout whole property.
- New copper 2 inch main-line from city valve.
- New ABS Plumbing throughout with all new 4-inch main line.
- New Gas Lines throughout.
- New Eco-Flush water-conservation toilets

## Roof:

- New Cool-Roof on building and storage.

## Heating and Air:

- New Carrier 5-Ton A/C Heating x3. Package units.
- New Mini-split system for the electrical/security/server room.
- New NEST Thermostats x3

## Misc:

- New insulation
- New drywall
- New Homasote Sound Board for all walls for reduction of sound.
- New floor and full wall tiles for bathrooms.
- New floor and ½ wall tiles for kitchen.
- New floor tiles for entry/reception, hallway, storage, security/electrical room.
- New kitchen cabinets and counter tops.
- New premium carpet tiles for all offices and center cubicle area.
- New paint interior & exterior
- New quartz counters with full backsplash in kitchen
- New LiftMaster gate openers with Remotes x2
- New Door Bird intercom system with access on phone and for receptionist area.

## Low Voltage:

- Made special electrical/security/server “Cool Room” with camera system, telephone, and TV equipment.
- Hard-wired CCTV camera system with 16 cameras—interior common areas and exterior.
- Wi-Fi throughout building inside and out.
- Added 20 Ring cameras—interior common areas and exterior.
- New 75 Inch TV’s in CEO’s office and conference room.
- New 45 inch TV’s in Security Office and Operations Manager’s Private Office.

## Exterior:

- New 8 feet privacy fence completely around property.

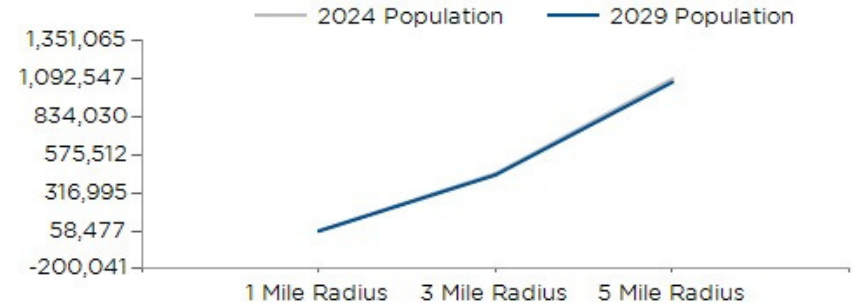


03 Demographics  
Demographics

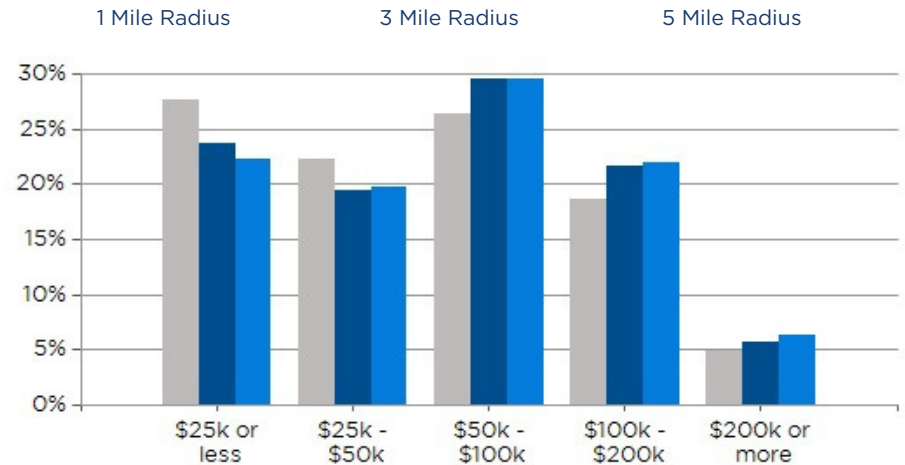
POPULATION				1 MILE	3 MILE	5 MILE
2000	Population	2010	Population	55,835	419,120	1,077,349
2024	Population	2029	Population	59,242	446,820	1,108,169
2024-2029: Population: Growth Rate				59,622	449,384	1,092,547
				58,477	440,495	1,070,808
				-1.95%	-2.00%	-2.00%

2024 HOUSEHOLD INCOME				1 MILE	3 MILE	5 MILE
less than \$15,000				3,271	18,944	44,864
\$15,000-\$24,999				1,661	11,515	28,031
\$25,000-\$34,999				1,763	10,557	27,773
\$35,000-\$49,999				2,195	14,466	36,770
\$50,000-\$74,999				2,579	21,305	54,290
\$75,000-\$99,999				2,128	16,570	42,243
\$100,000-\$149,999				2,574	18,626	49,729
\$150,000-\$199,999				750	9,070	22,329
\$200,000 or greater				860	7,231	20,849
Median HH Income				\$50,003	\$57,994	\$59,697
Average HH Income				\$72,084	\$80,395	\$83,617

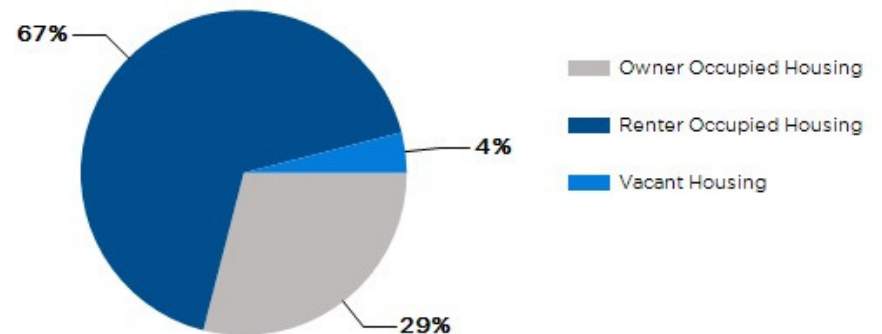
HOUSEHOLDS				1 MILE	3 MILE	5 MILE	
2000	Total	Housing	2010	Total	17,880	126,878	324,828
Households	2024	Total	Households	2024	16,660	120,791	308,225
2029	Total	Households	2024	Average	17,780	128,285	326,882
Household	Size	2024-2029:	Households	2024	17,893	129,349	330,215
Households: Growth Rate				3.32	3.46	3.27	
				0.65%	0.85%	1.00%	



### 2024 Household Income



### 2024 Own vs. Rent - 1 Mile Radius



Source: esri

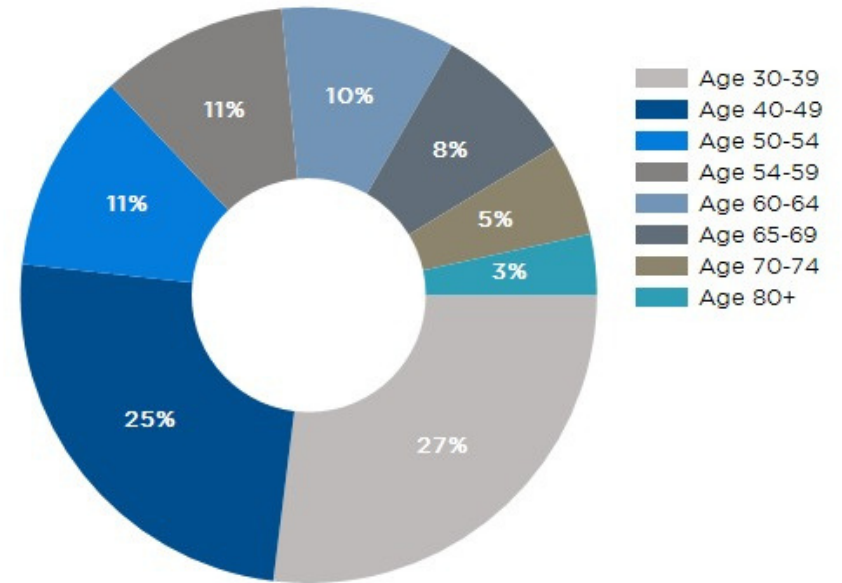


**Laura Alice Scaturro**  
 Eve Capital  
 (424) 404-9993  
 lauraalice@evecap.com  
 Lic: 01942167

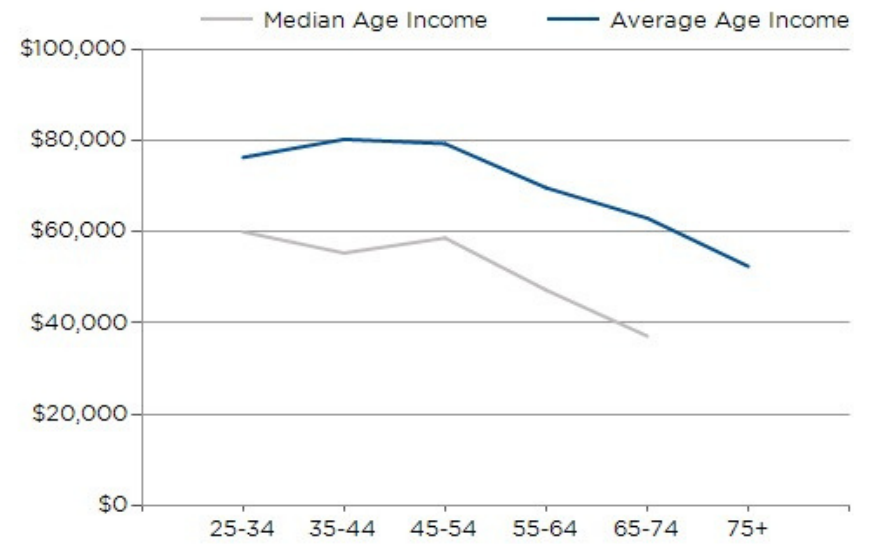


**Ahmaad Coney**  
 The Coney Group  
 (310) 345-7261  
 ahmaad@theconeygroup.us  
 Lic: 01392115

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	4,529	34,122	85,707
2024 Population Age 35-39	4,095	31,384	76,961
2024 Population Age 40-44	4,198	31,975	76,701
2024 Population Age 45-49	3,716	28,262	67,742
2024 Population Age 50-54	3,594	27,422	67,653
2024 Population Age 55-59	3,368	25,451	61,287
2024 Population Age 60-64	3,125	24,019	57,615
2024 Population Age 65-69	2,578	19,009	46,331
2024 Population Age 70-74	1,681	12,664	32,687
2024 Population Age 75-79	1,091	8,571	22,832
2024 Population Age 80-84	658	5,430	14,215
2024 Population Age 85+	665	5,513	14,171
2024 Population Age 18+	44,075	336,813	837,009
2024 Median Age	34	34	35
2029 Median Age	35	35	36



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,065	\$66,566	\$66,375
Average Household Income 25-34	\$76,420	\$82,604	\$84,717
Median Household Income 35-44	\$55,410	\$63,853	\$67,131
Average Household Income 35-44	\$80,401	\$87,866	\$92,913
Median Household Income 45-54	\$58,714	\$67,053	\$69,857
Average Household Income 45-54	\$79,440	\$88,660	\$93,245
Median Household Income 55-64	\$47,258	\$56,830	\$59,563
Average Household Income 55-64	\$69,746	\$79,411	\$84,022
Median Household Income 65-74	\$37,143	\$46,168	\$49,309
Average Household Income 65-74	\$63,077	\$72,820	\$75,366
Average Household Income 75+	\$52,462	\$62,503	\$63,908



**Laura Alice Scaturro**  
 Eve Capital  
 (424) 404-9993  
 lauraalice@evecap.com  
 Lic: 01942167



**Ahmaad Coney**  
 The Coney Group  
 (310) 345-7261  
 ahmaad@theconeygroup.us  
 Lic: 01392115



## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Eve Capital and it should not be made available to any other person or entity without the written consent of Eve Capital. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Eve Capital. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Eve Capital has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Eve Capital has not verified, and will not verify, any of the information contained herein, nor has Eve Capital conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

### Laura Alice Scaturro

Eve Capital  
(424) 404-9993  
lauraalice@evecap.com  
Lic: 01942167

### Ahmaad Coney

The Coney Group  
(310) 345-7261  
ahmaad@theconeygroup.us  
Lic: 01392115

EVE  
CAPITAL



THE  
CONEY  
GROUP