

1001

N VERMONT AVE

LOS ANGELES, CA

CONFIDENTIAL OFFERING MEMORANDUM



EAST HOLLYWOOD OWNER-USER OR DEVELOPER OPPORTUNITY
AT VERMONT/SANTA MONICA METRO STATION

CBRE

1001

N VERMONT AVE

LOS ANGELES, CA



01

EXECUTIVE
SUMMARY

EXECUTIVE SUMMARY

THE OFFERING

CBRE has been retained by Ownership as the exclusive marketing adviser for 1001 N Vermont Ave, Los Angeles, CA 90029 ("the Property"). Situated on a ±10,385 SF lot (0.24 acres), the Property encompasses 2 floors totaling ±9,127 SF of retail space currently configured as a grocery store. Conveniently located at the Vermont / Santa Monica Metro Station on the Red line in East Hollywood, the Property sits between Los Angeles City College and a newly delivered 187-unit multi-family development. The Property offers an incredibly opportunity for an owner-user or developer.

The East Hollywood neighborhood of Los Angeles has a population of more than 78,000 residents and is characterized by a high concentration of multi-family and mixed-use developments. There are currently over 1,200 new apartment units under construction and the submarket's multi-family vacancy sits at ~5%. Los Angeles Community College has over 13,000 students, of which 2,687 are full-time. The area is seeing increased investment from developers, both public and private, suggesting confidence in the market's continued growth. East Hollywood's close proximity to the up-scale Silverlake neighborhood gives it immediate access to some of Los Angeles's best amenities.

Located in a Transit Oriented Communities (TOC) Tier-4 Zone and with C2 zoning, the Property lends itself well to a wide array of potential development uses. Neighboring properties received increases in building FAR up to 4.5:1 (to be confirmed by Buyer).

Property is being sold pursuant to the existing authorities of a court appointed receiver and sale will be subject to final court approval.



Purchase Price:
\$4,200,000

INVESTMENT HIGHLIGHTS

- Excellent owner-user, or developer opportunity in East Hollywood, a rapidly growing, up-and-coming, submarket of Los Angeles
- Property sits immediately next door to the Vermont / Santa Monica Metro Station on the Red Line
- Zoning: C2-1D and Transit Oriented Communities (TOC) Tier-4
- 9,127 SF, 2-story retail building on 10,385 SF of land (0.24 acres)
- 15 single stall surface parking spaces

1001

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LOS ANGELES, CA

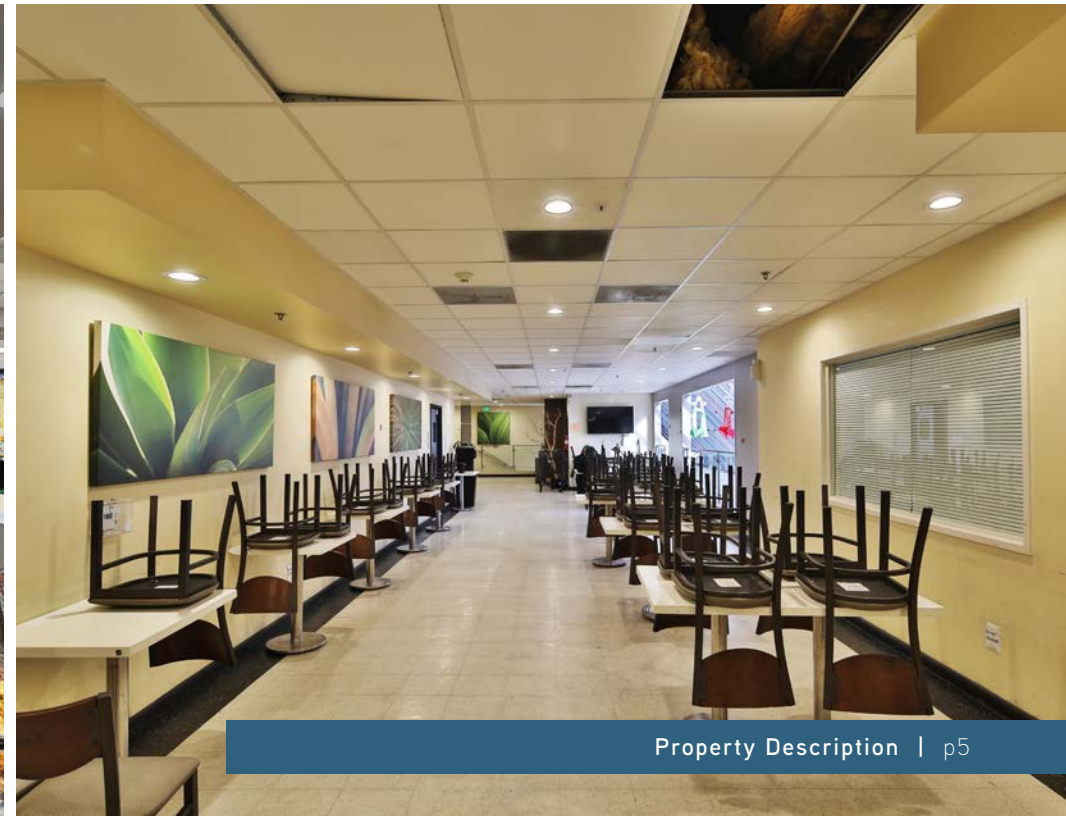
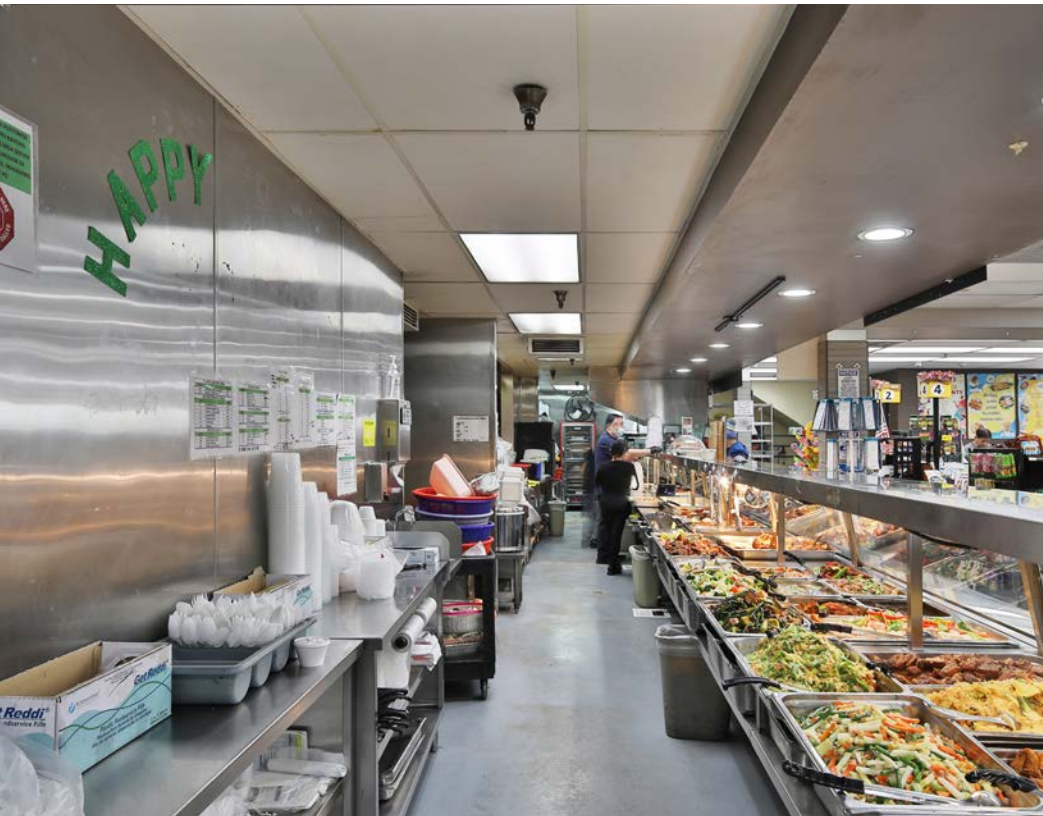


02

PROPERTY
DESCRIPTION

PROPERTY OVERVIEW

Address	1001 N Vermont Ave, Los Angeles, CA 90029
Market/Submarket	East Hollywood
Square Footage	9,127 SF
Lot Size	10,385 SF (0.24 acres)
Year Built	1970
Occupancy	0%
Operating Expenses	\$0.37/SF/Month



1001

N VERMONT AVE

LOS ANGELES, CA



03

TENANT
OVERVIEW

BILLBOARD

Company Fast Facts

Lease Signatory	Clear Channel Outdoor, Inc.
Website	www.clearchanneloutdoor.com
Parent Company	N/A
Credit Rating	CCC+
U.S. Headquarters	San Antonio, TX
Sector/Industry	Outdoor Advertising
Number of Employees	~3,900
Top Competitors	OUTFRONT Media, Lamar Advertising, Global, C2C Outdoor, JCDecaux



LEASE TERM:
4/1/2000
6/30/25



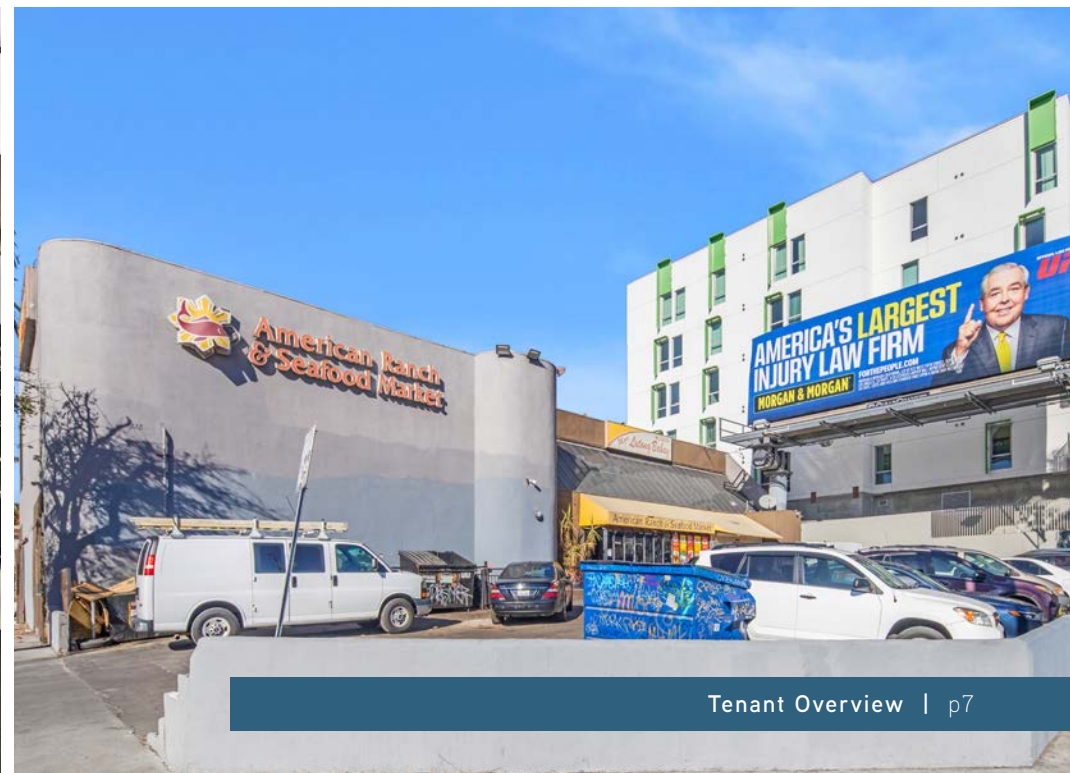
**AUTOMATIC 5-YEAR
RENEWAL WITH A 12%
INCREASE IN RENT**

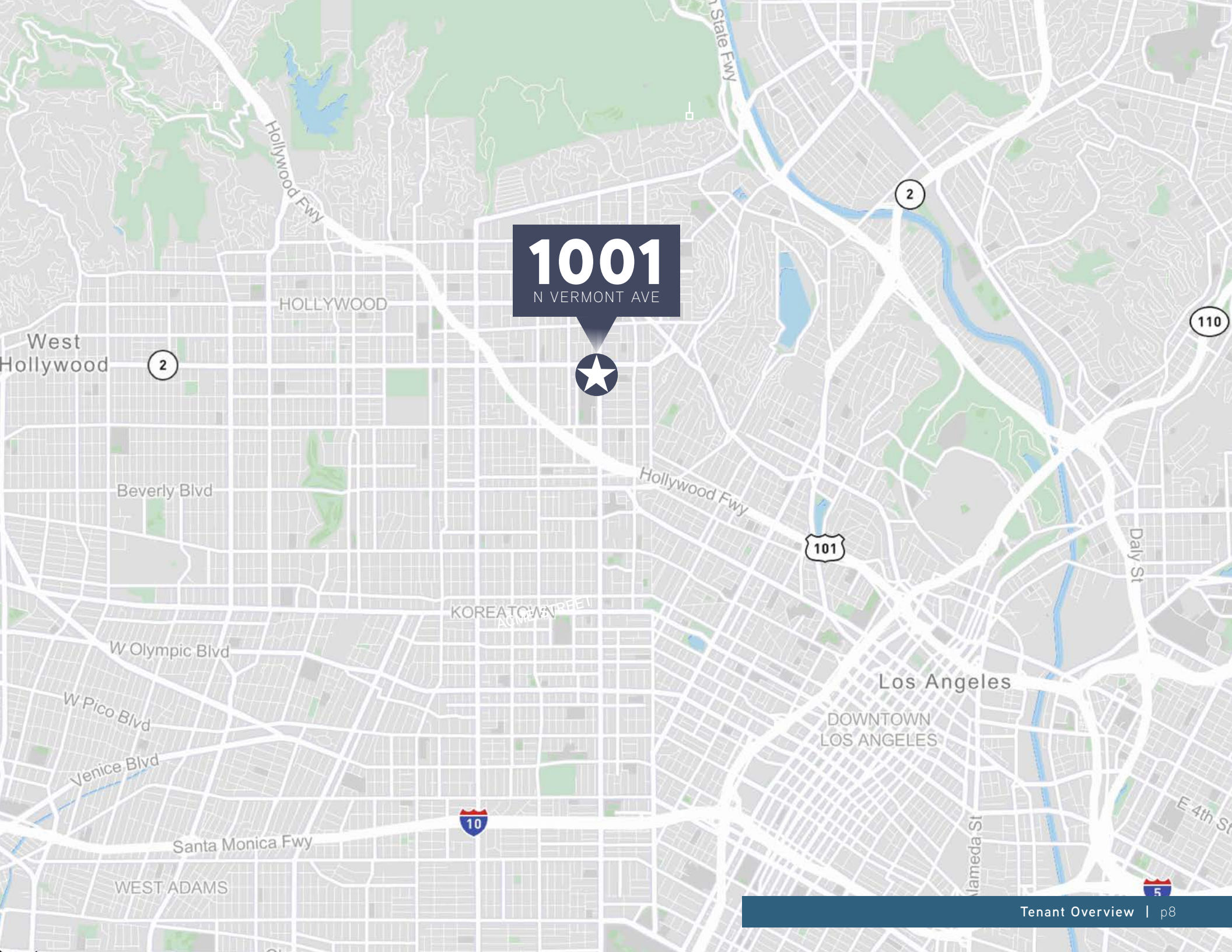


IN-PLACE RENT:
\$3,136 PER
MONTH + \$375 CAM



LEASE TERMINATION:
MUTUAL TERMINATION
RIGHT SUBJECT TO
WRITTEN NOTICE
(3/1/25 - 3/31/25)





1001

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1001

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LOS ANGELES, CA



04

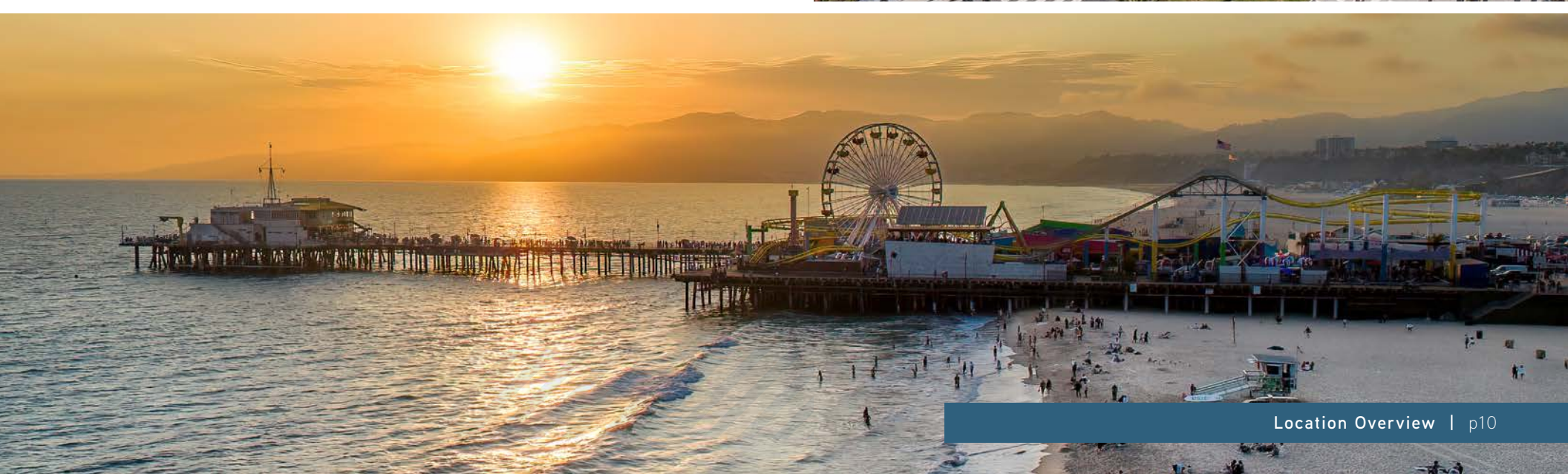
LOCATION
OVERVIEW

LOCATION OVERVIEW

KEY LOCATION BENEFIT

1001 N Vermont Ave is conveniently located at the Vermont / Santa Monica Metro Station Red line in East Hollywood. The Property finds itself between Los Angeles City College and a newly delivered 187-unit multi-family development, and is approximately 0.5 miles from Hollywood Presbyterian Medical Center, Children's Hospital Los Angeles, and Kaiser Permanente Medical Center.

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LOS ANGELES
CITY COLLEGE

1001
N VERMONT AVE



METRO MAP



Metro Rail

- A Line**
Azusa to Long Beach
- B Line**
North Hollywood to Union Station
- C Line**
LAX to Norwalk
- D Line**
Wilshire/Western to Union Station
- E Line**
Santa Monica to East LA
- K Line**
Expo/Crenshaw to Redondo Beach

Metro Busway

- G Line**
Chatsworth to North Hollywood
- J Line**
El Monte to San Pedro
Street Service in Downtown LA and San Pedro

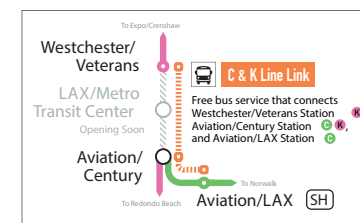
Regional Rail

- AM Amtrak**
amtrak.com
- ML Metrolink**
metrolinktrains.com

Airport Shuttle

- FA LAX FlyAway**
flylax.com/flyaway
- SH LAX Shuttle (free)**
flylax.com

SEP 2024 Subject to Change



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LOS ANGELES, CA



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