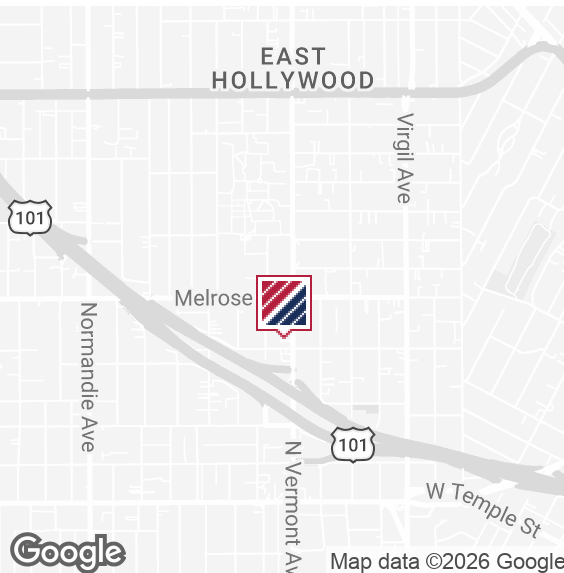





607

N. VERMONT AVE.
LOS ANGELES | CA



FOR LEASE

FLEX SPACE



4,692 SF
AVAILABLE



2,800
OFFICE SF



12 ft
CLEAR HEIGHT



1
GRND. LEVEL DOOR

PROPERTY HIGHLIGHTS

- LOCATED OFF FREEWAY ON/OFF RAMP
- HIGH TRAFFIC STREET
- EXCELLENT FOR FLEX USE
- FENCED YARD WITH PARKING
- BUILDING IS AIR CONDITIONED

FOR MORE INFORMATION PLEASE CONTACT:

DAVID FREITAG

EXECUTIVE VICE PRESIDENT

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david.freitag@daumcommercial.com

CADRE #00855673

DAVID MUIR

EXECUTIVE VICE PRESIDENT

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CADRE #01210653

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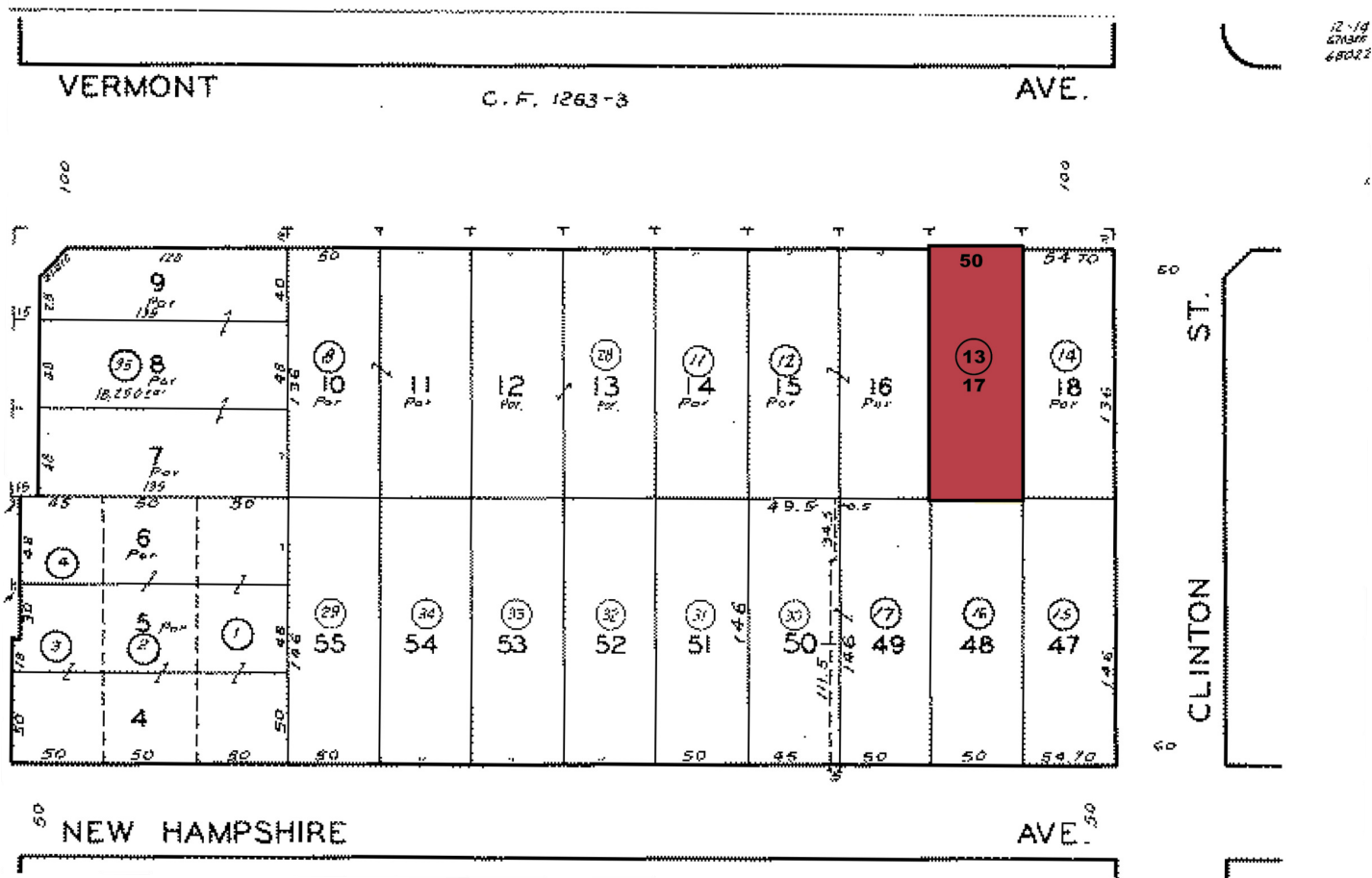


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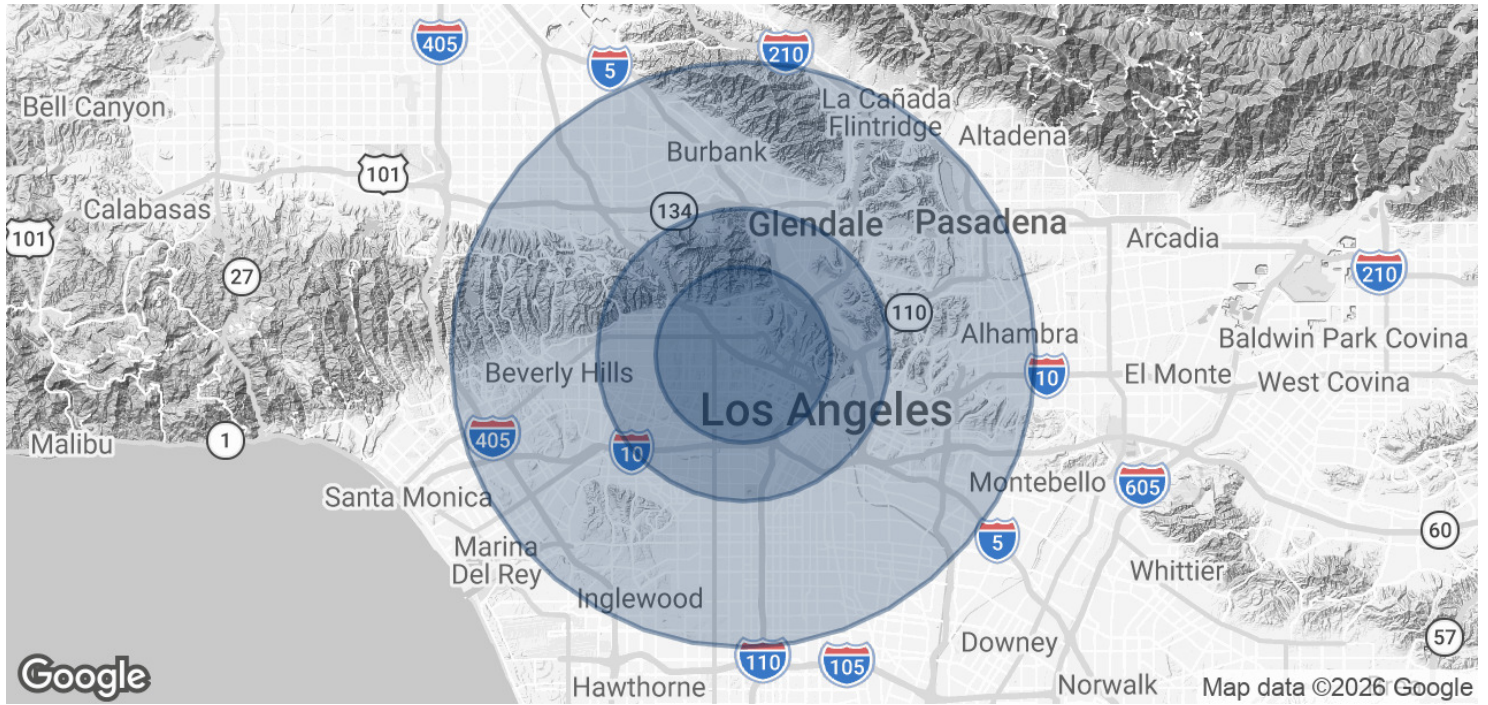
DAUM
COMMERCIAL REAL ESTATE SERVICES

607

N. VERMONT AVE.
LOS ANGELES | CA

FOR LEASE

FLEX SPACE



DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	229,334	454,366	1,222,854
# of persons per HH	2.3	2.4	2.6
Average HH income	\$99,820	\$105,508	\$118,080
Average house value	\$1,360,749	\$1,234,730	\$1,170,221

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
N Vermont Ave	Clinton St N	51,689	2022	0.04 mi
N Vermont Ave	Melrose Ave N	41,126	2022	0.06 mi
Clinton St	N New Hampshire Ave E	2,737	2022	0.08 mi
Melrose Ave	N New Hampshire Ave W	16,911	2022	0.11 mi

* Enter Traffic Count Disclaimer Here

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