



# Churches Chicken For Lease

257 E. Vernon Ave Los Angeles, CA 90011



C. ROGER JEFFRIES III, EdM, CCIM / #02064346  
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



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\$10.00 / SqFt



### PROPERTY FEATURES

- Available Jan 1, 2025
- Please **DO NOT DISTURB CURRENT TENANT**
- Signalized hard corner
- +/-800 Sf building on +/-10,350 sf Lot
- Zoning: R3-1 / Drive-thru possible w/ C.U.P.
- Legal Non-Conforming Use
- w/ Grease Trap



### NEIGHBORHOOD FEATURES

- Located on the edge of Historic South Central Neighborhood
- Flanks Downtown Los Angeles to the northeast
- One of the area's highest densities at 19,474, people per square mile
- Minutes USC and LA Memorial Coliseum

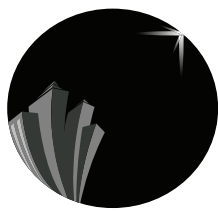
\$1.88 / SqFt NNN



### DEMOGRAPHICS

- 460,248 - 2024 3-Mile Population
- 135,333 - 2024 3-Mile Households
- \$54,376 - 2024 3-Mile Median HH Inc.
- \$23,634 - 2024 3-Mile Median Per Capita Inc.
- 29,226 CPD on E. Vernon Ave
- 8,511 CPD on S. San Pedro Street

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**Chyx**  
COMMERCIAL REAL ESTATE

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