

Modern High-Visibility Multi-Use Commercial Building Near DTLA & USC

① Sale subject to court confirmation and overbid



2207

S. VERMONT AVENUE
Los Angeles, CA 90007

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COMMERCIAL



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2207

CARLOS VIVES
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OM | 2207 S. Vermont Avenue

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Executive Summary

2207 S. Vermont Avenue presents a rare opportunity for an owner-user to acquire a newer construction, high-visibility commercial building with flexible retail, office, showroom, warehouse, and storage functionality in the heart of Central Los Angeles. Originally built in 1925, the property was substantially expanded and fully renovated in 2018. The property will be delivered vacant and consists of approximately 3,664 square feet across two levels on a fully secured 6,810 square foot lot with gated rear parking and dual access from both Vermont Avenue and W. 22nd Street.



The building was thoughtfully designed to accommodate a wide variety of commercial users. The ground floor consists of two distinct spaces, including a traditional storefront/showroom space fronting Vermont Avenue and a unique drive-through commercial bay featuring roll-up doors at both the front and rear of the building with approximately 10-foot clearance. This space can function as secured storage, warehouse area, showroom space, covered parking, or can remain open for direct drive-through access to the rear gated parking lot. The second floor is improved with a professional office buildout consisting of multiple private offices, conference room, reception area, kitchen/break area, storage, and open workspace.

Positioned immediately adjacent to the Santa Monica (10) Freeway with visibility to over 345,000 vehicles per day, the property offers exceptional branding and signage exposure in one of Los Angeles' most centralized infill locations. The property provides immediate access to the 10 and 110 Freeways and is centrally located to Downtown Los Angeles, USC, Koreatown, West Adams, Mid-Wilshire, and South Los Angeles.

Additionally, the property is located within a State Enterprise Zone, which may provide qualifying businesses with potential tax incentives and employment-related benefits, further enhancing the appeal for owner-users and operating businesses.



Property Details

ADDRESS: 2207 S. VERMONT AVENUE
LOS ANGELES, CA 90007

PRICE: \$1,995,000

BUILDING SF: 3,664

BUILDING \$/SF: \$544

LAND SF: 6,810

ZONING: C2-IVL

YEAR BUILT/RENOVATED: 1925/2018

APN: 5054-023-023, 5054-023-040

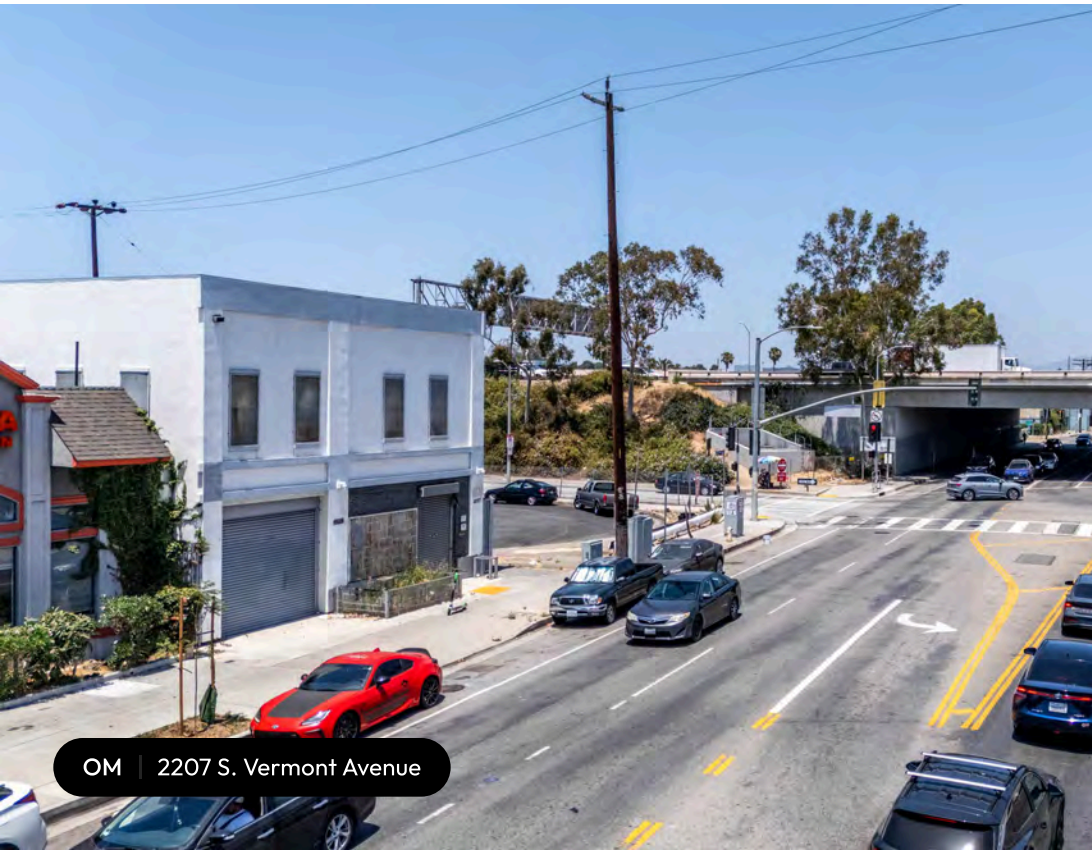
PARKING: ON-SITE, REAR PARKING - 8 GATED SPACES

FRONTAGE: 40' ON S. VERMONT AVE

OCCUPANCY: DELIVERED VACANT



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Parcel Map

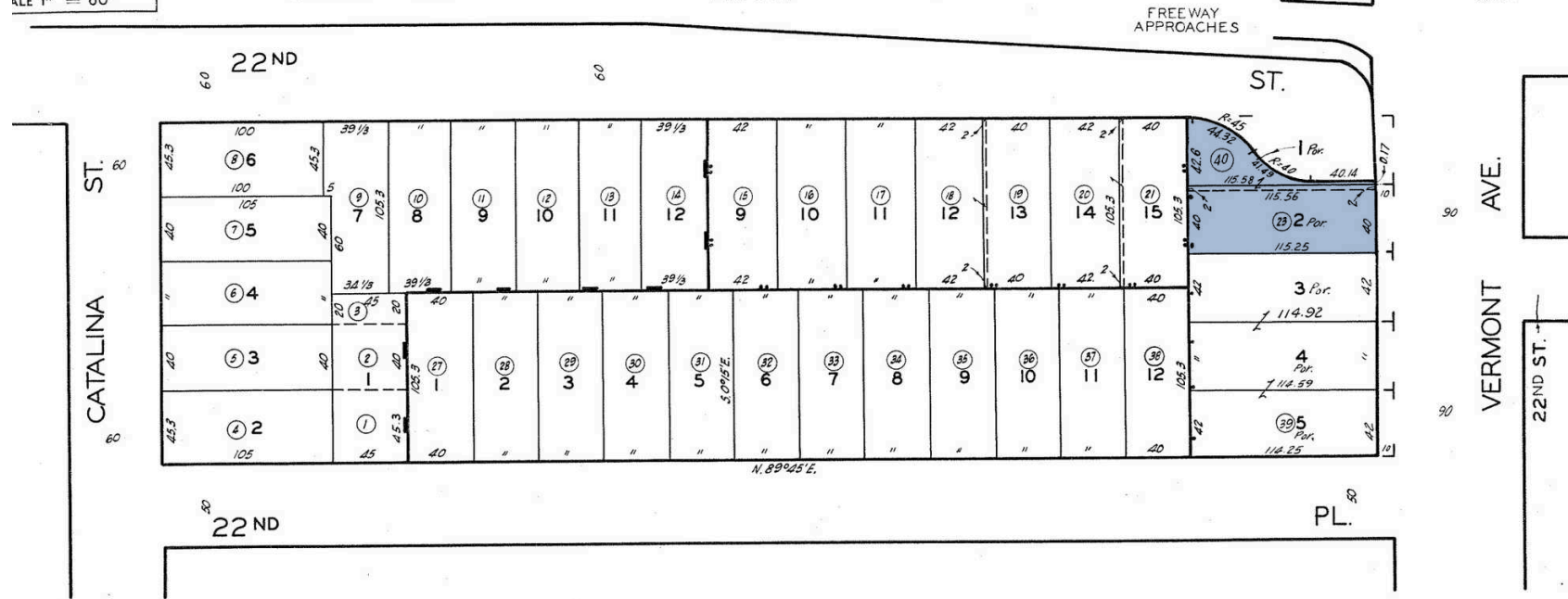
5054 | 23
SCALE 1" = 60'

SANTA MONICA

F. M. 17127

FRWY.

2-16-65
5-15-65
1-25-66
801110
1-20-62
10-11-62



HARRIS BUNGALOW
CORNER NO. 2
M.B. 9-35

MCCOY AND JAMISON TRACT
M.B. 6-64

A.R. MAINES
SUBDIVISION NO. 2
M.B. 7-25

THE A.R. MAINES
SUBDIVISION NO. 1
M.B. 6-200

CODE
48

FOR PREV. ASSM'T. SEE: 698-29 & 35

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Investment Highlights



SALE SUBJECT TO COURT CONFIRMATION AND OVERBID PROCESS. CONTACT BROKER FOR DETAILS



Substantially expanded and fully renovated in 2018 with modern systems, upgraded electrical, plumbing, and HVAC throughout



Delivered vacant allowing immediate owner-user occupancy



Flexible layout suitable for office, showroom, retail, warehouse, storage, medical, creative, and other commercial uses



Ability for an owner-user to occupy the entire building or lease a portion for supplemental income



Unique drive-through commercial bay with front and rear roll-up door access, approximately 10' clearance, and flexible functionality for storage, loading, parking, or showroom space



Fully built-out second floor office space with private offices, conference room, reception area, kitchen, storage, and open work areas



Fully secured and gated site with eight on-site parking spaces and rear access from W. 22nd Street



Exceptional visibility and signage opportunity adjacent to the 10 Freeway with exposure to over 345,000 vehicles per day



Centrally located with immediate access to the 10 and 110 Freeways near DTLA, USC, Koreatown, Mid-Wilshire, and West Adams

SANTA MONICA FWY

🚗 345,797 VPD

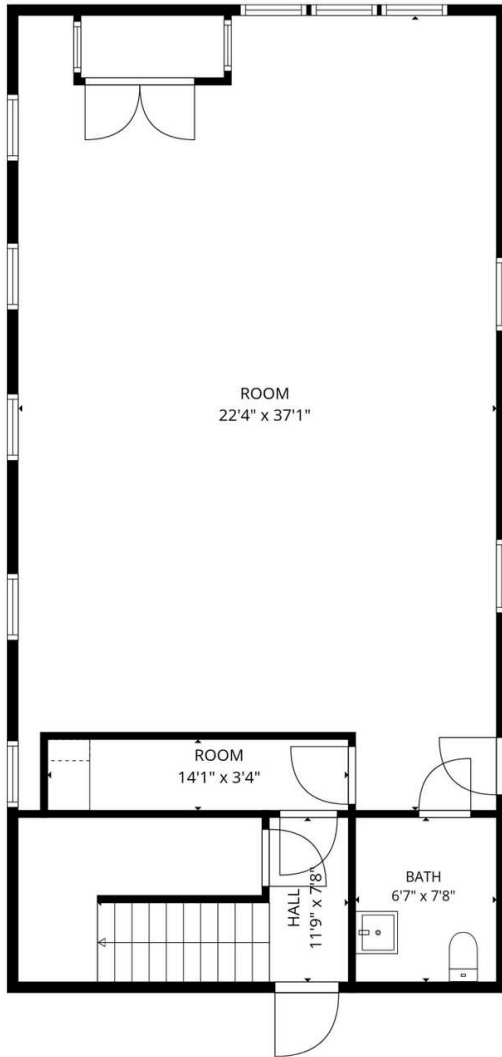
S VERMONT AVE

🚗 33,837 VPD

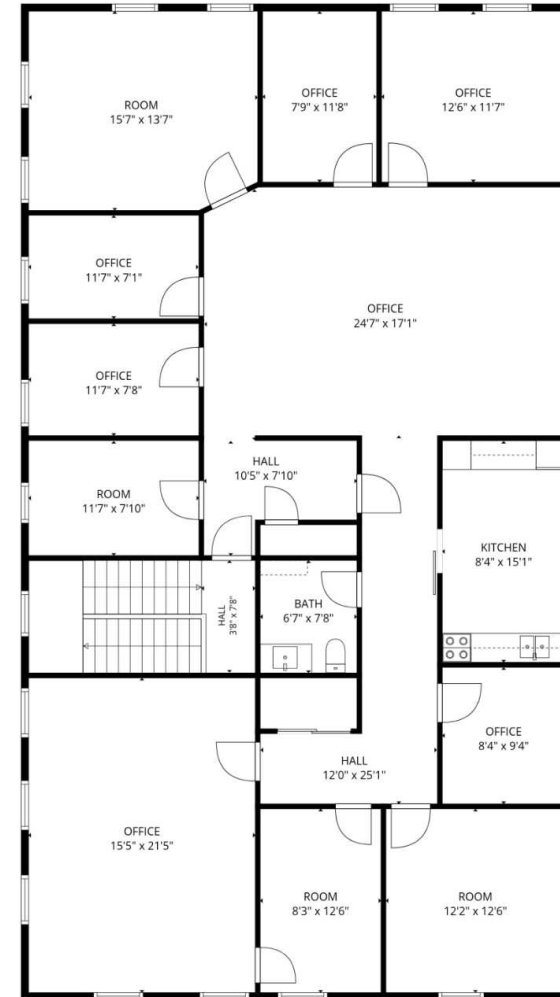
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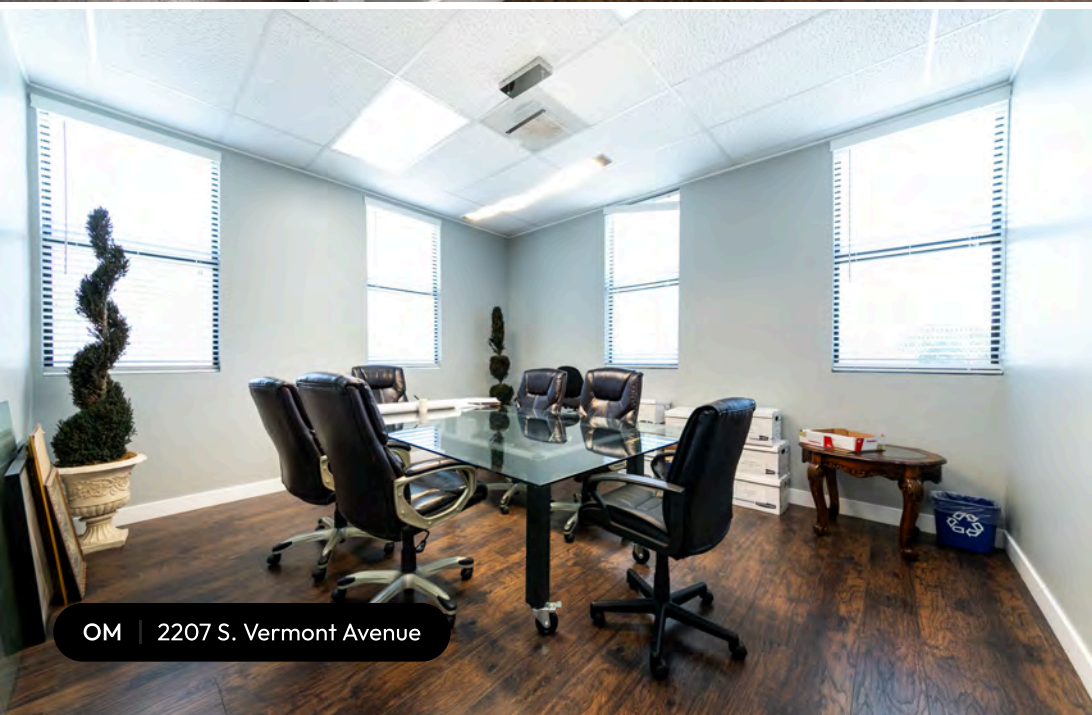
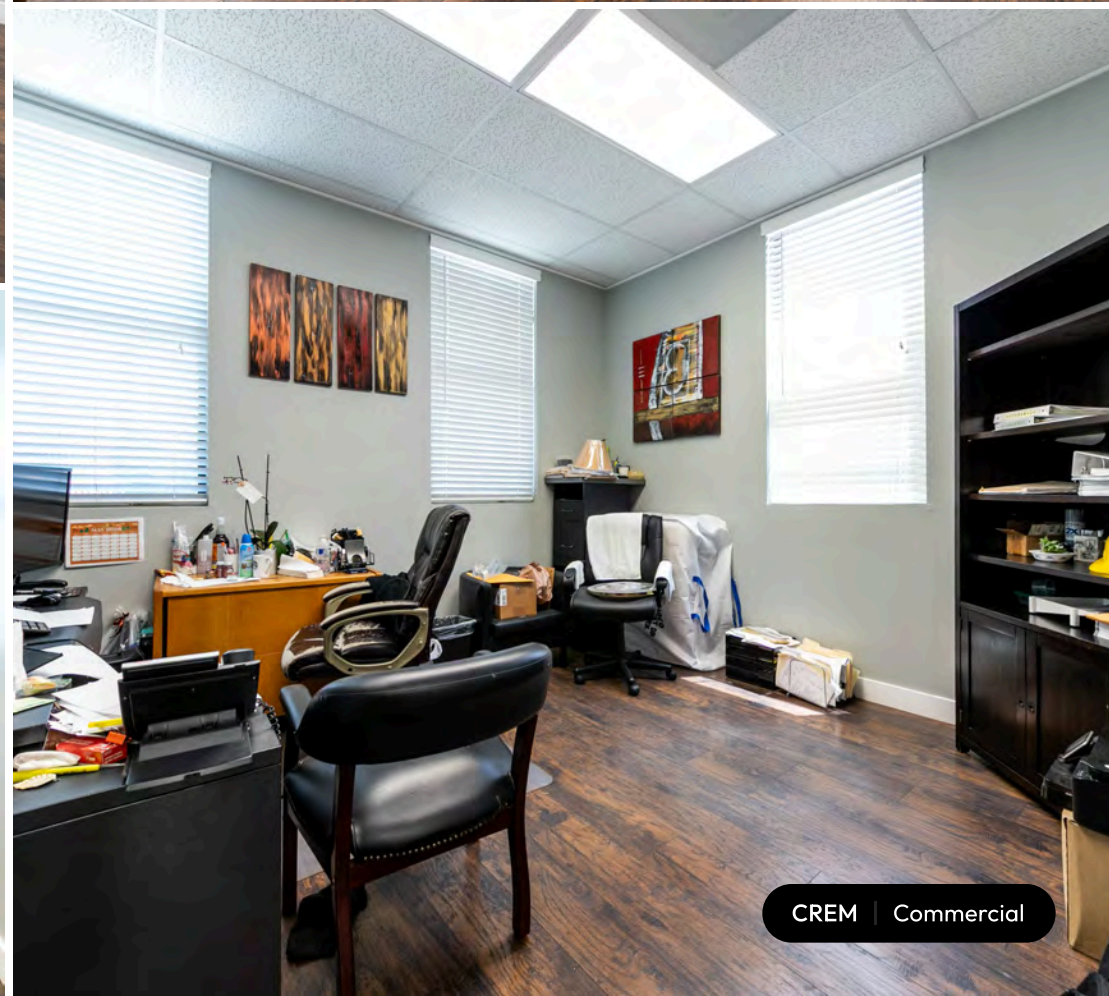
Floor Plans

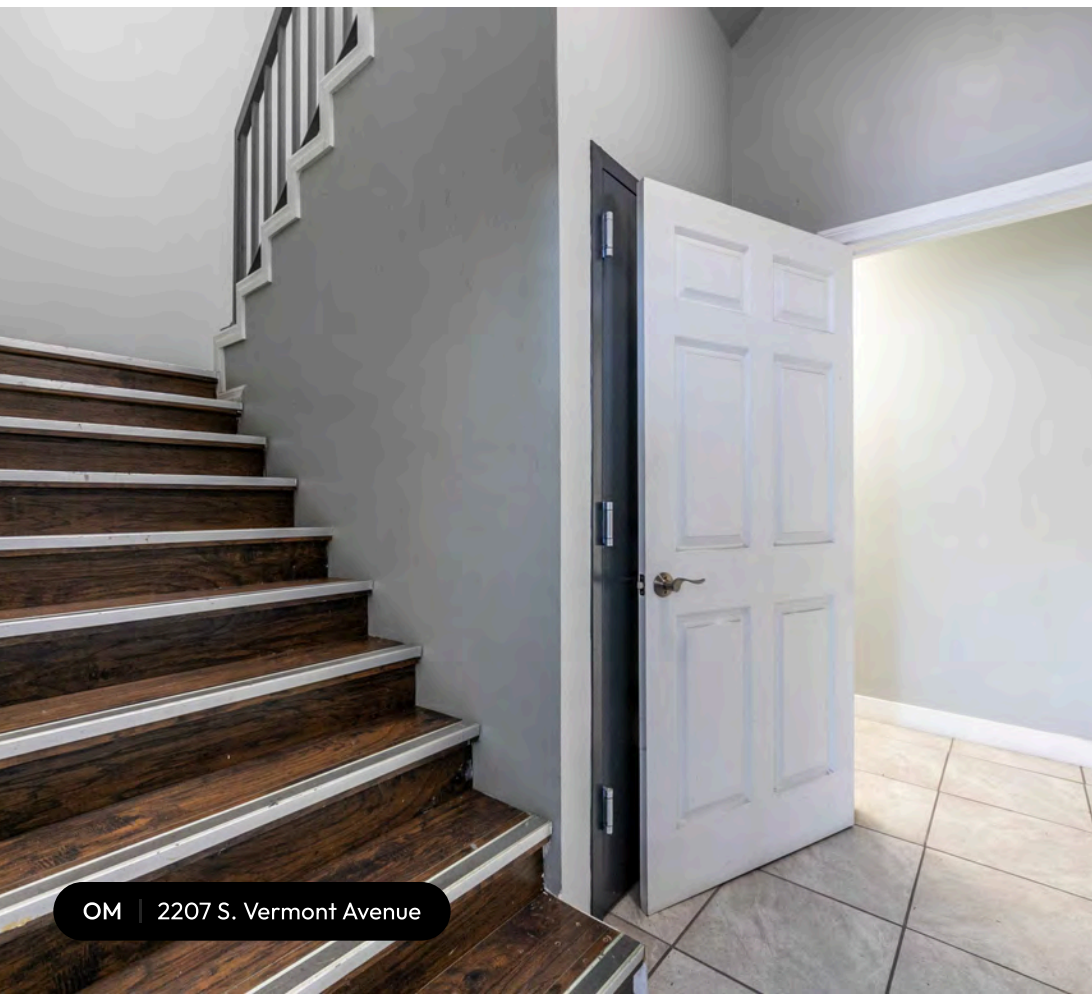


1ST FLOOR



2ND FLOOR



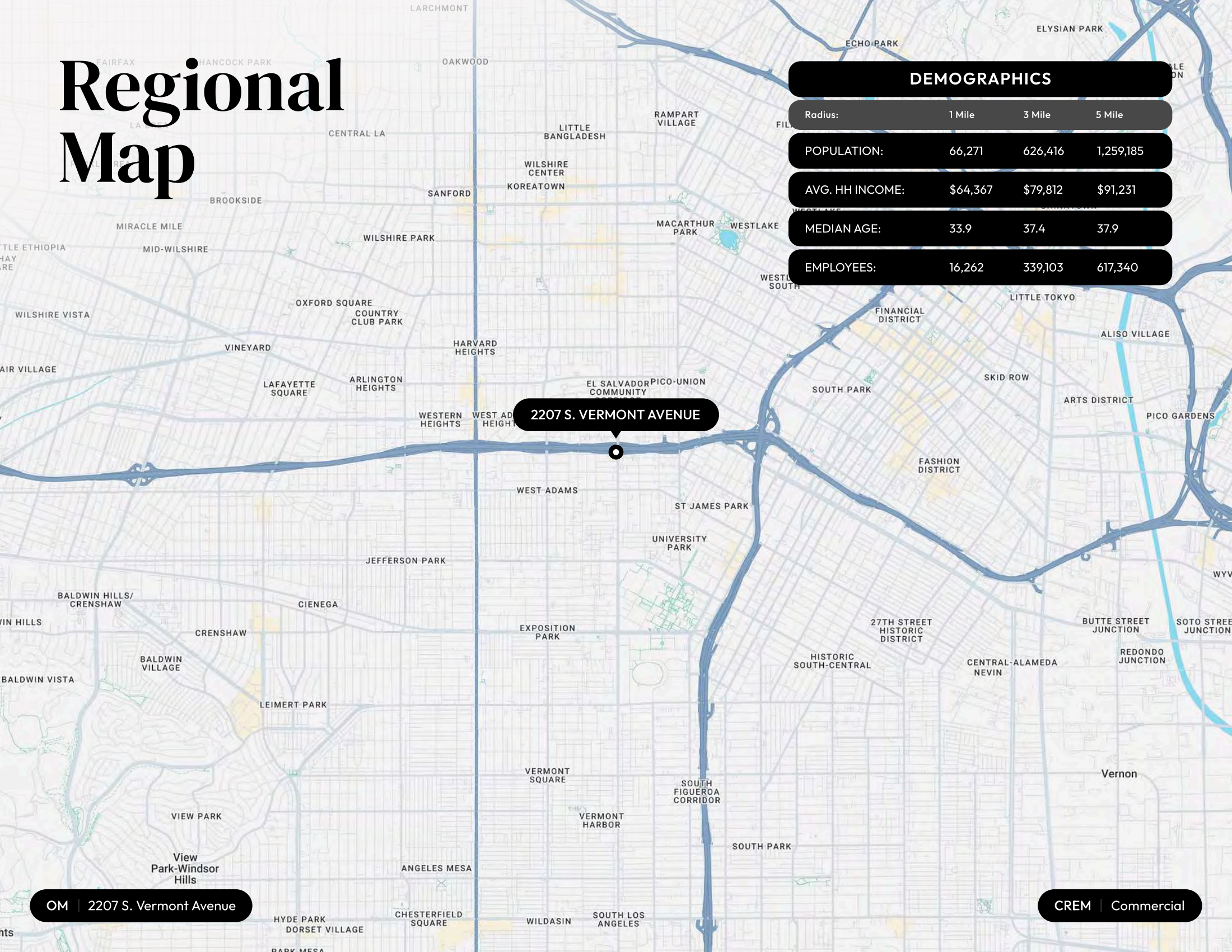




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Regional Map



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	66,271	626,416	1,259,185
AVG. HH INCOME:	\$64,367	\$79,812	\$91,231
MEDIAN AGE:	33.9	37.4	37.9
EMPLOYEES:	16,262	339,103	617,340

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Disclaimer

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Get In Touch With Us!

FOR MORE INFORMATION.



Mark Cianciulli, Esq.

mark@cremgroupe.com Ca/DRE #01990266

(323) 208-9512



Andrew Leff

andrew@cremgroupe.com Ca/DRE #01865688

(818) 939-4058

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