

RETAIL BUILDING

5309 S Vermont Ave, Los Angeles, CA 90037

3,000 Sq. Ft.
AVAILABLE

FOR LEASE



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KORUS
REAL ESTATE

AERIAL MAP

Winchell's
Donut House

5309 S VERMONT AVE
LOS ANGELES, CA 90037

7-ELEVEN

Vermont Ave (+23,180 VPD)

W 54th Street (+11,899 VPD)

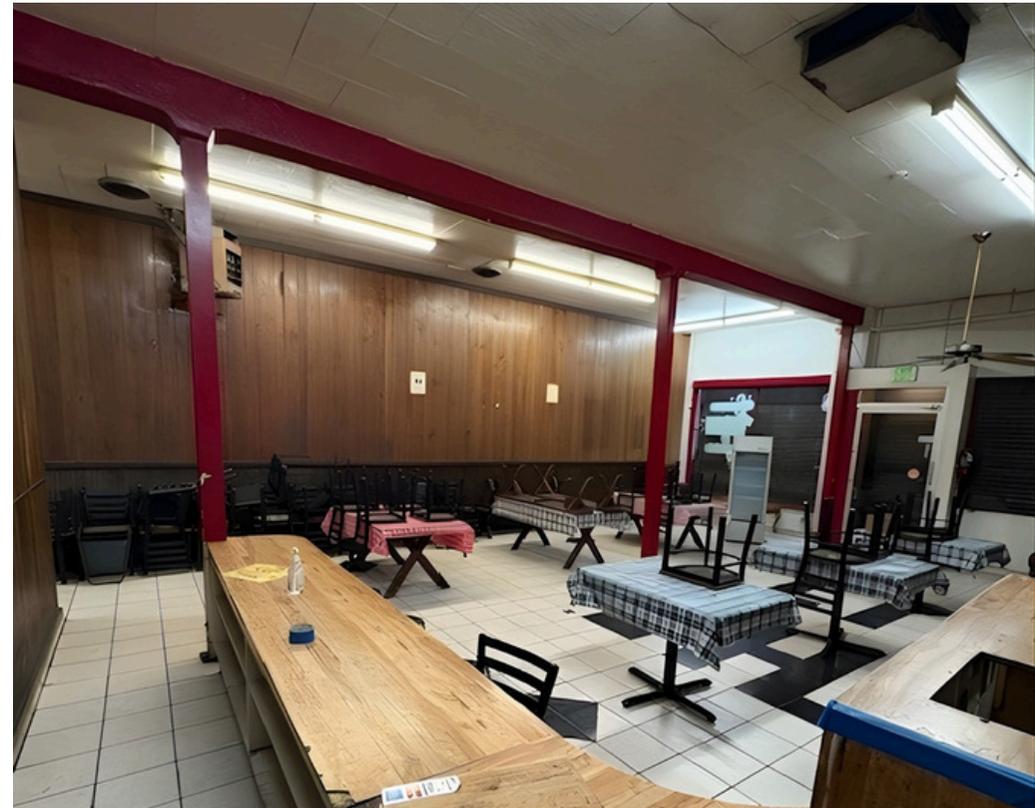


PROPERTY OVERVIEW

Address	5309 S Vermont Ave Los Angeles, CA 90037
Lease Price	\$2.50 per Sq. Ft. Modified Gross
APN	5002-026-003
Availability	3,000 Sq. Ft.
Land Size	4,792 Sq. Ft.
Built	1922

PROPERTY HIGHLIGHTS

- Fully Built-Out for Restaurant Use, Including a Brick Oven
- Rear Parking Available for Customers and Staff
- Spacious Commercial Kitchen Area
- Located Near Established Residential Neighborhoods



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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PROPERTY IMAGES

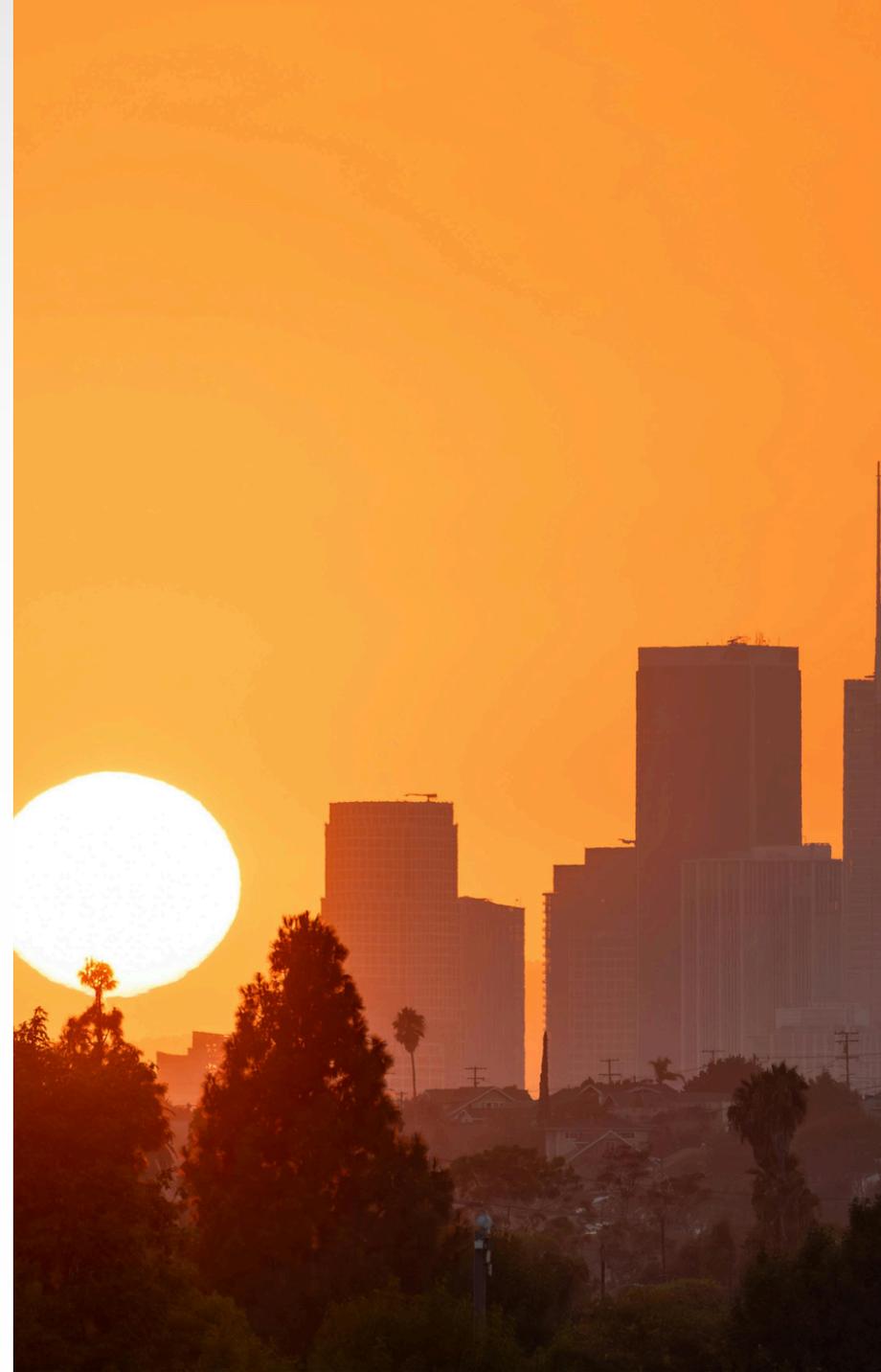


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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2024 Estimated Population	59,871	461,699	1,191,505
2029 Projected Population	57,030	441,811	1,151,505
2020 Census Population	66,932	506,172	1,250,073
Households			
2024 Estimated Households	15,538	128,569	387,743
2029 Projected Households	14,759	122,818	375,154
2020 Census Households	17,592	141,663	402,908
Income			
2024 Estimated Average Household Income	\$67,881	\$67,413	\$72,215
2024 Median Household Income	\$50,642	\$48,373	\$50,615



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