

ONE SPACE REMAINING!

VIRGIL VILLAGE / EAST HOLLYWOOD



NEW NORMAL

850-864 N VERMONT AVE, LOS ANGELES, CA 90029

2ND GENERATION RESTAURANT FOR LEASE

JOIN US
AT THE
CORNER
OF

VERMONT

NEW NORMAL

NORMAL

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NEW NORMAL



- Join Panera Bread, Panda Express, Dunkin Donuts, Wingstop, Taco Bell & Bridgetown Roti.
- Directly across from Los Angeles City College (30k+ students & faculty)
- Adjacent to burgeoning Virgil Village scene
- Busy commuter corridor; One minute from I-101 freeway
- Across from Metro Red Line (Downtown <-> Hollywood <-> Studio City)



12,500 SF
TOTAL RETAIL



21 PARKING STALLS

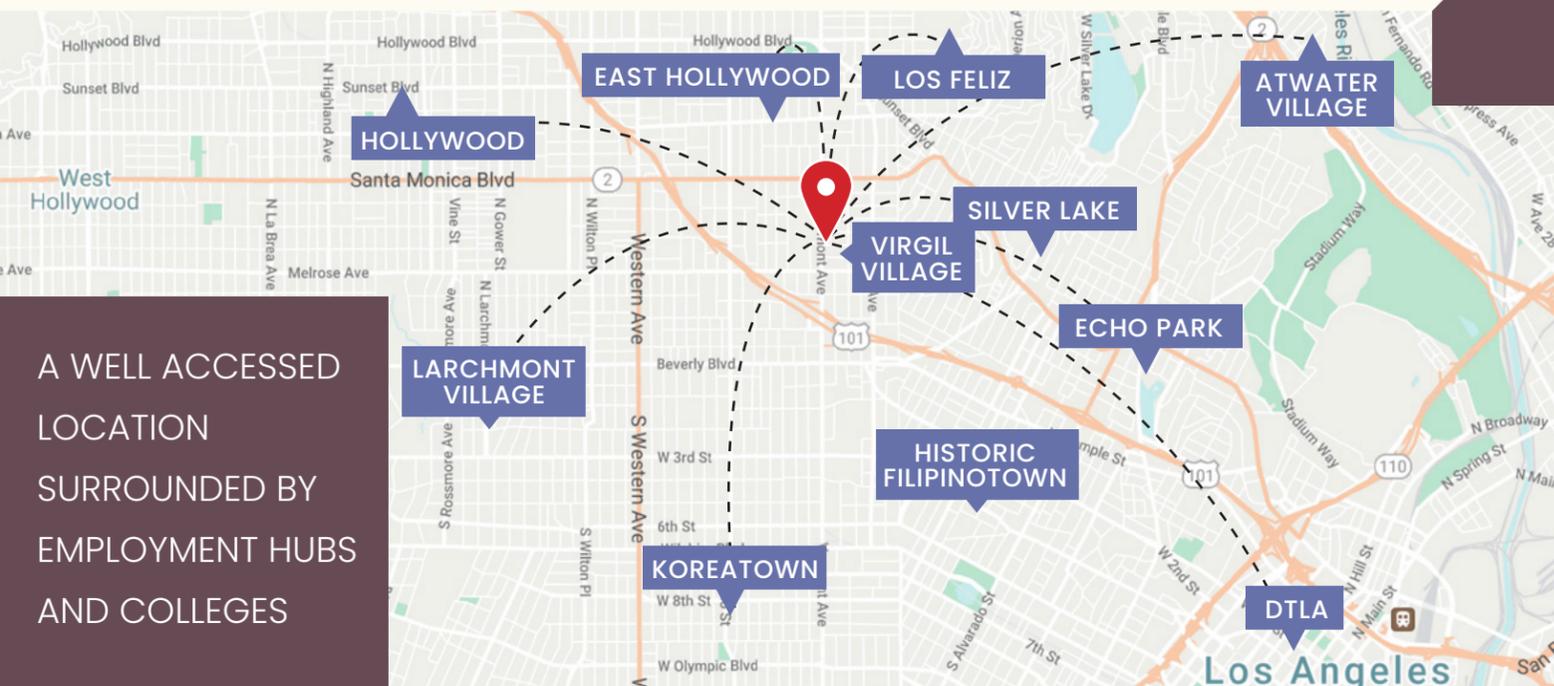


+40K
CARS/DAY
N VERMONT AVE

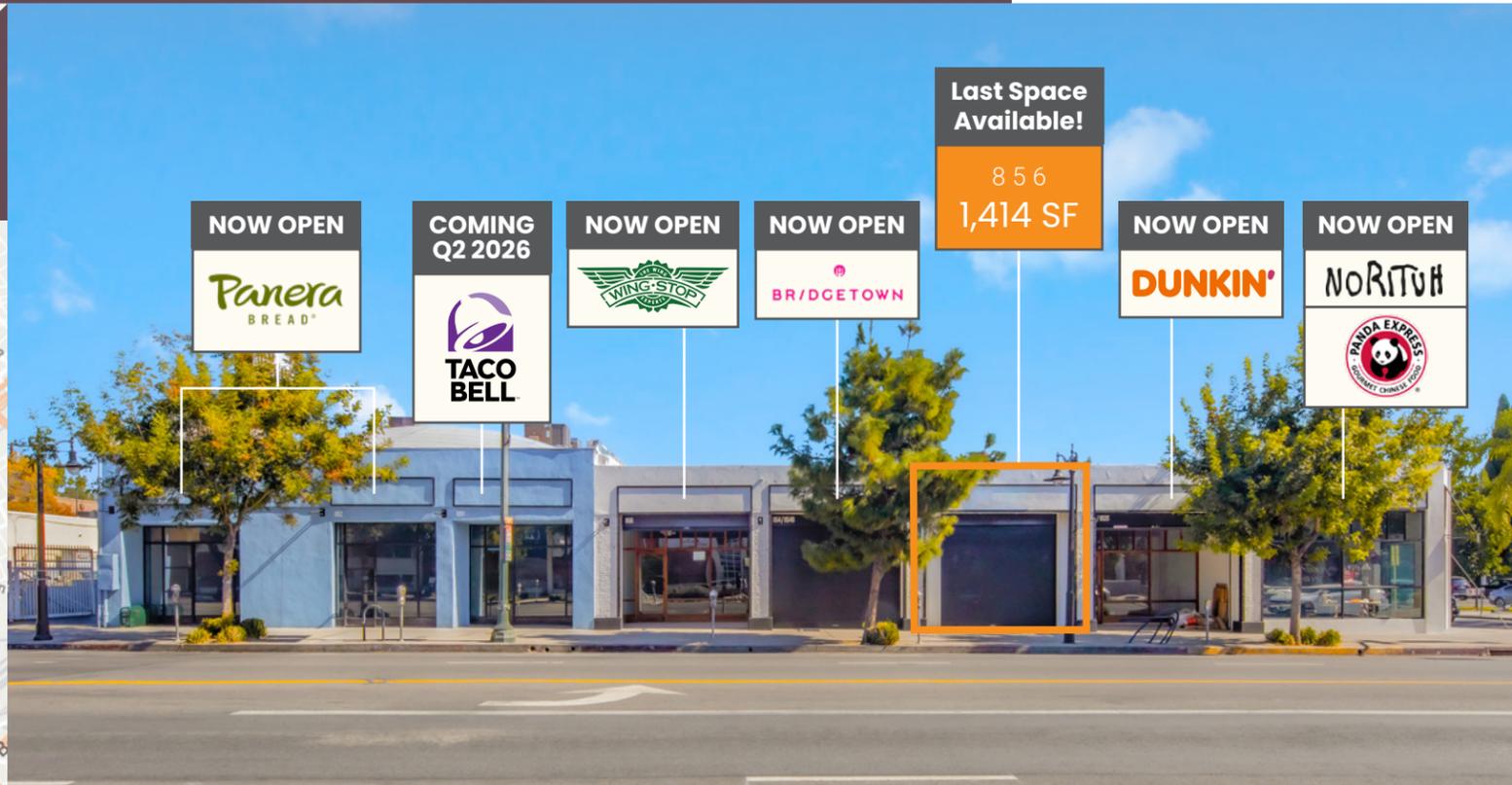


91
WALK SCORE
"WALKER'S PARADISE"

850-864 N VERMONT AVE, LOS ANGELES, CA 90029



A WELL ACCESSED
LOCATION
SURROUNDED BY
EMPLOYMENT HUBS
AND COLLEGES



3 MINUTES FROM MAJOR EMPLOYMENT HUB



+5.8K
EMPLOYEES

+325K
PATIENTS/YEAR



+1.6K
EMPLOYEES

+67K
PATIENTS/YEAR



+6.4K
EMPLOYEES

+358K
PATIENTS/YEAR



DIRECTLY ACROSS FROM LACC WITH
LARGE STUDENT BODY & FACULTY/STAFF



LOS ANGELES CITY COLLEGE
LACC
The City's College.

LACC FAST FACTS (2019)

+28.2K STUDENTS	85% DAY CLASSES
56% UNDER 24 Y/O	90% OF STUDENTS ATTEND CLASSES IN PERSON

NEARBY COLLEGES/UNIVERSITIES



WEST COAST
UNIVERSITY
Founded 1909



HUBBARD COLLEGE
OF ADMINISTRATION
INTERNATIONAL

b Braille
Institute®



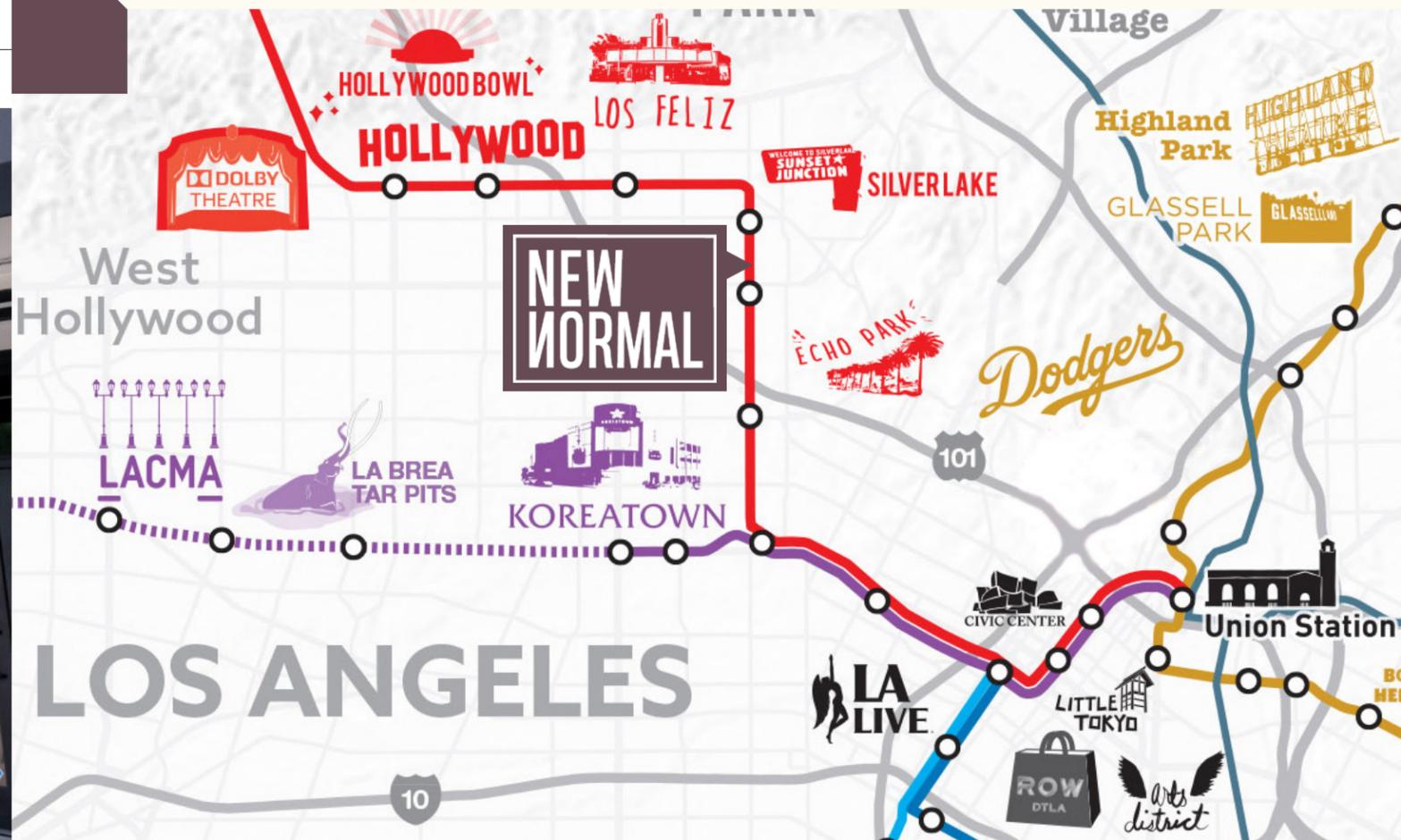
SITE PLAN



N VERMONT AVENUE



ACROSS FROM METRO RED (B) RAIL LINE CONNECTING HOLLYWOOD TO DTLA

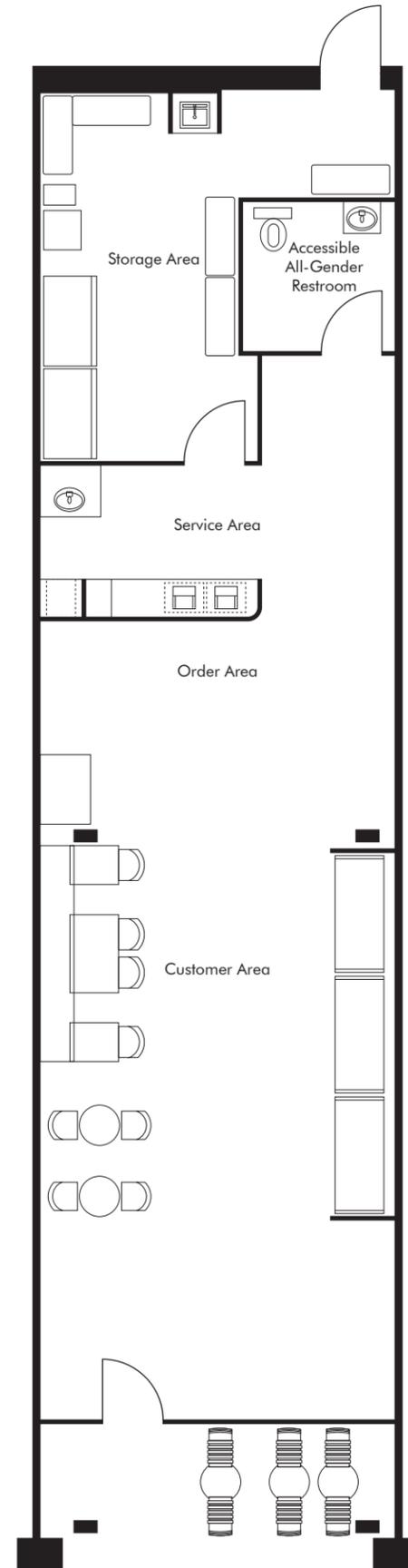


856
1,414 SF



HIGHLIGHTS

- Last space remaining
- Built out for light food, frozen desserts & beverage concepts
- Existing FF&E
- Recessed storefront



Best suited for low-impact food uses, venting and grease mitigation would require tenant-installed systems.

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