

FOR LEASE

2,046 SF

RETAIL / MEDICAL / OFFICE









5857 S.

VERMONT AVENUE

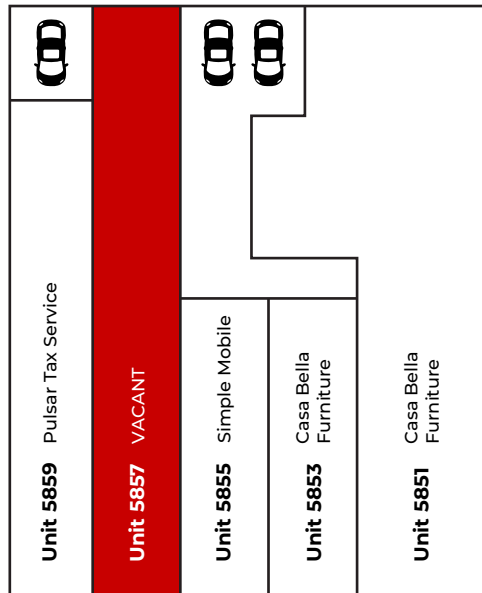
LOS ANGELES, CA

PROPERTY HIGHLIGHTS

-  2,046 SF + Mezzanine
-  Right Off Signalized Intersection
-  Excellent Traffic Counts & all-day Walking Traffic
-  Tremendous Visibility at Busy Corner
-  USC, LA Coliseum, & LAFC Vicinity
-  Surrounded by National Tenants -



REAR ALLEY



58TH PL

VERMONT AVENUE



DEMOGRAPHICS

POPULATION

	1 MILE	2 MILES	3 MILES
Estimated Population	61,198	223,811	486,888
Estimated Households	16,347	61,852	137,594
Median Age	32.8	32.8	32.9

HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
Average Household Income	\$84,588	\$78,966	\$79,951
Median Household Income	\$64,868	\$59,608	\$60,257

DAYTIME POPULATION

	1 MILE	2 MILES	3 MILES
Total Businesses	1,146	4,514	10,617
Total Employees	5,568	26,196	67,263

DESTINATIONS

Hawkins High School (0.2m away)

Harvard Park (1.1m away)

LAFC Headquarters (2.3m away)

University of Southern CA (2.3m away)

LA Memorial Coliseum (2.4m away)

DISTANCE

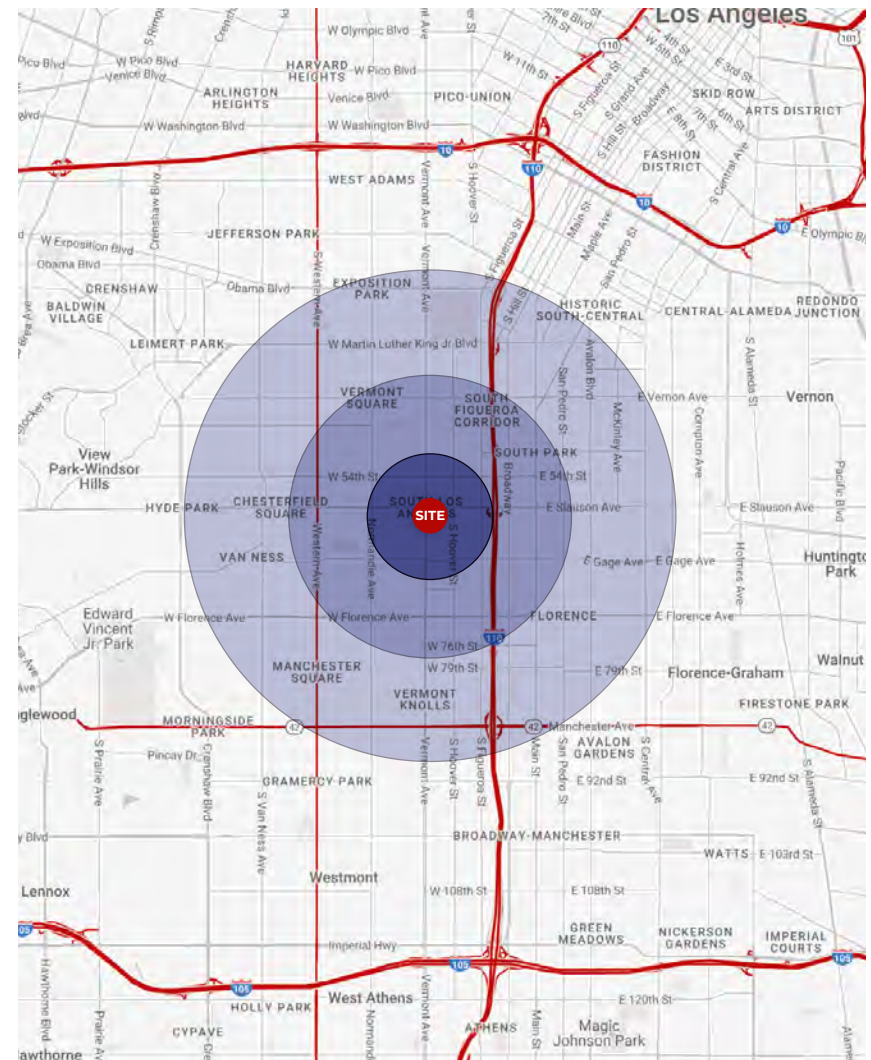
1 Minute Drive

5 Minute Drive

13 Minute Drive

13 Minute Drive

15 Minute Drive



DRIVE TIMES

5857 S.
VERMONT AVENUE
LOS ANGELES, CA



CHRIS ALIHEMMAT

Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805