

VERNON

RETAIL CENTER

district
REALTY GROUP

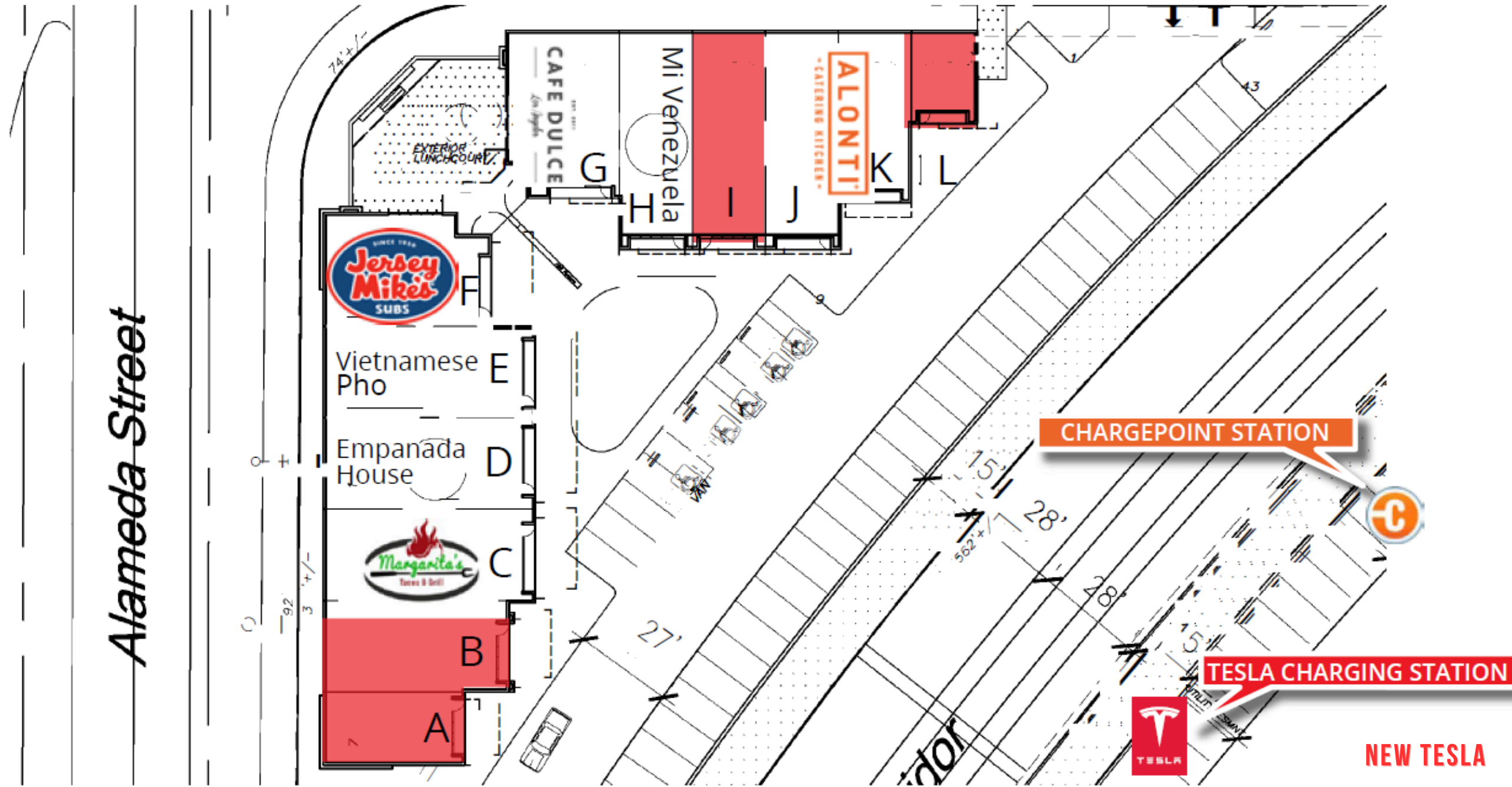


ABOUT VRC

DISCOVER THE VIBRANT VERNON RETAIL CENTER, IDEALLY LOCATED AT THE CROSSROADS OF VERNON AND DOWNTOWN LOS ANGELES. JUST A STONE'S THROW FROM THE TRENDY ARTS DISTRICT, WHICH BOASTS AN ARRAY OF LUXURY APARTMENT COMPLEXES, HOT RESTAURANTS, AND A WEALTH OF POTENTIAL CUSTOMERS, THIS PRIME LOCATION IS LESS THAN TWO MILES AWAY FROM THE ACTION. PLUS, WITH THE ROW—HOME TO THE POPULAR SMORGASBURG FOOD MARKET EVERY SUNDAY—ONLY 1.7 MILES FROM YOUR DOORSTEP, VERNON RETAIL CENTER IS A DREAM SPOT FOR PREP KITCHENS AND RESTAURANTS. FEATURING A DYNAMIC MIX OF WELL-KNOWN REGIONAL AND LOCAL TENANTS, THIS CENTER IS THE PERFECT HUB FOR FOOD LOVERS AND YOUR DAILY RETAIL NEEDS!



SITE PLAN



■ AVAILABLE SPACES

LEASE TERMS

SIZE RANGE: 570-2,045 RSF +/-

ASKING RENT: NEGOTIABLE

TERM: NEGOTIABLE

DATE AVAILABLE: IMMEDIATELY

USE: RESTAURANT/RETAIL/OFFICE



NEW TESLA CHARGING STATION ON SITE; 8 SUPER CHARGERS AVAILABLE!

AVAILABLE UNITS

UNIT #	TENANT	TYPE	RSF
A,B	VACANT	RESTAURANT	±2,045
I	VACANT	RETAIL	±1,155
L	VACANT	RETAIL	±570

OCCUPIED UNITS

UNIT #	TENANT	SIZE (SF)
C	MARGARITA'S PLACE	±1,450
D	EMPANADA HOUSE	±1,450
E	VIETNAMESE PHO	±1,450
F	JERSEY MIKE'S FOODS, INC	±1,365
G	CAFE DULCE	±1,280
H	MI VENEZUELA	±1,155
J, K	ALONTI CATERING	±1,938

***UNIT A,B CAN BE DIVIDED**

PROPERTY HIGHLIGHTS

- POSITIONED AT THE HEART OF VERNON, CALIFORNIA, THIS RETAIL CENTER SERVES AS A VITAL HUB FOR THE COMMUNITY.
- THE MULTI-TENANT RETAIL BUILDING CATERS TO APPROXIMATELY 19,620 EMPLOYEES WITHIN A 1-MILE RADIUS, CREATING A STRONG DEMAND FOR BREAKFAST AND LUNCH OPTIONS.
- AMPLE PARKING IS AVAILABLE FOR CUSTOMERS.
- THE SITE FEATURES 8 TESLA SUPERCHARGERS AND 9 CHARGEPOINT CHARGING STATIONS FOR ELECTRIC VEHICLES.
- LOCATED JUST 1.3 MILES FROM THE DTLA ARTS DISTRICT AND THE ROW, WHICH HOSTS SMORGASBURG EVERY SUNDAY, MAKING IT AN IDEAL SETTING FOR A PREP KITCHEN OR RESTAURANT CATERING TO EVENT-GOERS.
- ONLY 1.5 MILES FROM THE BRAND-NEW AVA ARTS DISTRICT, A HIGH-END APARTMENT COMPLEX WITH 455 UNITS, PROVIDING A ROBUST CUSTOMER BASE FOR TAKEOUT AND DELIVERY SERVICES.
- THE PROPERTY OFFERS MULTIPLE ACCESS POINTS WITH EXCELLENT VISIBILITY AND PYLON SIGNAGE ALONG THE BUSY ALAMEDA STREET AND E 25TH ST., SEEING APPROXIMATELY 40,157 VEHICLES DAILY.
- THE DIVERSE TENANT MIX INCLUDES WELL-KNOWN REGIONAL AND NATIONAL BRANDS SUCH AS CAFE DULCE, EMPANDA HOUSE, MARGARITA'S PLACE, AND JERSEY MIKE'S.
- THE BUILDING HAS UNDERGONE RECENT UPGRADES, CREATING AN INVITING ENVIRONMENT FOR BUSINESSES.
- THIS LOCATION IS IDEAL FOR FOOD ESTABLISHMENTS AND RETAILERS OFFERING EVERYDAY ESSENTIALS.



CURRENT AVAILABILITIES

UNIT A,B (DIVISIBLE)

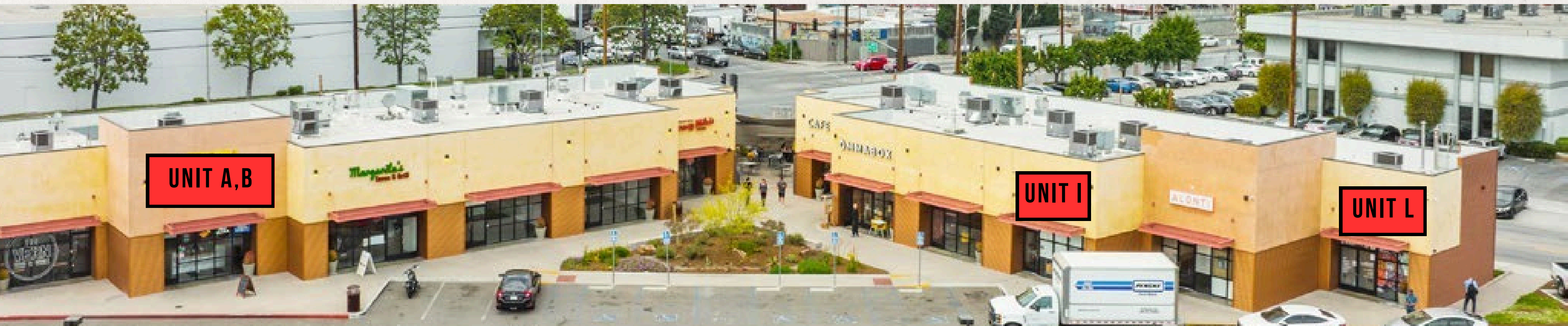
- ±2,045 SF TURNKEY, SECOND GENERATION RESTAURANT END-CAP!
- PERFECT FOR SERVICING BREAKFAST AND LUNCH CROWDS
- IDEAL FOR QSRS WITH PROVEN DELIVERY-TAKEOUT MODEL
- AMENITIES INCLUDE: HOOD AND GREASE INTERCEPTOR, WALK-IN FREEZER/COOLER, WRAP AROUND BAR, DINING AREA, TWO BATHROOMS, & PLENTY OF STORAGE
- CAN BE DEMISED TO A 710 SF AND 1,340 SF SUITE

UNIT I

- ±1,155 SF RETAIL SPACE AVAILABLE
- TO BE DELIVERED IN VANILLA SHELL CONDITION
- SPACE IS IDEAL FOR SERVICE-ORIENTED RETAIL OR LIGHT FOOD USE

UNIT L

- ±570 SF SPACE AVAILABLE
- FORMER COFFEE ROASTER WITH CAFÉ INFRASTRUCTURE IN PLACE
- EXCELLENT SPACE FOR A GRAB N' GO CONCEPT/LIGHT FOOD USE/SMOOTHIE & ACAI ETC.



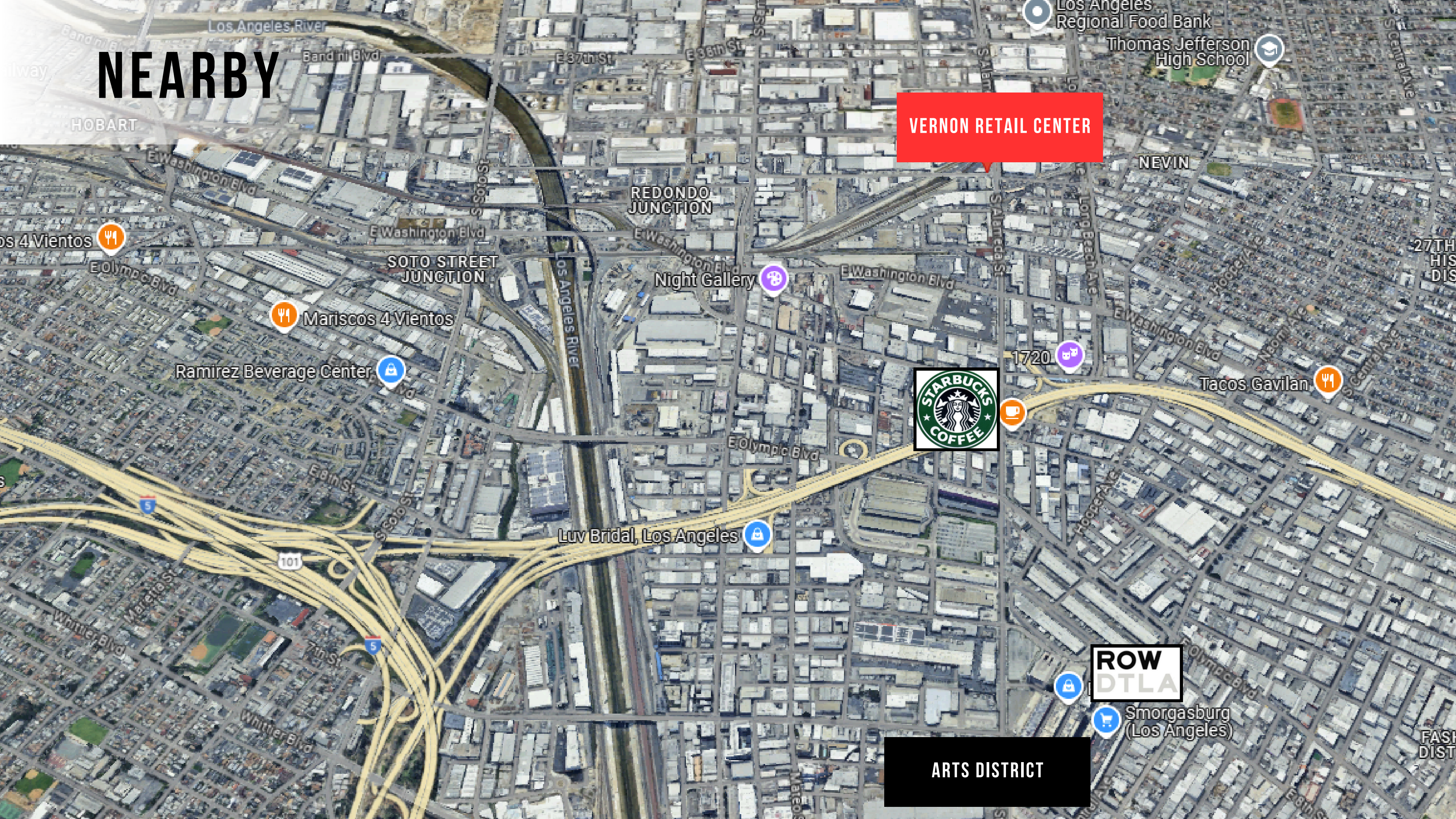
NEARBY

VERNON RETAIL CENTER



ROW
DTLA

ARTS DISTRICT



Los Angeles Regional Food Bank

Thomas Jefferson High School

REDONDO JUNCTION

Night Gallery

SOTO STREET JUNCTION

Mariscos 4 Vientos

Ramirez Beverage Center

Luv Bridal, Los Angeles

1720

Tacos Gavilan

Smorgasburg (Los Angeles)

Los Angeles River

Bandini Blvd

E 37th St

E 38th St

E Washington Blvd

E Washington Blvd

E Washington Blvd

E Washington Blvd

E Washington Blvd

E Olympic Blvd

5

101

5

HOBART

NEVIN

27TH HIS DIS

FASH DIST



CONTACT DETAILS

district
REALTY GROUP

EON I. LEW

DRE: 01730294

TEL: 213 769 6262

EMAIL: eon@districtrealtygroup.com