

FOR SALE

2241
S VERMONT AVENUE
LOS ANGELES, CA 90007



AUTO REPAIR - STRIP CENTER RETAIL - KOREATOWN SUBMARKET

WESTMAC Commercial Brokerage Company
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WESTMAC
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FOR MORE INFORMATION



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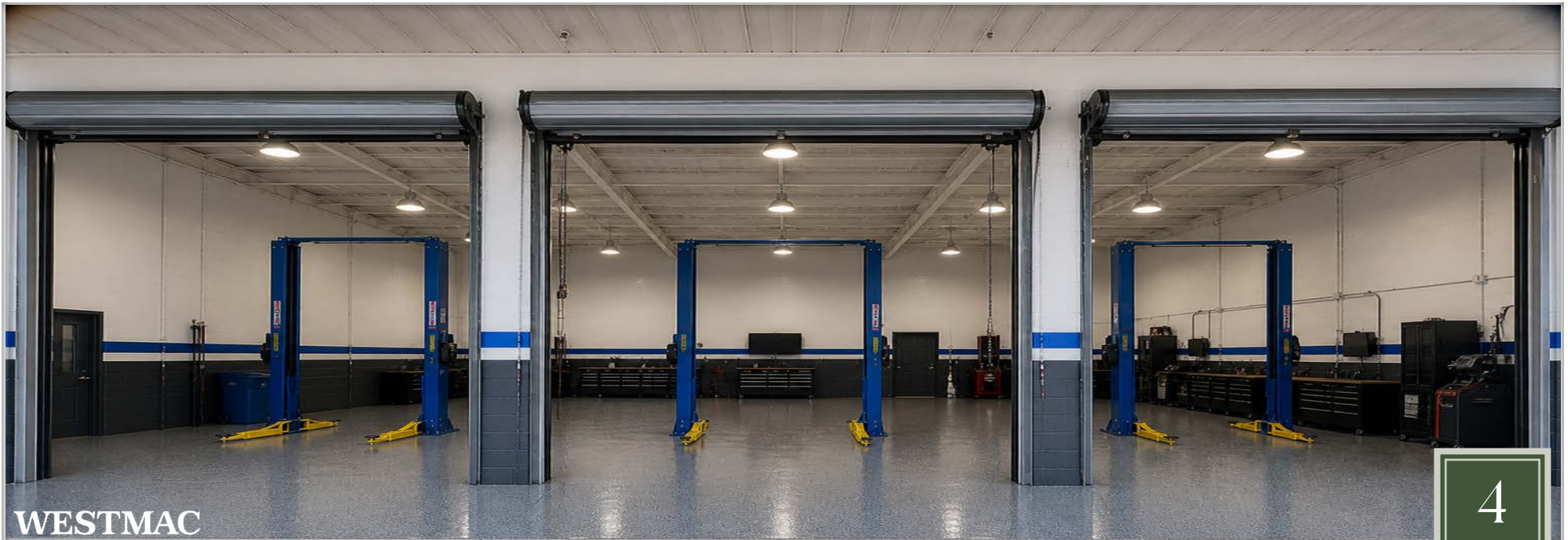




EXECUTIVE SUMMARY

2241 S Vermont Avenue presents a rare opportunity to acquire an approximately 3,006-square-foot automotive service retail strip center situated on approximately 13,770 square feet of land in the Koreatown/South Los Angeles submarket. Positioned near Vermont Avenue and 23rd Street, just south of the I-10 Freeway and less than one mile from USC, the property benefits from strong frontage, high visibility, and dense surrounding residential demand. The building is configured for auto repair and service-related retail use, featuring multiple service bays and gated parking.

The existing building and lot layout provide flexibility for continued automotive use, an owner-user operation, investment repositioning, or future redevelopment. South Vermont Avenue carries approximately 40,000 vehicles per day, while the nearby I-10 Freeway carries approximately 354,000 vehicles per day, offering strong exposure and regional connectivity. The property can be delivered vacant, providing flexibility for an owner-user, investor, or developer to reposition the asset or evaluate future redevelopment.



RENT ROLL

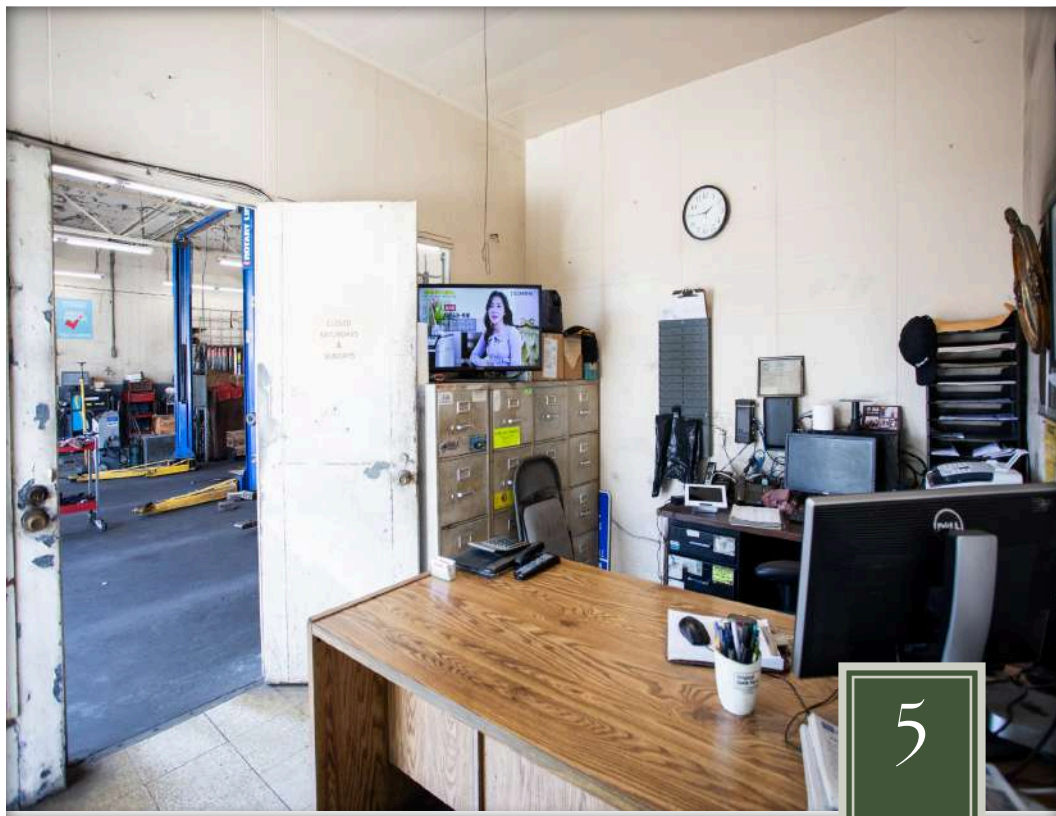
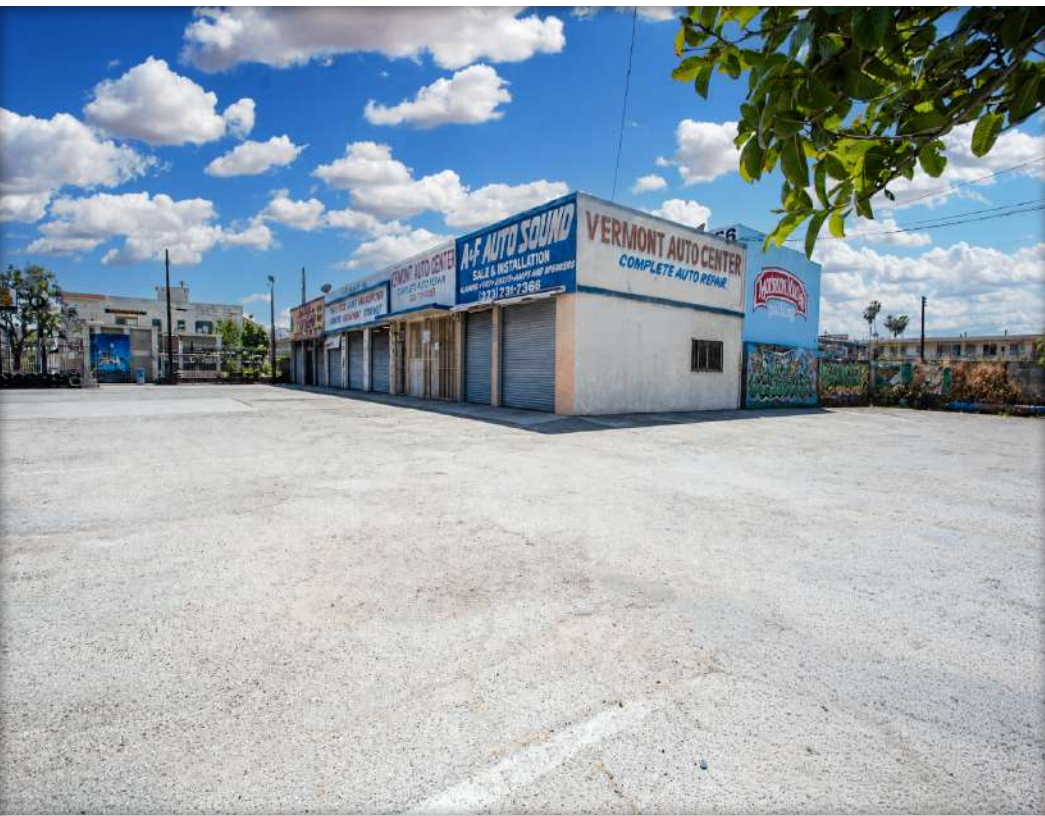
Suite / Use	Lease Type	Monthly Rent	Annual Rent	Scheduled Increase
Suite 1 – Tire Shop	Month-to-Month	\$2,600	\$31,200	\$2,700/month beginning July 1, 2027
Suite 2 – Smog Station & Auto Repair 3 Bays + Office	Owner-Occupied / *Pro-Forma	\$4,800	\$57,600	
Suite 3 – Auto Sound Shop	Month-to-Month	\$1,900	\$22,800	\$2,000/month beginning January 2027
Total Rental Income		\$9,300	\$111,600	

ADDITIONAL INCOME

Income Source	Lease Type	Monthly Income	Annual Income
Restaurant Parking Access	Month-to-Month	\$1,700	\$20,400
Billboard Income	Month-to-Month	\$100	\$1,200
Total Additional Income		\$1,800	\$21,600

TOTAL PROPERTY INCOME: \$12,900* / MONTH | \$154,800* / YEAR

- ❖ All leases are currently month-to-month.
- ❖ Tenant spaces are currently fully occupied.
- ❖ Property includes additional passive income through parking and billboard revenue.
- ❖ Owner-occupied space includes office area and 3 bays, shown at pro-forma market rent of \$3.00/SF/month.
- ❖ Security deposit held: \$7,400.
- ❖ Property can be delivered fully vacant.



PROPERTY PROFILE

ADDRESS	2241 S. Vermont Ave. Los Angeles
APN	5054-024-027
BUILDING SIZE	Approximately 3,006* sq. ft.
LOT SIZE	Approximately 13,770* sq. ft.
STORIES	One [1]
BUILT	1958
ZONING	C2-1VL-HPOZ-CPIO
OCCUPANCY	100% (Can Be Delivered Vacant)
WALK SCORE	80 (<i>Very Friendly</i>)
SALE PRICE	\$3,500,000

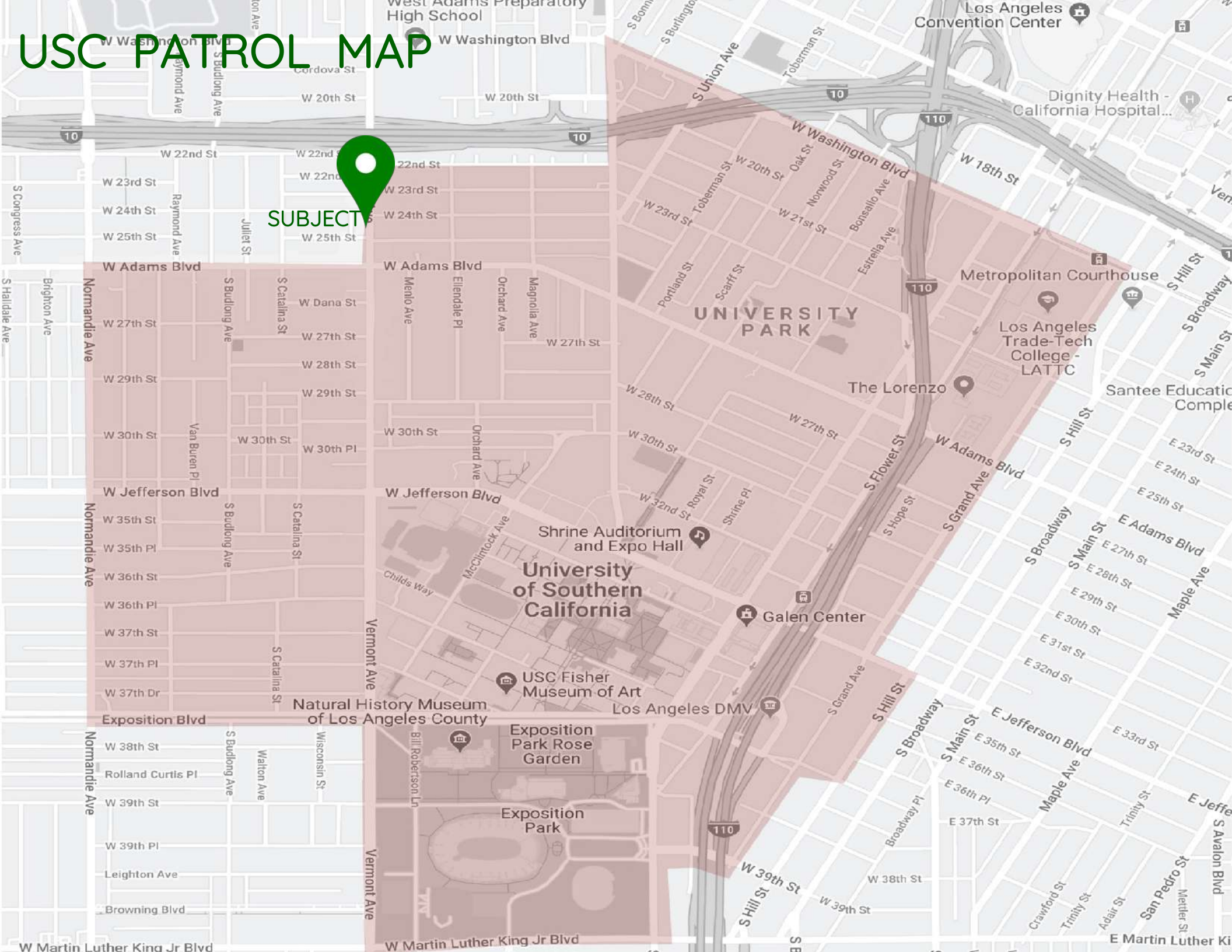
*Buyer to verify

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



USC PATROL MAP

SUBJECT



Post-Remodel Concept Rendering

For illustrative purposes only. Shown to demonstrate potential improvements.

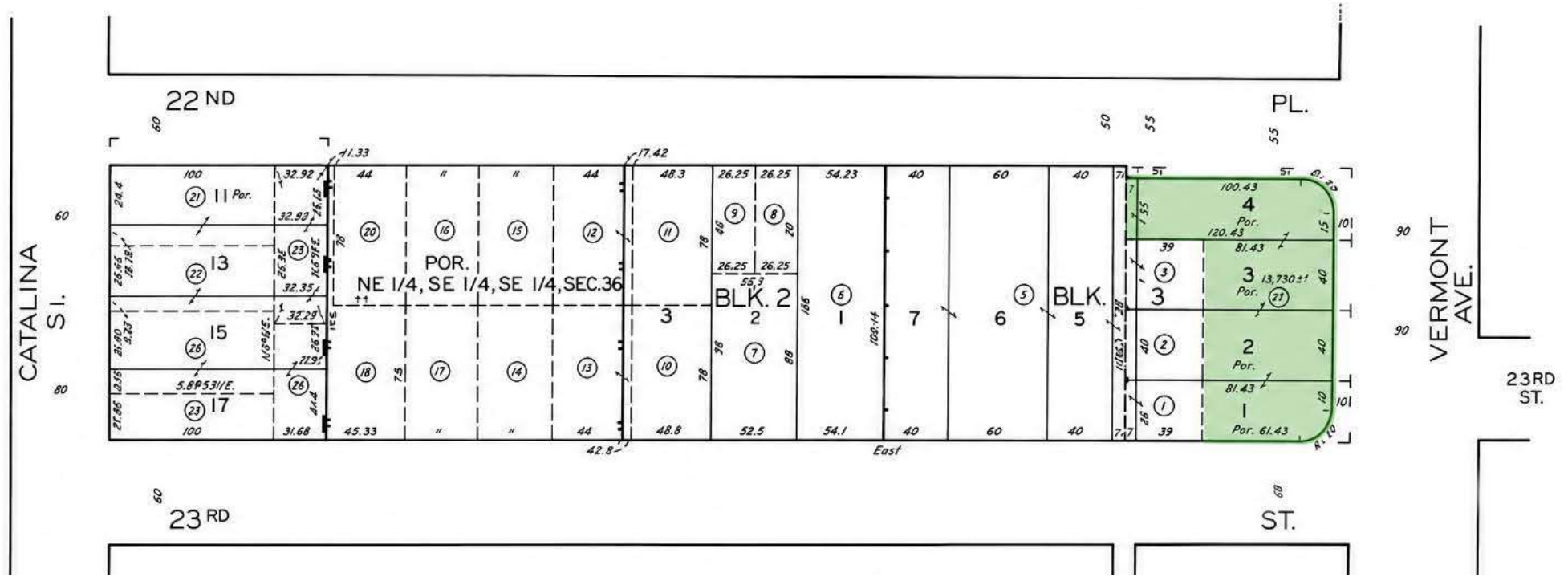


PARCEL MAP



5054 | 24
SCALE 1" = 60'

5054-024-027



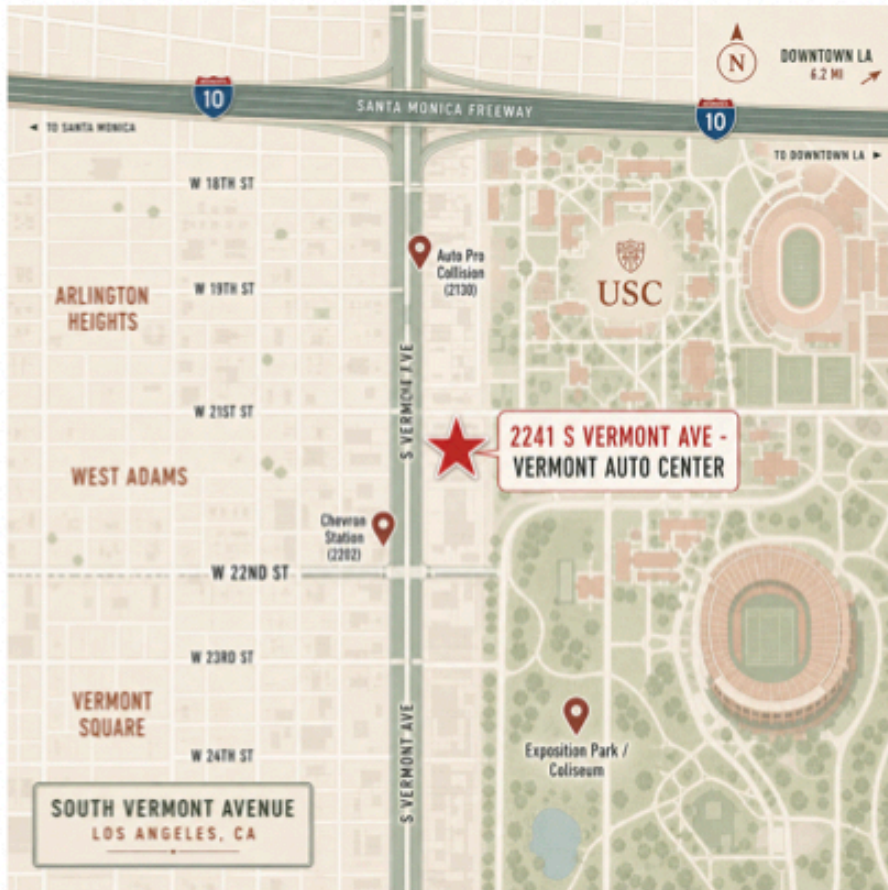
AREA SUMMARY

The Koreatown/South Los Angeles submarket is one of Los Angeles' most active urban infill corridors, supported by dense residential neighborhoods, existing student housing, and major institutional and entertainment drivers. The area benefits from proximity to USC, the USC patrol zone, Downtown Los Angeles, the Metro E Line, and the I-10 Freeway, creating strong regional connectivity.

Nearby destinations including USC Village, Exposition Park, BMO Stadium, the Los Angeles Memorial Coliseum, and the California Science Center continue to generate consistent foot traffic, consumer activity, and redevelopment interest. Supported by Tier 3 TOC incentives, high-density demographics, and established residential and student-serving uses, the area remains well-positioned for long-term growth.



AMENITIES MAP



LOCATION OVERVIEW

2241 S Vermont Ave

Vermont Auto Center · Los Angeles, CA

Property Location Brief

NEARBY LANDMARKS & POINTS OF INTEREST

0.2 mi	I-10 / Santa Monica Fwy	1.2 mi	USC Norris Comprehensive Cancer Ctr.
0.7 mi	USC (Univ. of Southern California)	1.2 mi	Galen Center
0.9 mi	USC Village	1.3 mi	Shrine Auditorium & Expo Hall
0.9 mi	Expo Park / USC Metro Station	1.3 mi	Jefferson / USC Metro Station
1.0 mi	Exposition Park	1.4 mi	Hoover Recreation Center
1.0 mi	L.A. Memorial Coliseum	1.8 mi	L.A. Trade-Technical College
1.0 mi	Natural History Museum of L.A. County	2.5 mi	Downtown Los Angeles
1.0 mi	California African American Museum	2.6 mi	Pico Metro Station
1.0 mi	Mount St. Mary's Univ., Doheny Campus	2.7 mi	Crypto.com Arena
1.1 mi	BMO Stadium	2.7 mi	L.A. Live
1.1 mi	California Science Center	2.8 mi	L.A. Convention Center
1.2 mi	Keck Hospital of USC		

OTHER NEARBY AMENITIES · 0.5 - 1 MILE RADIUS

- **Dining**
USC Village (Trader Joe's, Starbucks, Cava, Dulce, Greenleaf), Mercado La Paloma food hall, plus local taquerias and cafés along Vermont, Figueroa & Jefferson.
- **Parking**
On-site surface parking; metered street parking on Vermont Ave; USC public lots and Shrine Auditorium garage within 1 mile.
- **Transit**
Metro E (Expo) Line at Expo Park/USC and Jefferson/USC stations (~0.9–1.3 mi); Metro Bus 204/754 along Vermont Ave with stops directly adjacent to the property.
- **Bike & Walk**
Class II bike lanes on Vermont Ave; Metro Bike Share docks at USC Village and Expo Park; walkable connection to USC campus and Exposition Park.

Distances are approximate · Map for illustrative purposes

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