



# 730 S VERMONT AVE

LOS ANGELES | CALIFORNIA | 90005

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Contact

**Dean Kinan**  
Senior Associate  
818.742.1608  
dkinan@naicapital.com  
Cal DRE Lic. #02051348

**Sam Kangavari**  
Senior Vice President  
310.806.6135  
skangavari@naicapital.com  
Cal DRE Lic. #01846336



## Miles On Vermont: Rental Housing on Demand

### 210 Micro-Unit Deal In Koreatown

Available for acquisition is a fully entitled, shovel-ready multi-family development in Koreatown, Los Angeles. Site preparation—including excavation and dewatering—has already been completed. Strategically located in one of Los Angeles’s vibrant, densely populated, and desirable submarkets, the project qualifies for Opportunity Zone tax advantages.

Upon completion, the seven-story urban infill development, “MILES at Vermont,” will deliver thoughtfully designed, aspirational yet attainable housing to the community.

### Project Highlights

- There are 80 apartments, which consist of 40 studios and 40 pods. This makes a total of 210 rentable spaces, comprised of 40 studios and 170 fully furnished micro-units. There are 53 parking spaces. 8 units are affordable – 4 studios and 4 pods. Those could be rented to Section 8.
- Efficient design: Each micro-unit integrates areas for dining, living, and sleeping, along with a private bathroom and the Kitchens are shared. All units delivered fully furnished (included in construction costs) with Innovative design meets growing demand for flexible, furnished rental housing, driving higher net operating income.

**This project uniquely combines prime location, tax benefits, and an efficient building program to maximize both social impact and investor returns.**



**NEIGHBORHOOD**  
Koreatown, LA, CA



**LOT SIZE**  
18,924 SF



**OPPORTUNITY ZONE**  
Yes



**PARKING SPACES**  
53



**STORIES**  
7



**BUILDING GROSS SF**  
89,558



**RESIDENTIAL SF**  
63,483



**RETAIL SF**  
1,500



**UNIT MIX**  
40 Studios, 40 Pods  
(170 Micro-Units)



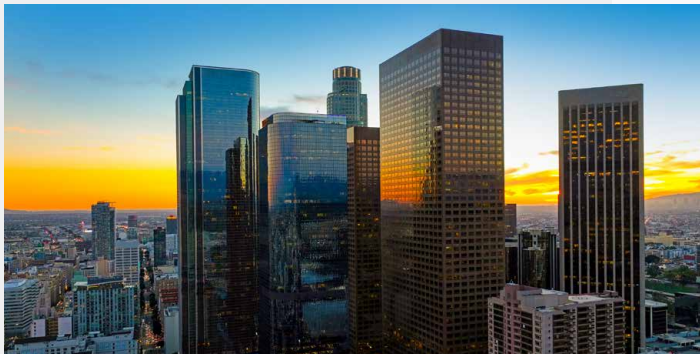
**TOTAL UNITS**  
210 Rentable spaces



## Centrally Located

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Located in the heart of Koreatown in a high walkability neighborhood, this property is two blocks from the Wilshire/Vermont Metro station and minutes from Beverly Hills, the I-10 Freeway, and Downtown LA.



## Aspirational Yet Attainable

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All-Inclusive living in furnished studios and micro-suites that provide amenities and finishes found in Class-A new developments, but at a more attainable price point. Thoughtfully designed for comfort and ease, each home offers a stylish, move-in-ready space where you can simply settle in and start enjoying your lifestyle from day one.



## Limited Supply Market

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Koreatown has a low vacancy rate, high rental demand, and a limited supply of attainable housing. This dynamic underscores the neighborhood's strong market fundamentals and positions it as a highly desirable submarket with sustained long-term investment potential. As one of Los Angeles' most active and competitive submarkets, Koreatown continues to attract steady interest from both renters and investors seeking long-term stability and growth.



## Transit/MetroLink

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The Metro Station located at Wilshire/Vermont is only two blocks from the property, offering convenient access to the city's premier business, dining, and cultural destinations while maintaining the privacy and exclusivity of the residence. In addition, the property provides seamless connectivity to major thoroughfares and public transit lines, ensuring effortless transportation throughout the greater metropolitan area.

## Class-A Amenities at an Attainable Price

When complete, MILES Vermont will span seven stories (two stories of Type 1A Construction and five stories Type IIIA Construction). The building's use program is primarily residential, with 58,354 rentable square feet. The building also features 1,500 square feet of retail space, which will serve as an added amenity for both the tenants and the neighborhood. The building will offer 53 parking spaces and 78 bike storage spaces.

The common areas are designed to complement the micro-unit, giving tenants even more space to live and work.

### Building Amenities

- Lobby with lounge space
- Smart intercom, visitor management, and access control system
- Mail room with smart parcel lockers
- 53 parking spaces
- Bike storage with 78 spaces
- Gym with separate men's and women's saunas
- Generous co-working space, complete with phone booths for privacy
- Furnished rooftop lounge with outdoor kitchen





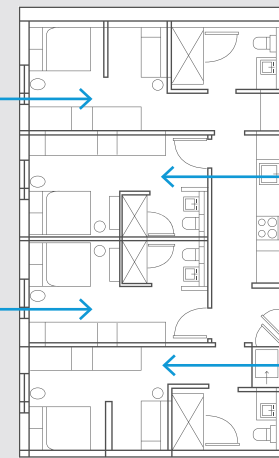
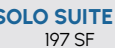
## More Value, Less SF

730 Vermont is designed to take micro-living to the next level. The project will feature two product types: 40 studios and 40 pods comprising of 170 fully furnished micro-units. The project's 210 micro-units are intentionally designed for maximum functionality and privacy. Each micro-unit has designated areas for living, dining and sleeping, as well as a private bathroom to ensure that tenants get the most value out of their space. The project will offer stand alone studios and pods of 3, 4, and 5 micro-units. For the units comprised of multiple micro-units, the project sponsors have implemented design interventions to ensure that each suite is as private and as autonomous as possible. Each micro-unit is equipped with its own smart lock, smart thermostat, and temperature control system. The signature solo suite units feature a built-in fridge/freezer in-unit for added convenience and privacy. Additionally, the project features solid core doors and acoustical drywall for maximum noise attenuation.

**SOLO SUITE #1**  
283 SF



**SOLO SUITE #3**  
197 SF

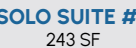


**TYPICAL UNIT**  
A Collection of Solo Suites

**SOLO SUITE #2**  
197 SF



**SOLO SUITE #4**  
243 SF





LIVING + SLEEPING



IN-UNIT DRY BAR



KITCHEN + LAUNDRY



PRIVATE BATHROOM



## Maximum Functionality, Minimum Square Feet

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The project is designed to satisfy a growing need for housing that is attainable, flexible, and convenient. In dense, urban neighborhoods like Koreatown, housing demand has far outpaced housing supply, creating a lack of attainable options for renters making \$75-125K a year. The sponsors' micro-unit projects are designed to offer unprecedented freedom and flexibility for renters in this income range. For less than the price of an unfurnished Class A studio, MILES renters get a fully-furnished micro-unit with a private bathroom. MILES is also elevating the experience of renting by delivering "rental housing on demand." At MILES, all the usual hassles of moving are handled for residents; WiFi and utilities are set up and included in the rental price. This is a win-win for financial partners, as MILES is able to collect **above market rents** while operating at only a marginally higher operating expense rate to generate a superior NOI.



Google Earth  
Image Landsat Copernicus  
Image © 2026 Airbus



Unit	SF	# of Units	Total Beds
Unit 01, Suite 1A	310	5	5
Unit 01, Suite 1B	278	5	5
Unit 01, Suite 1C	280	5	5
Unit 01, Suite 1D	343	3	3
Unit 01, Suite 1E	258	5	5
Unit 02, Studio	364	4	4
Unit 03, Studio	356	4	4
Unit 04, Suite A	258	6	6
Unit 04, Suite B	273	6	6
Unit 04, Suite C	261	6	6
Unit 04, Suite D	300	6	6
Unit 05, Suite A	234	5	5
Unit 05, Suite B	344	5	5
<b>TOTAL/AVG</b>	<b>63,483</b>	<b>197</b>	<b>210</b>

## The Second Largest Metro in the US (13m+ People)

The large, diverse economy, coupled with a widespread housing shortage in L.A. County, should ensure that fundamentals remain stable for the foreseeable future. High profile projects like the new NFL stadium in Inglewood and the Lucas Museum of Narrative Art in Exposition Park will help continue development throughout the Metro. Los Angeles’s selection as the host of the 2028 Summer Olympics will boost infrastructure spending and development across the county over the next decade. Los Angeles’s demand drivers ensure the Metro continues to be a favorite target for multifamily investors and high-end developers. Supply constraints and community opposition prevent most submarkets from being overbuilt, and a high degree of investor interest keeps the market liquid. Roughly 50% of households rent their homes, one of the highest renter-to-owner ratios of any major metro in the country. The deep renter pool helps to guarantee steady demand and healthy rent growth potential.

Demographics	1 Mile	3 Miles	5 Miles
Est. Population (2025)	148,200	652,609	1.29 M
Proj. Population (2030)	150,579	649,945	1.27 M
Proj Annual Growth (2025-2030)	2,378	-2,664	-16,267
Est. Households (2025)	61,580	264,667	513,423
Proj. Households (2030)	64,363	271,971	521,899
Proj. Annual Growth (2025-2030)	2,783	7,304	8,476
Est. Average Household Income (2025)	\$73,480	\$98,232	\$110,817
Proj. Average Household Income (2030)	\$73,798	\$98,448	\$111,048
Est. Median Household Income (2025)	\$58,749	\$70,409	\$78,698
Est. Average Household Net Worth (2025)	\$348,963	\$605,059	\$743,284



SUBMARKET:  
**Koreatown**

Conveniently located in central Los Angeles, Koreatown is one of the City's most desirable areas to live. Koreatown ranks as one of the five largest apartment submarkets in Greater Los Angeles and boasts a vacancy rate of ~6.4%.

The rectangular area covers about 150 blocks, spanning 10 streets and 15 avenues (east west). Koreatown is the most densely populated district by population in Los Angeles County, with 120,000 residents in 2.7 square MILES. Koreatown is a thriving neighborhood rich in diversity from its residents to its restaurants and everything in between. Koreatown is known for its strong sense of walkability and easy access to transit. The 730 S. Vermont Avenue development is no exception, boasting a Tier 3 rating from the city of Los Angeles Transit Oriented Communities. Future residents of this development will benefit from a near perfect walk score of 97, which signifies that residents can walk freely to shops, dining, entertainment, and most everyday necessities. The project site also has an excellent transit score of 81, meaning transit is convenient for most trips. The project site is 0.2 miles away from the Wilshire/ Vermont Metro Station with access to both the Red and Purple Lines. The Red line goes from North Hollywood to Downtown, and the Purple line is undergoing a dramatic expansion and revitalization that will make it the premier Metro Line in Los Angeles County. This expansion will take the Purple Line from Downtown Los Angeles, through Koreatown, all the way to Westwood with stops in Beverly Hills and Culver City. The expansion of the Purple Line adds tremendous value to the residents of Koreatown, as it will give them greater ease to commute throughout Los Angeles all with just being steps from their front door.



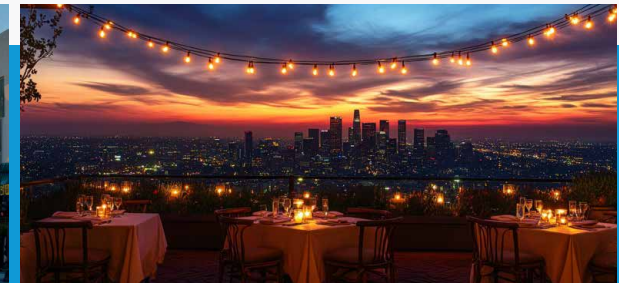
**Live**

Rents range from \$1K-\$6K/month. Rent range is indicative of gentrification. Variation in quality, amenities, and new construction. One of the top urban hubs in LA.



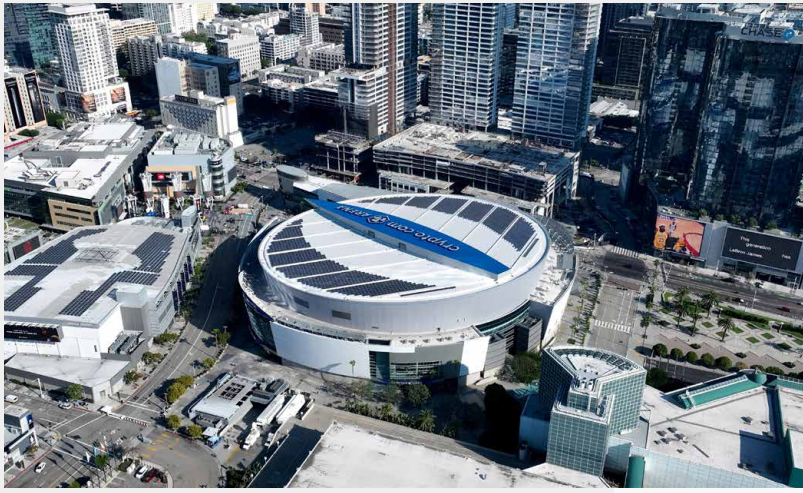
**Work**

Major industries: computer systems design, medical services, securities, commodities, funds, trusts, financial investments, national security, international affairs, restaurants and food services, apparel manufacturing, and construction



**Entertainment**

Buzzing late-night scene including: karaoke, nightclubs, restaurants, 24/7 spas, vibrant bars, and more. Home to LA cultural hubs like The Wiltern along with Chic hotels such as Hotel Normandie & The Line. The options in Ktown as the locals call it are endless.



SUBMARKET:

## Centrally Located

### Downtown Los Angeles

East of the project, Downtown LA is experiencing the largest development boom since the 1920s and has transitioned from a 9-5 work hub to a 24-hour destination, evidenced in part by the development of the Arts District, South Park, The Fashion District, and Broadway, which are home to some of the city's best restaurants, retail, bars, and nightclubs.

Some notable locations include: Bestia, Perch, Rossoblu, Dama, Aesop, Theory, The Edison, and more. DTLA is also home to major employers including Bank of America, Deloitte, Citigroup, KPMG, PWC, Ernst & Young, USC, and FIDM. LA Live continues to host high-profile events of national and international distinction such as the American Music Awards, EMMYs, ESPYs, and BET awards. It is also home to the Crypto.com Arena which hosts four professional sports franchises, the world champion Los Angeles Lakers and Clippers, the NHL's Los Angeles Kings, and the WNBA's Los Angeles Sparks.

### USC

The University of Southern California is a private institution that was founded in 1880. It has a total undergraduate enrollment of 19,170. The University draws students from across the world due to its premier urban location and rank as the 22nd best university in the country, based on the U.S. News rankings.

### Beverly Hills

West of the project, Beverly Hills is home to many celebrities, luxury hotels, and the ultra-luxurious Rodeo Drive shopping district. The majority of the Class A buildings in Beverly Hills are situated within the area dubbed the "Golden Triangle," an important office district directly adjacent to Century City.

SUBMARKET:  
**Lifestyle**

**The Grove**

A lifestyle destination offering the best mix of retail, restaurants and entertainment in Los Angeles. Developed by the Rick Caruso, The Grove includes a combination of designer fashions and mid-range retail, popular restaurants and a movie theater in a crisscross of pedestrian boulevards lined with facades inspired by art deco and old Europe.

**Universal Studios**

One of the oldest and most famous Hollywood film studios still in use. Universal City includes Universal Hilton & Towers, the Sheraton Universal Hotel, and Universal CityWalk. In 2017, the park hosted 9.056 million guests, ranking it 15th in the world and 9th among North American parks.

**Hollywood Walk of Fame**

The Hollywood Walk of Fame is located along 15 blocks of Hollywood Boulevard and three blocks of Vine Street in Hollywood. Based on a 2003 study by market research firm NPO Plog Research, the Walk attracts over 10M visitors annually—more than Sunset Strip, TCL Chinese Theatre, the Queen Mary, and the Los Angeles County Museum of Art combined.

**Hollywood Bowl**

The Hollywood Bowl is the premier destination for live music in Southern California. The Hollywood Bowl is known for its band shell, a distinctive set of concentric arches. The shell is set against the backdrop of the Hollywood Hills and the famous Hollywood Sign to the northeast.





## Metro + Transport

### Metrolink

Metro moves almost 1.3 million people a day across L.A. County. Thanks to Measure M, Metro is undertaking one of the largest transportation infrastructure programs in the U.S. history and will be double the size of the rail network in the next 40 years. Metro is also re-imagining its bus service for a growing region and expanding rail network, and to complement an evolving set of mobility options like bike share, rideshare and electric scooters. Metro's unprecedented transportation investment presents a unique opportunity to reshape how people move and experience life in LA County.

### Red Line

The Red Line runs north/south connecting downtown Los Angeles to the San Fernando Valley in North Hollywood. The Red line also connects to the Purple Line which provides access to West LA. The project is also just 1.5 miles away from the 101 freeway.

### Purple Line

The property sits within walking distance of the Wilshire/Vermont Purple Station. The purple line is currently undergoing construction to extensively expand throughout LA. It will closely follow Wilshire Blvd and stretch out past the 405 freeway ending at the V.A. Hospital in Westwood/Brentwood. Purple line stations will exist at UCLA, Century City, Rodeo, La Cienega, Fairfax, and La Brea. The entire extension will be finished in 2026 with the first half of the extension finishing in 2025.

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## **Dean Kinan**

Senior Associate  
818.742.1608  
dkinan@naicapital.com  
Cal DRE Lic. #02051348

## **Sam Kangavari**

Senior Vice President  
310.806.6135  
skangavari@naicapital.com  
Cal DRE Lic. #01846336

## **NAI Capital**

15821 Ventura Blvd, Ste 320  
Encino, CA 91436  
818.905.2400  
naicapital.com

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