

OFFERING MEMORANDUM

# 7021 S VERMONT AVE & 1000 W 70TH ST



LOS ANGELES, CA 90044

**km** Kidder  
Mathews

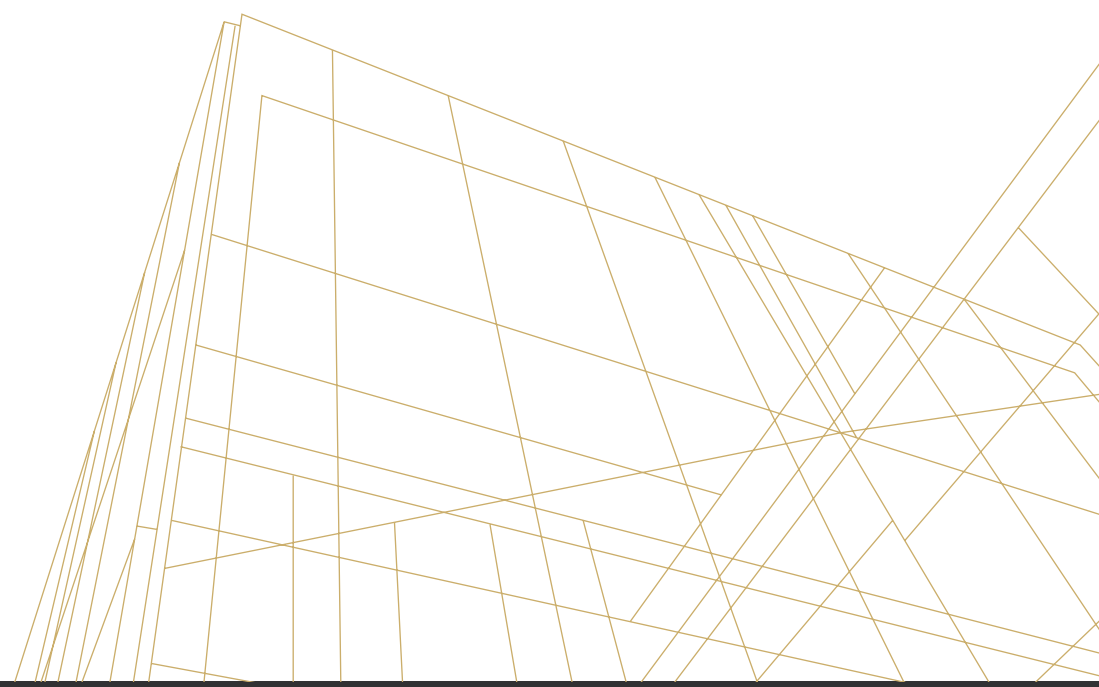
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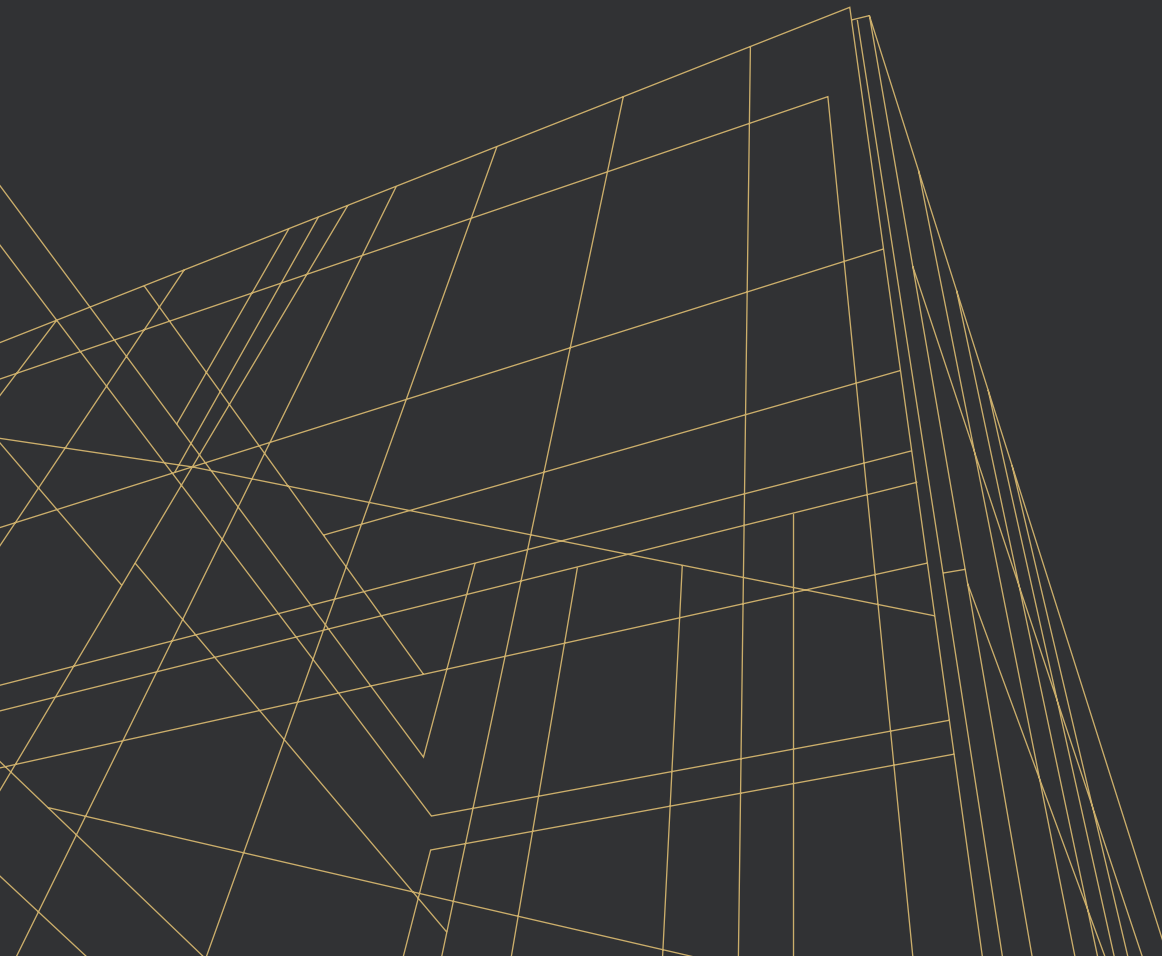
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# EXECUTIVE SUMMARY

# *FOR SALE* ±9,334 SF OF BUILDINGS ON ±17,828 SF OF LAC2 ZONED LAND

We are proud to present 7021 S Vermont Ave & 1000 W 70th St, which consists of a ±5,260 SF commercial property configured for auto use along with an adjacent ±4,074 SF commercial building, respectively, in the heart of Los Angeles.

With (3) single door bays and (2) doublewide bays, along with ample parking on a corner lot with high visibility and street exposure, this property is well positioned for a commercial automotive tenant in an extremely dense market with hundreds of thousands of potential customers.

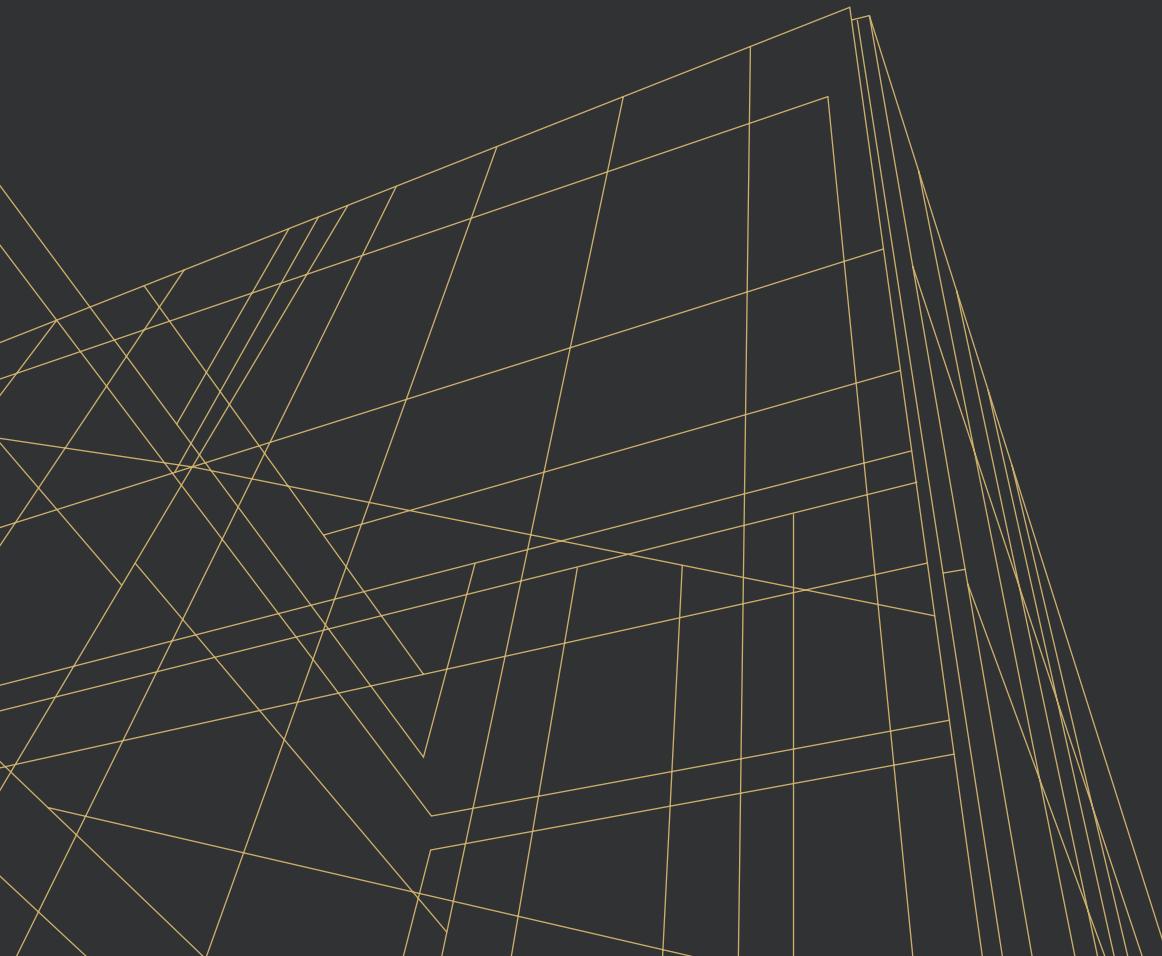
With the second, adjacent commercial building off of 1000 W 70th St, this opportunity offers multiple strategies. Firstly, an automotive owner user could operate out of 7021 S Vermont Ave and also occupy 1000 W 70th St. Secondly, an automotive user could operate out of 7021 S Vermont Ave while leasing out 1000 W 70th St to generate additional income. Thirdly, the next owner could lease out both spaces to a single tenant or with two separate tenants and operate as an investment property.

Contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com for additional information.



## INVESTMENT OVERVIEW

APN'S	014-029-004 & 6014-029-003
PRICE	\$2,495,000
YEAR BUILT	1947 / 1996
BUILDING SIZE	9,334 SF (5,260 SF @ 7021 S Vermont Ave and 4,074 SF @ 1000 W 70th St)
LOT SIZE	17,828 SF
DRIVE-INS	3 single & 2 doublewide
PARKING	±8 spaces
USE	Auto + commercial
ZONING	LAC2



# PROPERTY OVERVIEW

# PROPERTY OVERVIEW

DTLA

SUBJECT  
PROPERTY

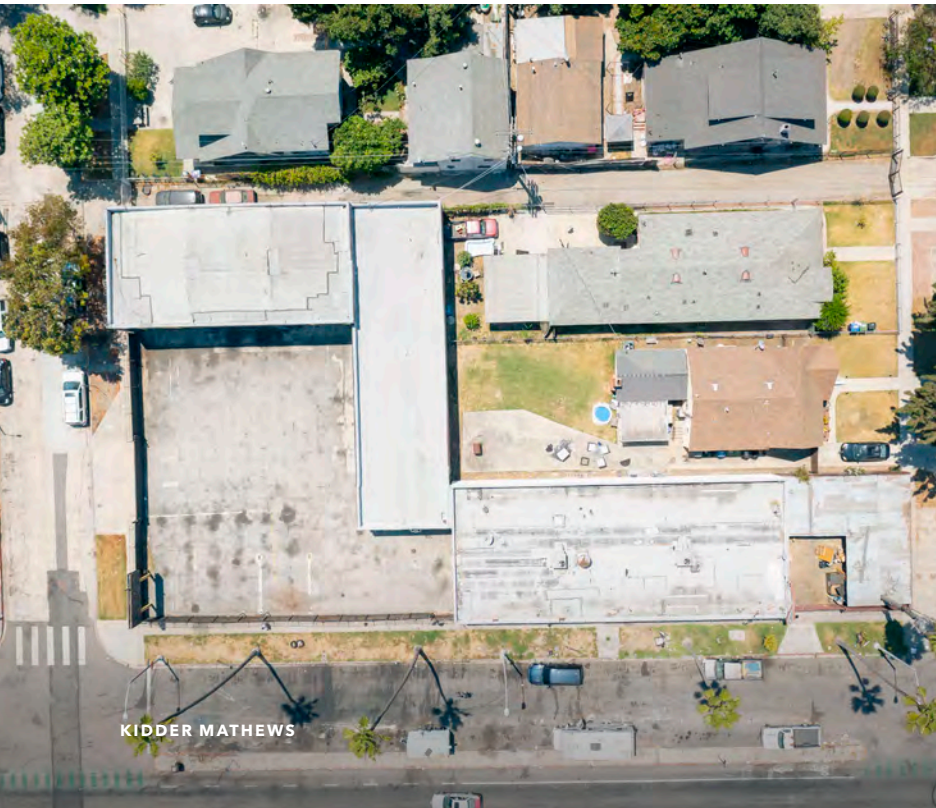
VERMONT AVE

Lower Quint Canal

# AMENITY MAP



# PROPERTY OVERVIEW



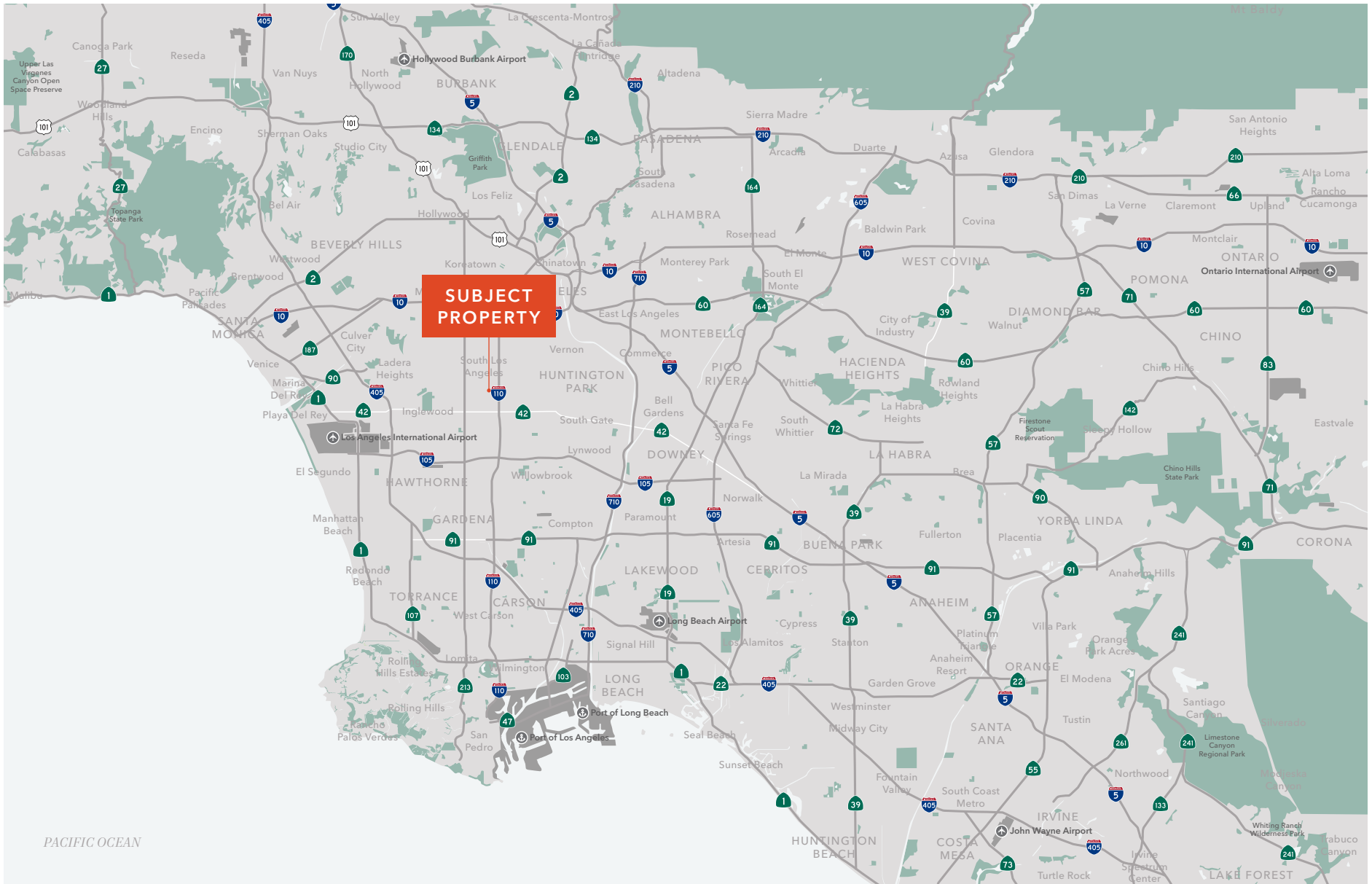
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# PROPERTY OVERVIEW





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