



PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Parking Lot



SIZE

7,000 Sqft Lot



RATE

\$1.00 per sqft



TERM

3-5 Years



PARKING

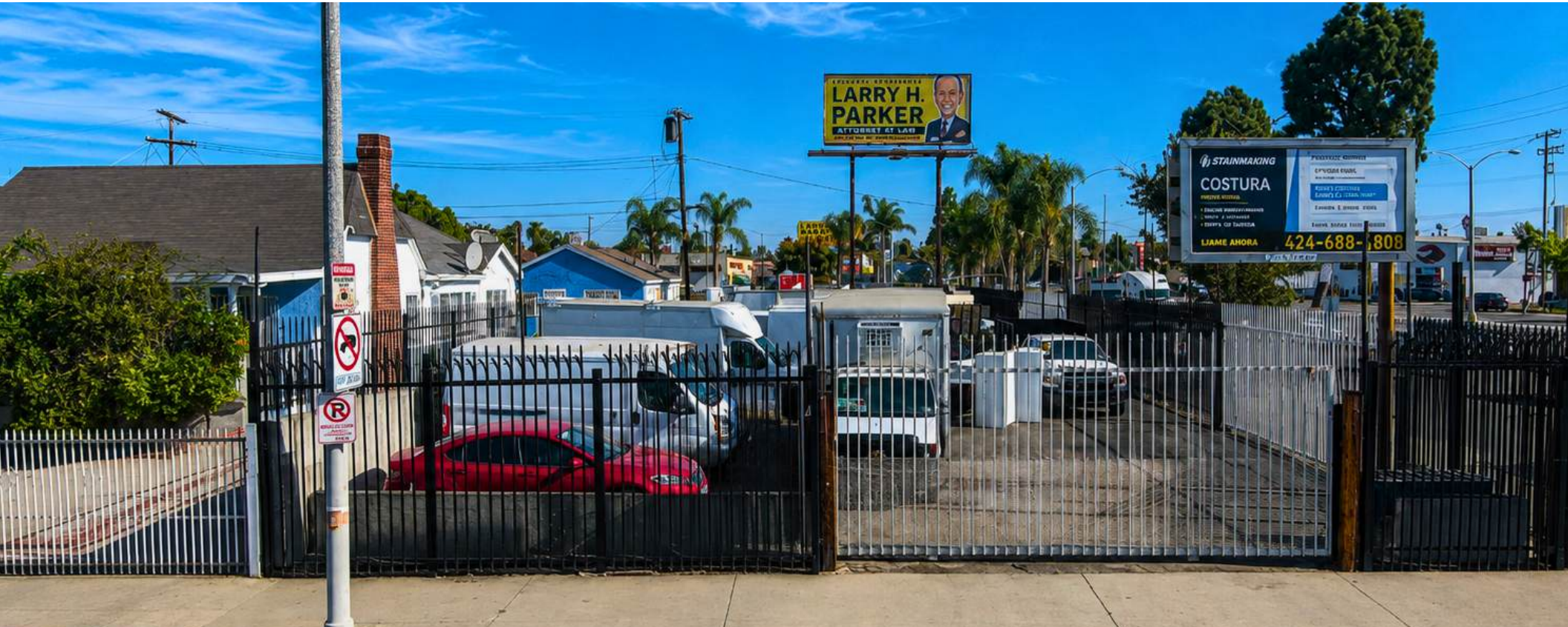
Multiple



ZONING

LAC2



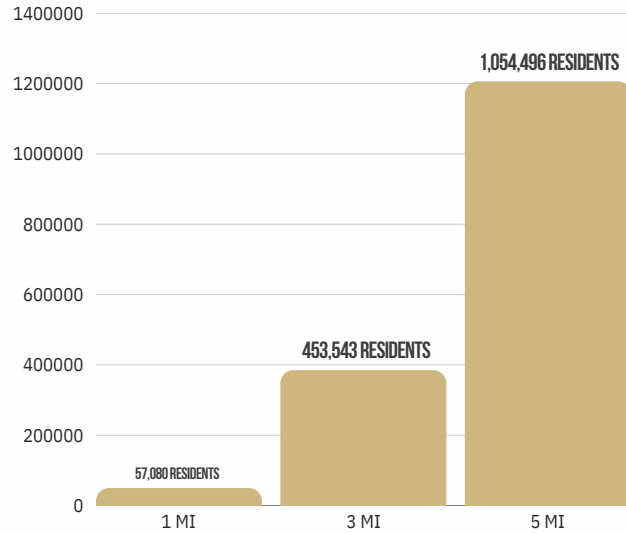


- Rare opportunity to lease a vacant commercial lot on busy Vermont Avenue.
- C2 Commercial Zoning offers flexibility for a variety of commercial uses, subject to City approval.
- Excellent street frontage with high visibility.
- Strong vehicle and pedestrian traffic.

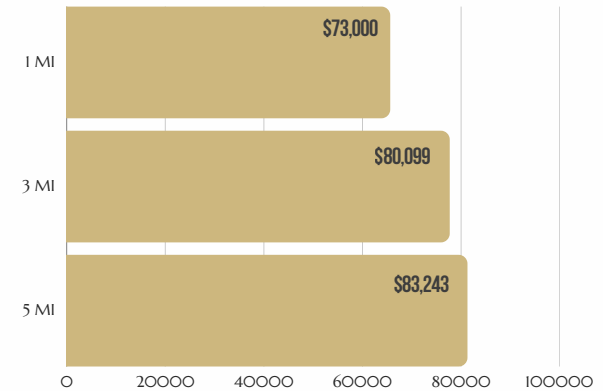
- Flat, usable site with easy access.
- Located within a dense residential and commercial trade area.
- Minutes from the I-110 Freeway.
- Ideal for businesses needing outdoor space.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
S Vermont Ave	W 73rd St	27,050 vehicles/day	.07miles
West Florence Avenue	South Vermont Avenue	27,726 vehicles/day	.11miles
West Florence Avenue	West Florence Avenue	29,500 vehicles/day	.11miles
S Vermont Ave	W Florence Ave	24,209 vehicles/day	.13miles
S Vermont Ave	W Florence Ave	24,818 vehicles/day	.13miles
South Vermont Avenue	South Vermont Avenue	19,058 vehicles/day	.14miles
W 75th St	S Hoover St	803 vehicles/day	.15miles
West Vermont Avenue	West Florence Avenue	30,429 vehicles/day	.18miles
S Vermont Ave	W 77th St	31,778 vehicles/day	.19miles
Kansas Ave	W 71st St	1,221 vehicles/day	.20miles



POWERED BY



real

Specializing in Commercial Sales & Leases throughout Southern California



ARIE ROSE

Founder | DRE 02226762



424.421.4241



arie@roseandcogroup.com



roseandcogroup.com



LULY GRAMAJO

Commercial Agent | DRE 02181601



323.334.5861



Luly@roseandcogroup.com



roseandcogroup.com