

End-Cap Space for Lease

## High Visibility Corner Building

2524 S Vermont Ave  
Los Angeles, CA 90007

### Property Highlights

- Prime end-cap -fully built out as standard retail space
- Located across from a Ralphs-anchored neighborhood shopping center
- Located on a high-traffic intersection with over 66,800 CPD ( Adams Blvd & Vermont Ave)
- Less than ½ mile from the University of Southern California (USC)
- Strong 3-mile demographics with over 639,000 residents, 233,000 households, and a daytime population of 321,000.

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Available:  
±2,636 SF  
(Divisible)

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# Site Plan



**S Vermont Ave (41,612)**

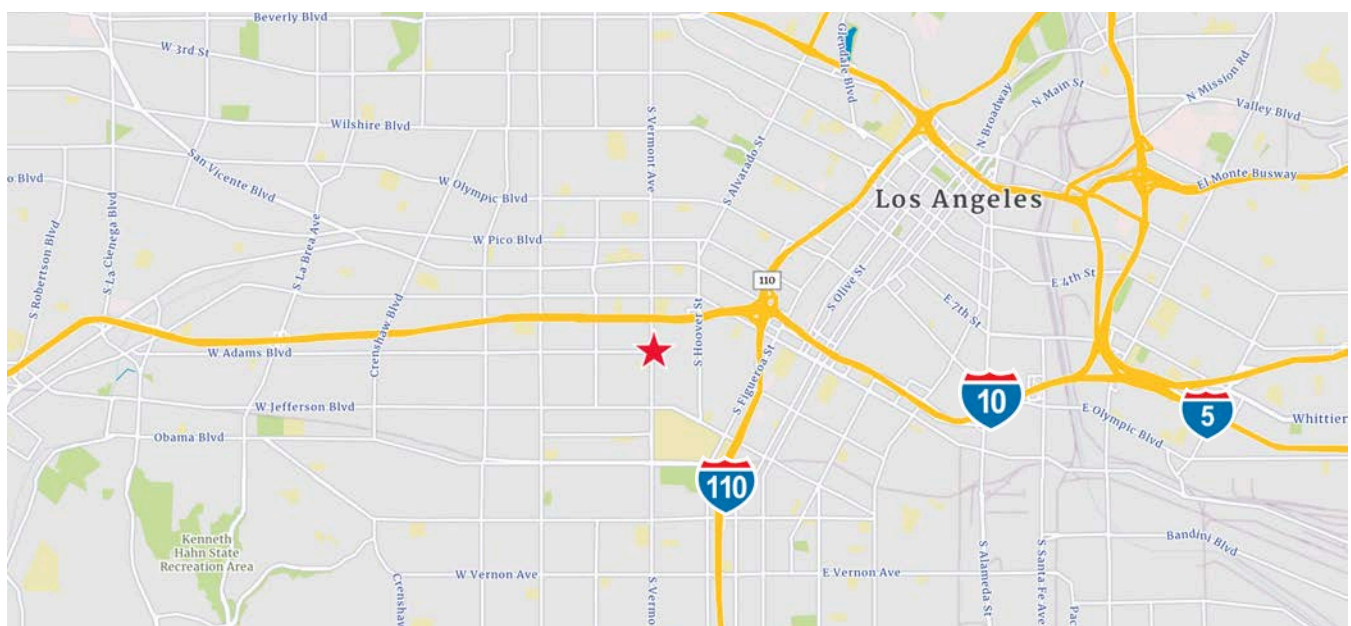
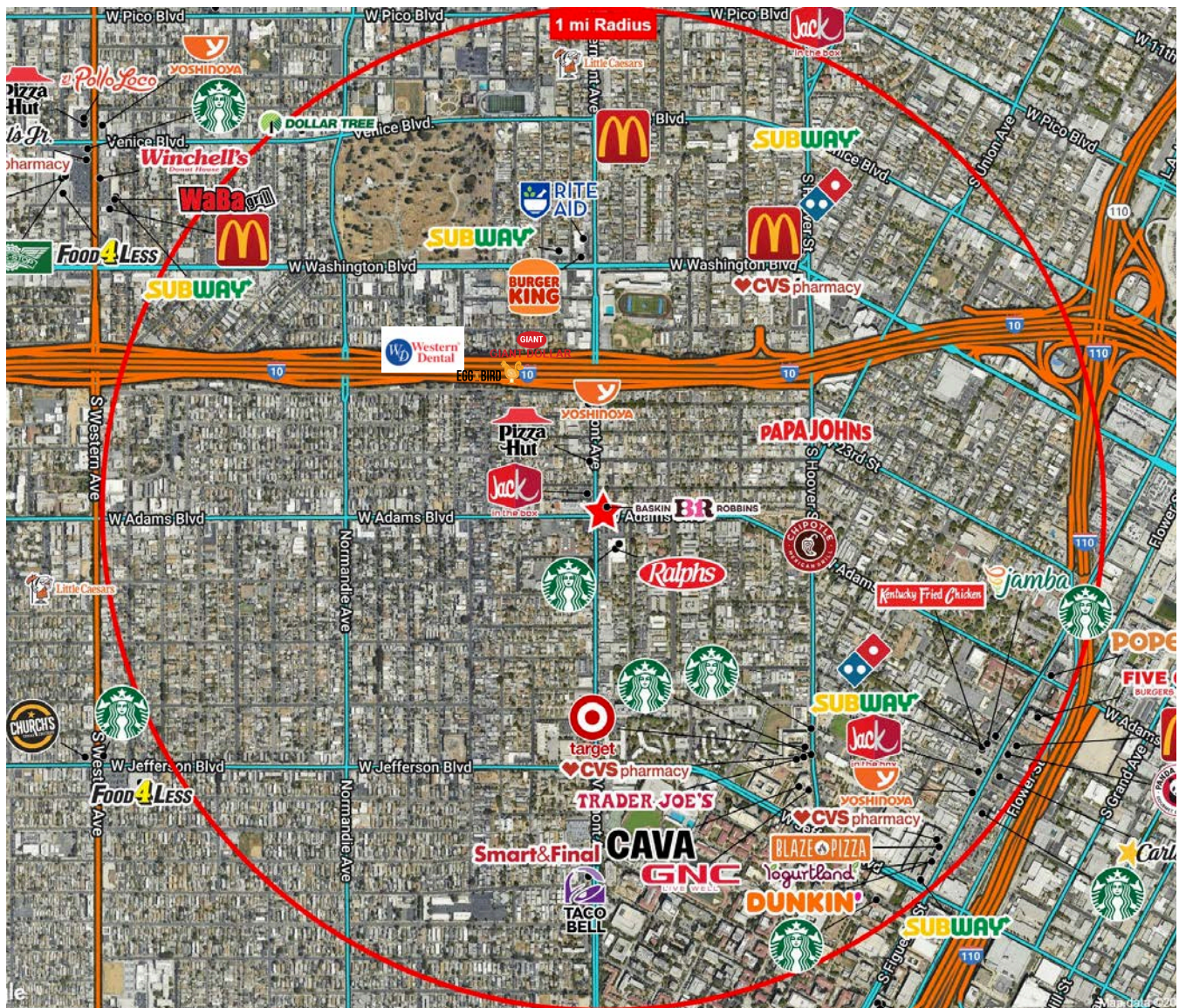
**W Adams Blvd ( 25,219 CPD)**



**Vacant**



# Location Maps





# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	66,415	639,405	1,278,275
Total Households	20,476	233,220	466,366
Total Family Households	11,614	133,392	271,431
Average Household Size	2.89	2.62	2.64
Median Age	26.6	33.7	34.3
Population Age 25+	35,267	420,073	852,921
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.06%	0.27%	0.14%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.35%	0.44%	0.30%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.10%	0.57%	0.44%
Households	0.05%	0.99%	0.78%
Families	0.13%	0.84%	0.67%
Median Household Income	4.00%	3.40%	3.89%
<b>Current Year Population by Sex</b>			
Male Population	33,500	326,565	645,403
% Male	50.4%	51.1%	50.5%
Female Population	32,915	312,840	632,872
% Female	49.6%	48.9%	49.5%
<b>Current Year Race and Ethnicity</b>			
Total	66,414	639,405	1,278,275
White Alone	17.6%	14.5%	19.1%
Black Alone	10.0%	12.7%	14.8%
American Indian Alone	2.2%	2.8%	2.4%
Asian Alone	16.0%	17.4%	13.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	42.3%	40.7%	38.0%
Two or More Races	11.7%	11.9%	12.4%
Hispanic Origin	60.1%	58.6%	55.7%
Diversity Index	86.5	87.2	88.0
<b>Current Year Educational Attainment</b>			
Total	35,268	420,073	852,922
Less than 9th Grade	21.6%	19.7%	17.0%
9th - 12th Grade, No Diploma	12.1%	10.3%	9.8%
High School Graduate	21.2%	19.6%	19.3%
GED/Alternative Credential	2.3%	1.9%	2.1%
Some College, No Degree	13.5%	13.8%	14.2%
Associate Degree	5.0%	5.6%	5.7%
Bachelor's Degree	16.9%	20.5%	21.9%
Graduate/Professional Degree	7.5%	8.6%	10.0%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$37,282	\$50,018	\$55,700
Average Household Income	\$59,938	\$76,606	\$87,836
Per Capita Income	\$19,096	\$28,178	\$32,294
<b>Current Year Summary Business Data</b>			
Total Businesses	1,693	37,956	67,686
Total Daytime Population	60,570	668,577	1,309,981
Daytime Population: Workers	20,287	321,359	626,076
Daytime Population: Residents	40,283	347,218	683,905

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