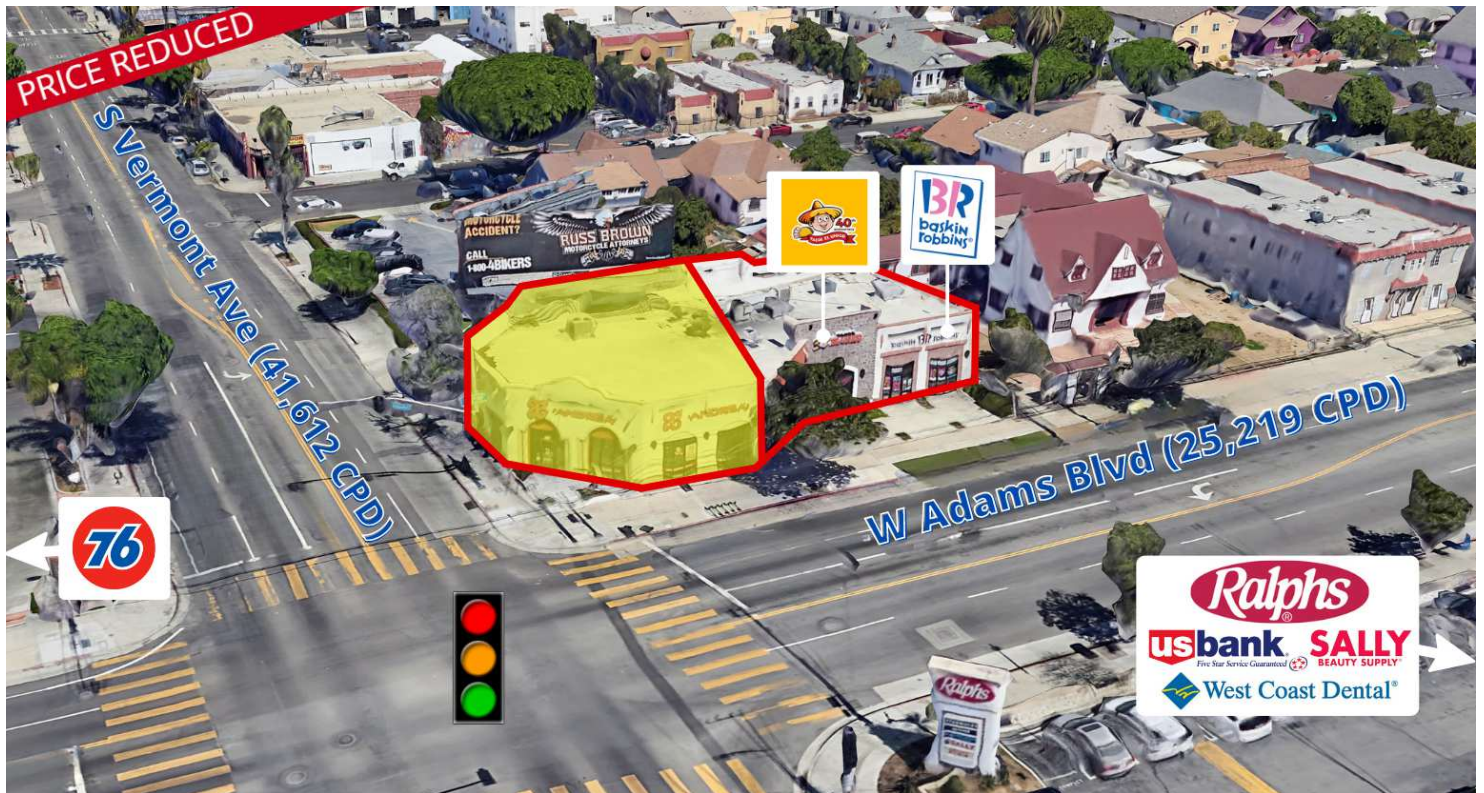


For Lease  
2,636 SF | \$3.95 SF/month  
Retail Space



# 2524 S Vermont Ave

Los Angeles, California 90007

## Property Highlights

- Within close proximity to USC
- Signalized Corner
- Fantastic Visibility
- Trophy Property
- On-Site Parking
- Unique Demographics
- Fantastic visibility and access
- Fairly New Building
- High traffic intersection with 66,800+ CPD (W Adams Blvd & S Vermont Ave)

## Offering Summary

Lease Rate:	\$3.95 SF/month (NNN)
Building SF:	7,462 SF
Available SF:	2,636 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	20,209	220,330	456,629
Total Population	65,073	600,327	1,227,203
Average HH Income	\$63,461	\$74,458	\$85,121
Hispanic Density	60.7%	58.7%	55.4%

## For More Information

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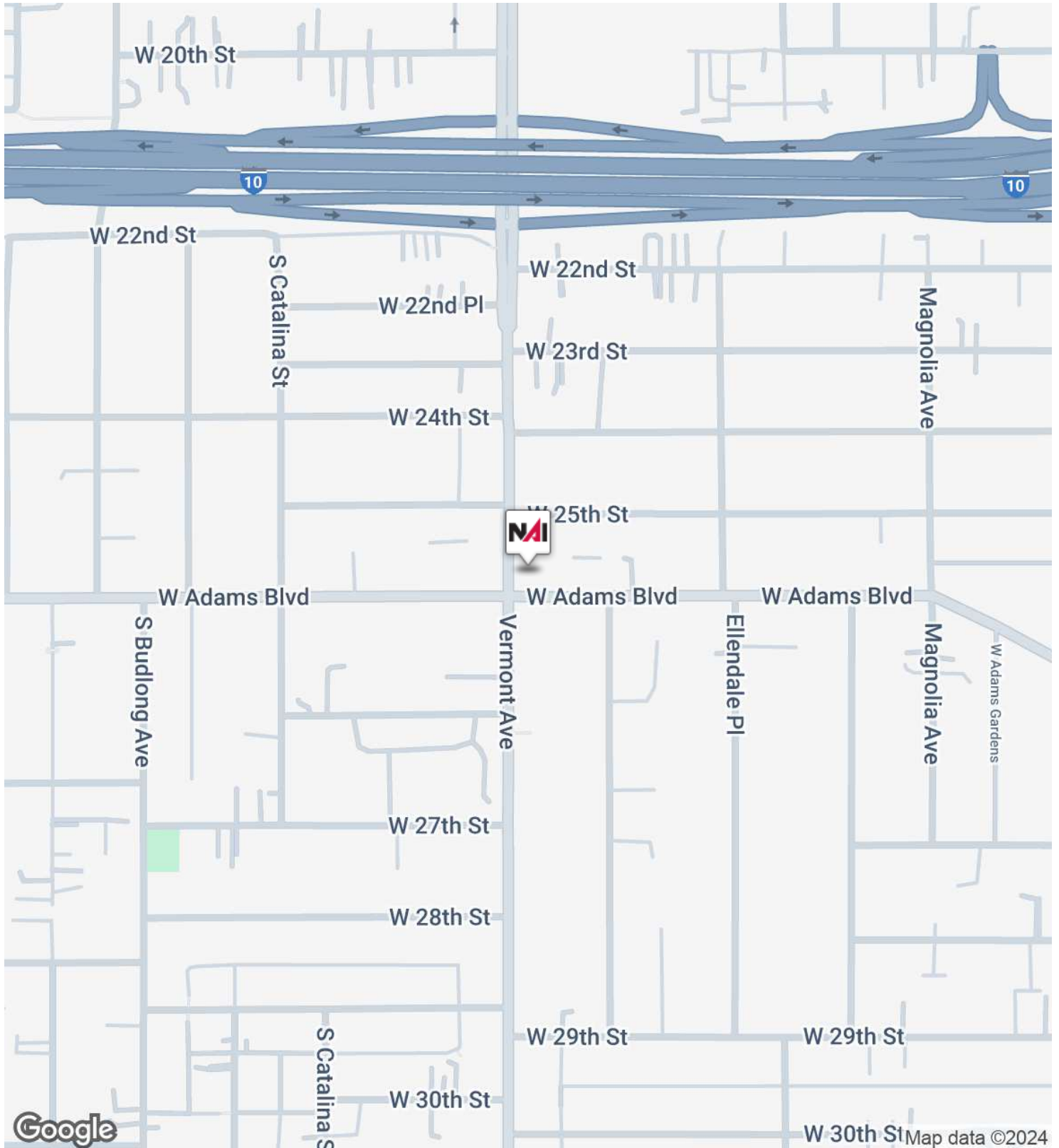
For Lease  
2,636 SF | \$3.95 SF/month  
Retail Space



S Vermont Ave (41,612 CPD)



For Lease  
2,636 SF | \$3.95 SF/month  
Retail Space



# For Lease

2,636 SF | \$3.95 SF/month

## Retail Space

Population	1 Mile	3 Miles	5 Miles
Total Population	65,073	600,327	1,227,203
Average Age	35	38	39
Average Age (Male)	34	37	38
Average Age (Female)	36	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	20,209	220,330	456,629
# of Persons per HH	3.2	2.7	2.7
Average HH Income	\$63,461	\$74,458	\$85,121
Average House Value	\$1,034,436	\$959,817	\$997,543

Ethnicity (%)	1 Mile	3 Miles	5 Miles
Hispanic	60.7%	58.7%	55.4%

Race	1 Mile	3 Miles	5 Miles
Total Population - White	11,595	92,152	259,822
% White	17.8%	15.4%	21.2%
Total Population - Black	6,534	74,411	165,457
% Black	10.0%	12.4%	13.5%
Total Population - Asian	10,099	99,136	154,864
% Asian	15.5%	16.5%	12.6%
Total Population - Hawaiian	96	674	1,518
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	1,475	17,589	29,563
% American Indian	2.3%	2.9%	2.4%
Total Population - Other	27,799	244,580	461,783
% Other	42.7%	40.7%	37.6%

Demographics data derived from AlphaMap