



1161 N VERMONT AVE, LOS ANGELES, CA 90029

RETAIL BUILDING AVAILABLE



OFFERING MEMORANDUM



📍 SITE DESCRIPTION

1161 N Vermont Ave presents a rare opportunity to acquire a highly visible commercial property in one of Los Angeles' most dynamic neighborhoods. Located in prime East Hollywood, the property benefits from an exceptional location along busy North Vermont Avenue, offering 80 feet of street frontage and excellent exposure to both vehicular and pedestrian traffic.

The expansive interior features soaring 25-foot ceilings and an open, flexible layout that can accommodate a wide range of uses—from creative office or retail to event space or showroom. Surrounded by strong demographics and constant foot traffic, this property is ideally suited for an owner-user looking to establish a flagship presence in a vibrant, high-growth corridor just minutes from Sunset Boulevard and the 101 Freeway.

This is a unique opportunity to own a versatile commercial asset in a core Los Angeles submarket with long-term upside potential.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

FOR SALE



PROPERTY TYPE
Retail

SALES PRICE
\$3,000,000

AVAILABLE SPACE
7,059 SF

LOT
7,885 SF

PROPERTY HIGHLIGHTS

- Prime East Hollywood Location – Situated on North Vermont Ave
- Excellent visibility and approximately 80 feet street frontage
- Strong traffic and demographic counts
- Expansive Interior with approximately 25-Foot Ceilings and Open Layout
- Ideal for owner-user
- Equipped with 12 Ft Hood

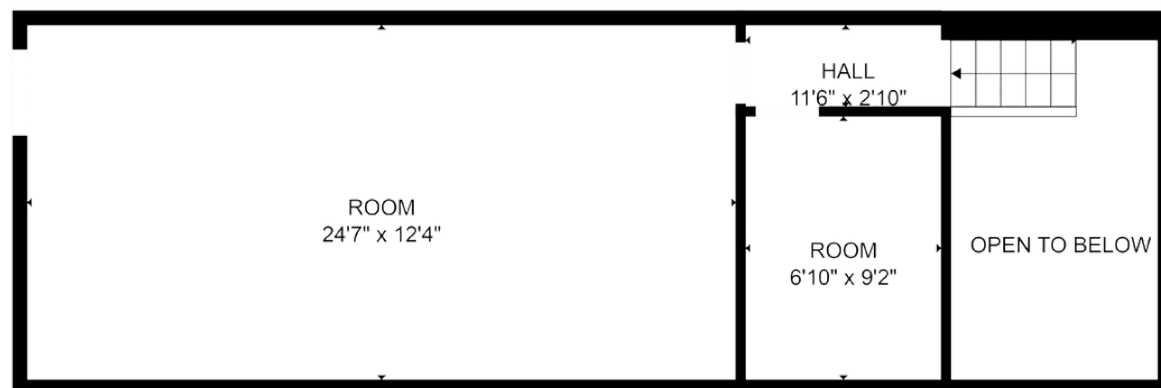


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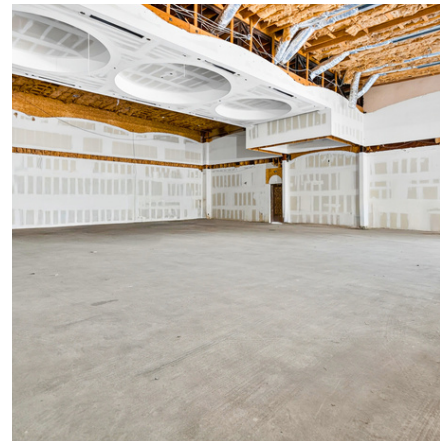
Floor 1



Floor 2



PROPERTY PHOTOS



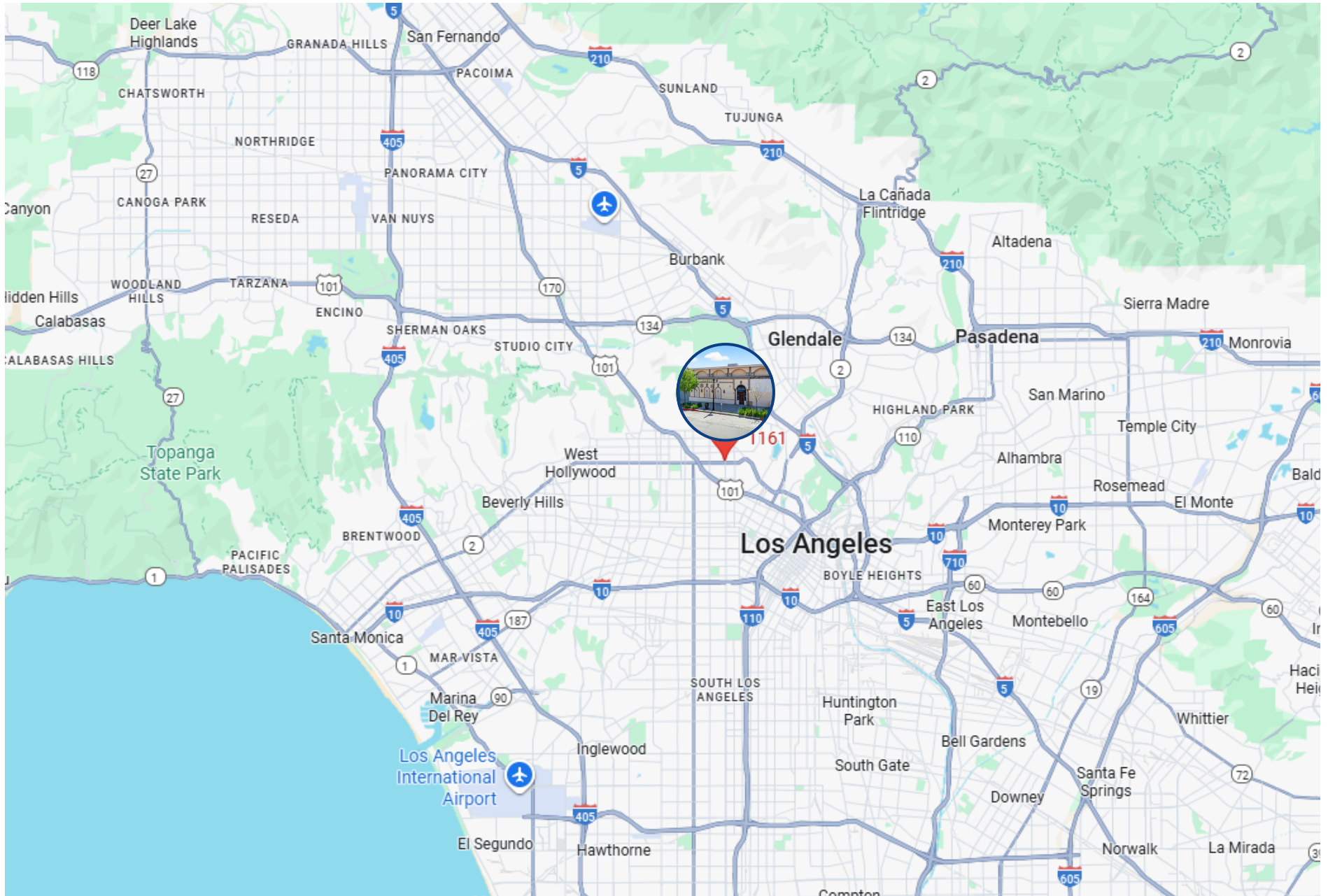
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





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