



COMMERCIAL
REAL ESTATE
the sign of a profitable property



CORNER RETAIL SIGNALIZED INTERSECTION

7600 S. Vermont Ave., Los Angeles, CA 90044



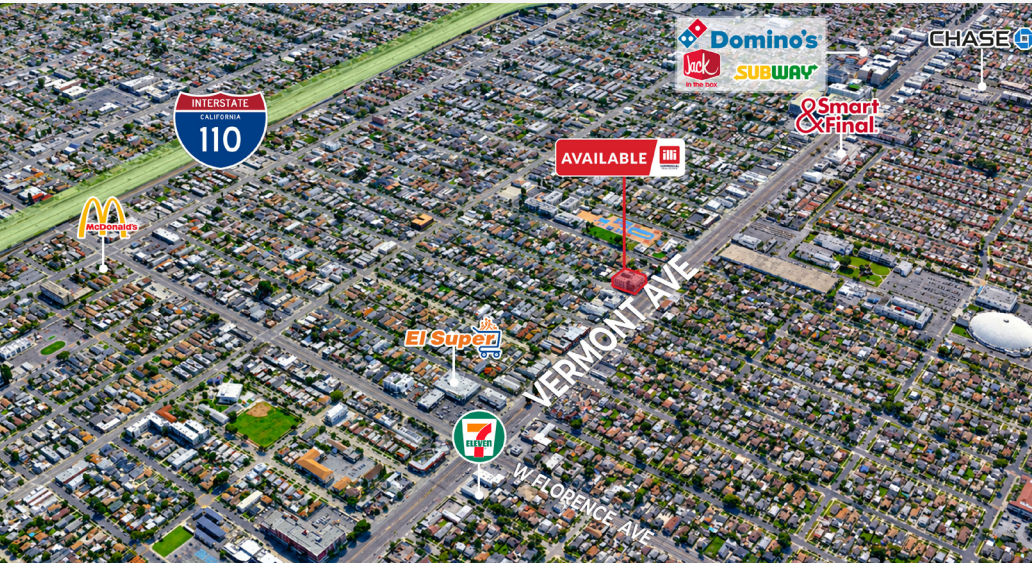
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DRE#01407539



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PROPERTY FEATURES

7600 S. Vermont Ave., Los Angeles, CA 90044



APPROX. 600 - 1,308 SF





RETAIL SPACES AVAILABLE

- ✓ Signalized corner
- ✓ Great visibility
- ✓ Great Window line
- ✓ Recording studio and voice booth

AREA AMENITIES

- ✓ On bus line
- ✓ Close to 110 freeway access



— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	20,977	109,137	174,291
 Avg. HH Income	\$51,283	\$63,721	\$68,968
 Daytime Pop	12,749	73,153	122,290
 Traffic Count	±48,423 CPD ON KIRBY ST & W FLORIDA AVE		

RETAIL SPACES
LOS ANGELES, CA

INTERIOR PHOTOS

7600 S. Vermont Ave., Los Angeles, CA 90044



DOWNTOWN LA

BMO STADIUM



VERMONT HARBOR



S VERMONT AVE

HOOVER ST

SLAUSON AVE



W GAGE AVE

AVAILABLE



E FLORENCE AVE



AERIAL MAP



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SENIOR ASSOCIATE

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