



4529 Vermont Ave

LOS ANGELES, CA 90037

Exclusively listed by:

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Property Overview

The mixed-use building is located in the vibrant Vermont Square neighborhood of Los Angeles. It is a maison building, offering a blend of residential and retail spaces situated on a signalized corner, ensuring high visibility and easy access for both residents and commercial tenants. Security measures are in place with a camera surveillance system, providing enhanced safety and monitoring. The property also features solar outdoor lighting, promoting energy efficiency and reducing utility costs. Recent renovations have been carried out, including a newly renovated lobby and stairway, enhancing the overall appeal and functionality of the building.

The building consists of **five (5) residential units and four (4) commercial spaces**, offering a diverse mix of income streams. Additionally, the property provides storage and parking spaces for rental, adding value and convenience for tenants and potential investors. The large alleyway entrance facilitates easy access for both residential and commercial purposes.

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USC

EXPOSITION
PARK

LA MEMORIAL
COLISEUM

DTLA

BMO  STADIUM



Vermont Ave

Investment Highlights

Prime Location

The property's location on a signalized corner in Vermont Square offers excellent visibility and exposure, attracting potential customers and tenants.

Diversified Income Streams

With a mix of residential and commercial units, the property provides multiple income streams, reducing dependence on a single tenant or sector.

High Demand Area

The Vermont Square neighborhood is known for its strong demand for mixed-use spaces, making it an attractive investment opportunity.

Potential for Growth

The large alleyway entrance and proximity to amenities and transportation hubs position the property for potential future growth and development opportunities.

Renovated and Modernized

The recent renovations, including the newly renovated lobby and stairway, ensure that the property offers a contemporary and appealing atmosphere for tenants and customers.

Parking and Storage

The availability of on-site parking and storage spaces adds convenience and value for tenants, attracting businesses and residents seeking these amenities.

Security and Safety Measures

The camera surveillance system enhances security and provides peace of mind for tenants and investors.

Energy Efficiency

The incorporation of solar outdoor lighting demonstrates a commitment to sustainability and lowers operating costs by utilizing renewable energy sources.





Rent Roll

UNIT	UNIT	RENT	PERFORMA
4529 S Vermont Ave	Mini Shop	\$3,000.00	\$3,000.00
4531 S Vermont Ave	Vacant	\$0.00	\$3,000.00
4533 S Vermont Ave	Vacant	\$0.00	\$3,000.00
1005 W. 46th	#1	\$1,610.20	\$2,500.00
1005 W. 46th	#2	\$1,109.26	\$2,000.00
1005 W. 46th	#3	\$1,150.00	\$2,500.00
1005 W. 46th	#4	\$1,380.00	\$2,500.00
1005 W. 46th	#5	\$0.00	\$1,600.00
1005 W. 46th	Parking	\$2,200.00	\$2,500.00
Billboard	Billboard	\$275.00	\$275.00
Total Rent Monthly		\$10,724.46	\$23,075.00

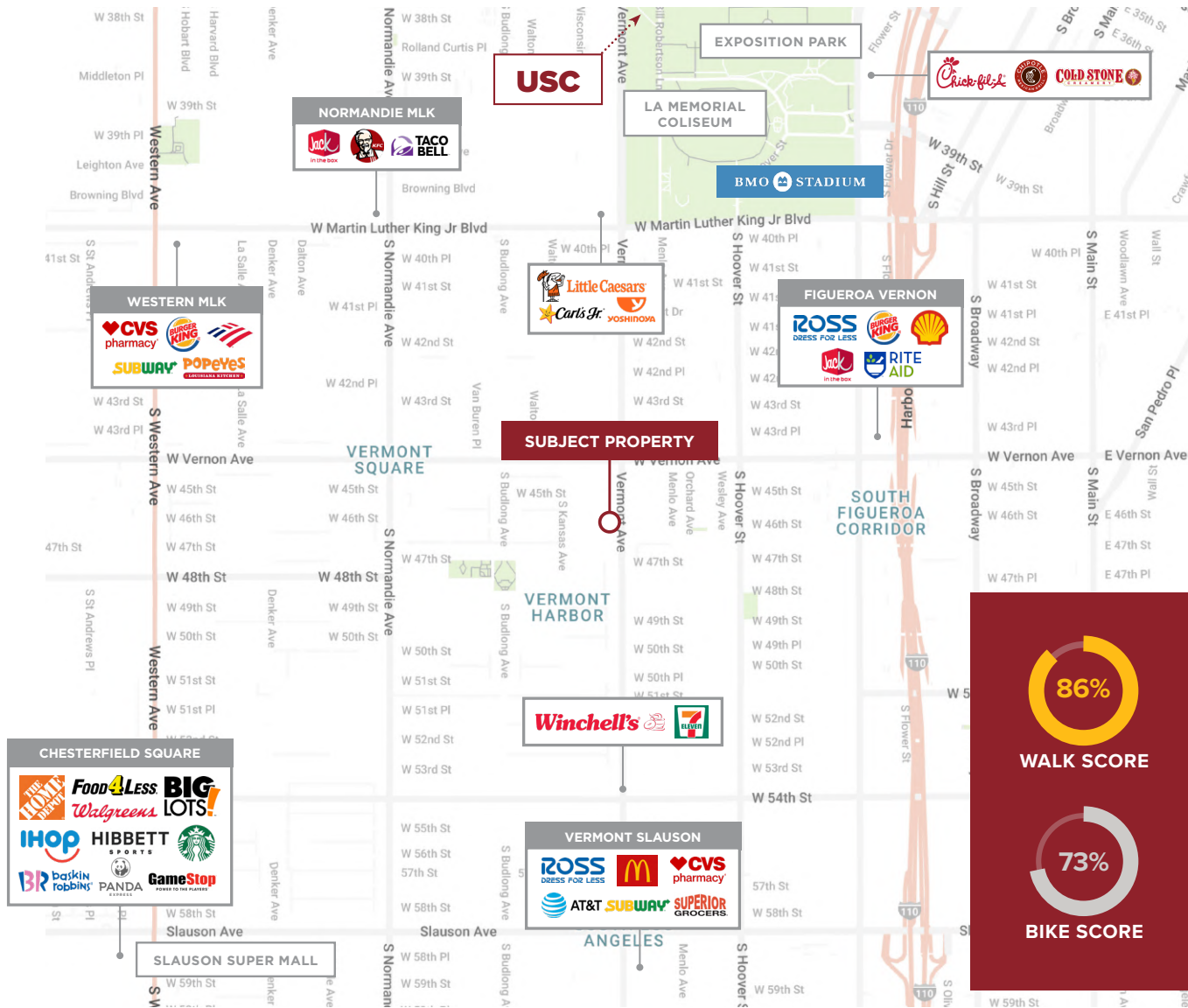
Floor Plan



Street Level Floor



Regional Map



SHOPPING CENTERS

- 0.7 miles - Figueroa / Vernon
- 0.9 miles - Vermont / Slauson
- 1.1 miles - Normandie / MLK
- 1.5 miles - Western / MLK
- 1.7 miles - Slauson Super Mall
- 1.9 miles - Chesterfield Square
- 1.9 miles - USC Village



DINING/TAKEOUT

- 0.1 miles - Bubba's Restaurant
- 0.1 miles - Hodaya
- 0.1 miles - Chinese Express
- 0.1 miles - Guatemalan Bakery
- 0.2 miles - King's Express
- 0.2 miles - El Quetzal
- 0.3 miles - Santa Rosa Restaurant
- 0.3 miles - Reina's Pupuseria
- 0.3 miles - Pelican
- 0.4 miles - Erick's Burgers
- 0.4 miles - Tom's Burgers
- 0.5 miles - Tamales Guatemala
- 0.5 miles - Tatiana
- 0.7 miles - Burger King
- 0.7 miles - Viva La Vida Crepes
- 0.7 miles - Tam's Burger
- 0.7 miles - Louisiana Fried Chicken
- 0.7 miles - Pizza Hut
- 0.7 miles - Yoshinoya
- 0.7 miles - HotBox Burgers

86%
WALK SCORE

73%
BIKE SCORE

Los Angeles

Los Angeles County is the most populous county in the United States, with more than 10 million inhabitants as of 2022. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the nation's second largest city with about 4 million people.



#1 MOST POPULOUS
COUNTY IN THE US



#1 LARGEST ECONOMY
IN THE US



+5 MILLION IN
LABOR FORCE



POPULATION & EMPLOYMENT

- #1 most populous county in the U.S.
- +5 million labor force with +244,000 businesses

ECONOMIC DRIVERS

- #1 largest economy in the U.S.
- \$700 billion GDP in L.A. metro area in 2018
- 26 Fortune 500 headquarters

INTERNATIONAL TRADE

- #1 largest customs district in the U.S.
- #1 in imports, exports and total port tonnage in the U.S.
- +\$118 billion of total trade in 2019

TOURISM

- +50 million visitors to L.A. County in 2018
- \$288 million generated in L.A. transient occupancy tax in 2018
- 547,000 jobs supported by leisure & hospitality sectors in 2018



ECONOMIC IMPACT

Los Angeles County is commonly associated with the entertainment and digital media industry; all six major film studios—Paramount Pictures, 21st Century Fox, Sony, Warner Bros., Universal Pictures, and Walt Disney Studios—are located within the county. Numerous other major industries also define the economy of Los Angeles County, including international trade supported by the Port of Los Angeles and the Port of Long Beach, music recording and production, aerospace and defense, fashion, and professional services such as law, medicine, engineering and design services, financial services and more. High-tech sector employment within Los Angeles County is 368,500 workers, and manufacturing employment within Los Angeles County is 365,000 workers.



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