

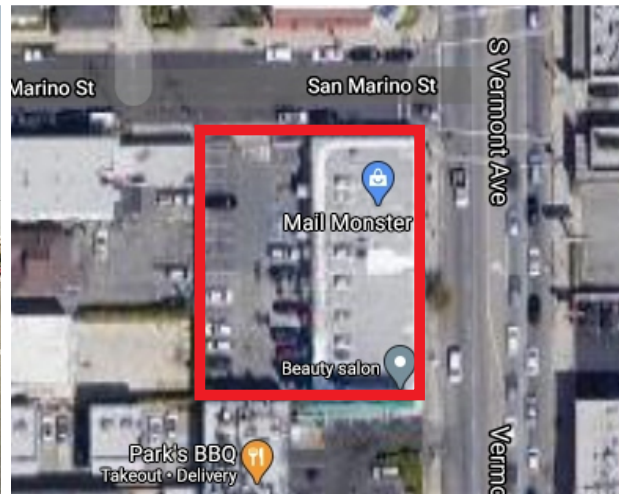
Retail Center For Sale

941 S Vermont Ave, Los Angeles, CA 90006



Property Details:

- Land: 16,345 sf
- Built: 1928
- Zoning: C2
- Building: 7,575 sf (per title)
- APN: 5078-009-023
- Units: 7 retail units
- Mix of retail and service-oriented tenants
- Great upside potential
- Private parking lot in the back. +/- 26 spaces
- Visible corner location and exposure on Vermont Avenue and San Marino Street
- Central location in Los Angeles, close to Downtown



Development Potential:

- Lot is ideal for development of 15,400 sf, 2-story commercial building with underground parking (Check with the City)

ASKING: \$8,500,000

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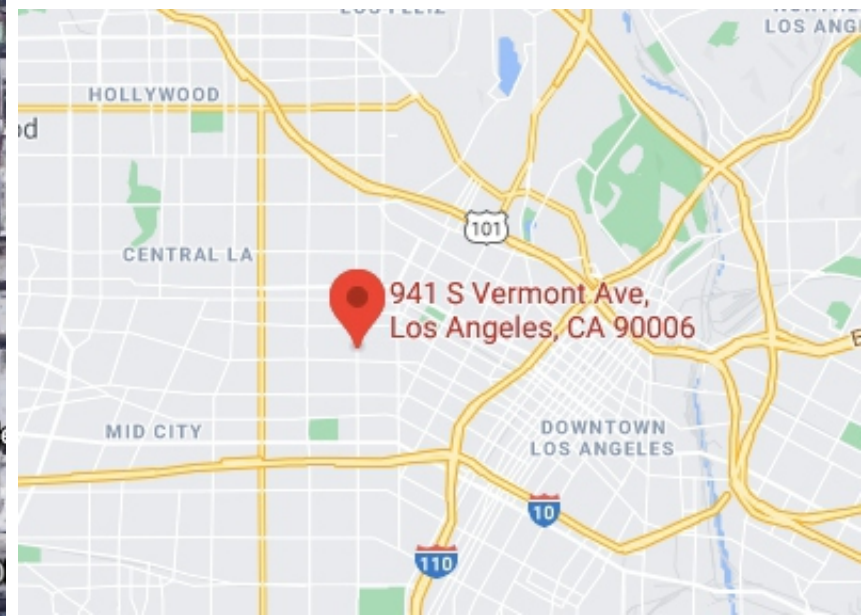
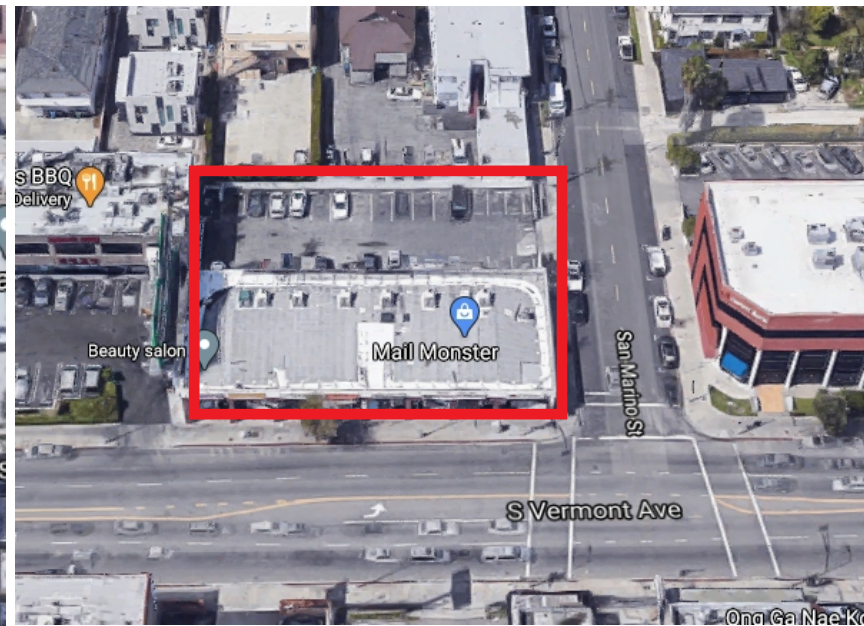
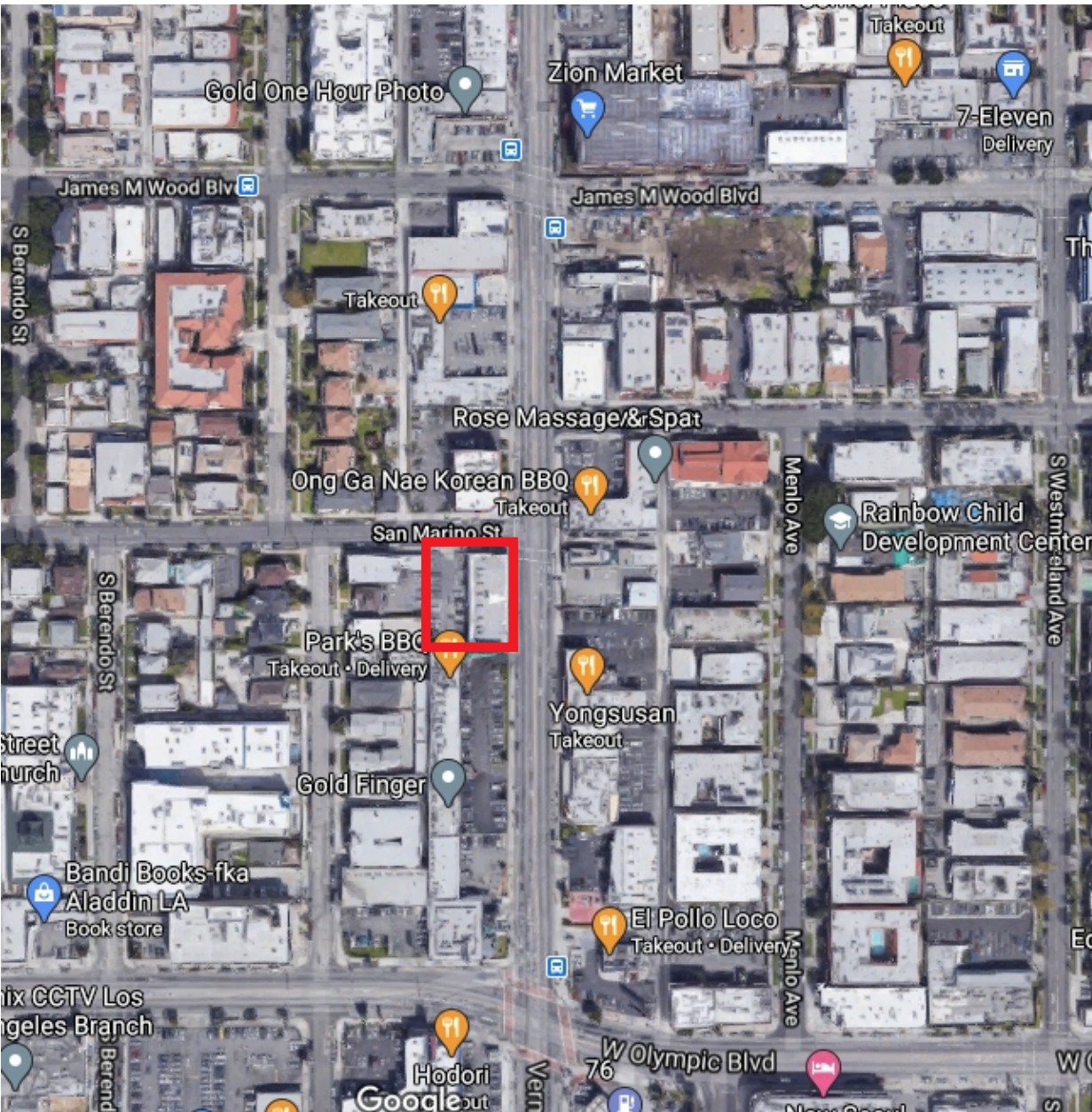
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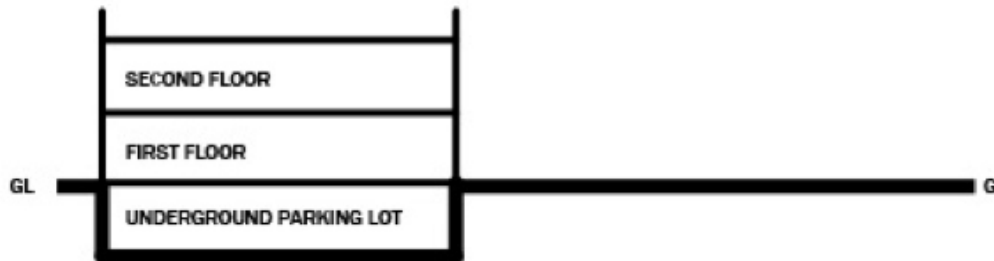
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ELEVATION DIAGRAM



DEVELOPMENT SUMMARY (Information to be verified)

<i>Lot Size</i>	14,904 SF	<i>Parking Spaces</i>	
<i>Zoning</i>	C2-1	<i>Regular</i>	42
<i>Height</i>	2-STORY	<i>ADA</i>	2
<i>Total Buildable Size</i>	15,400 SF	<i>Total</i>	47
<i>Leasable size / Floor</i>	7,700 SF		
<i>Underground Parking</i>	14,904 SF		