

FOR LEASE | 11401-11415 S. Vermont Ave., Los Angeles, CA 90044



For Lease

GLA: 13,071 SF

Available Units

11401B - 978 SF

11413 - 1,170 SF

Property Highlights

- Located on a high traffic intersection.
- Busy pedestrian traffic.
- Strong daytime population.
- Near Century (105) and Harbor (110) fwys.
- Trade Area Tenants: Ralphs, Food 4 Less, Subway, McDonald's, Speedy Cash, 7-Eleven, Jack in the Box.
- Near Metro Green Line rail station and bus stops.
- **Seeking all retailers.**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	\$41,911	345,031	1,034,522
Average HH Income:	\$43,880	\$50,507	\$52,870
Daytime Population:	32,561	279,615	863,969

Traffic Counts:

Imperial Hwy & Vermont Ave. (N/S)	31,309 cars per day (taken 2015)
Imperial Hwy & Vermont Ave. (E/W)	34,455 cars per day (taken 2015)

FRALIN COMMERCIAL, INC.

Urban Real Estate Services

9826 Kincardine Avenue
Los Angeles, CA 90034

#01225865 Stanley Bishop

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#02167304 Beatriz Rodriguez

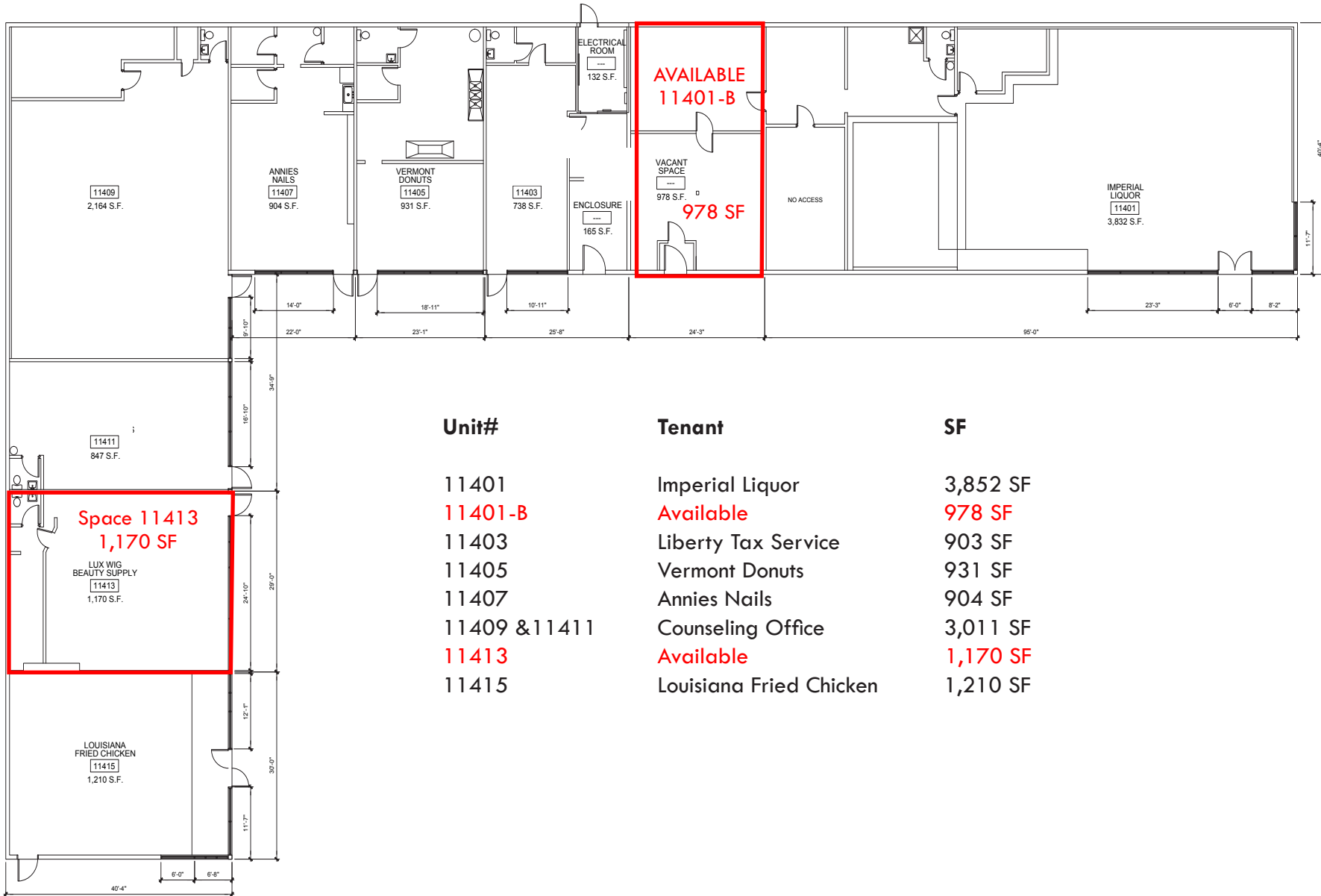
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Unit#	Tenant	SF
11401	Imperial Liquor	3,852 SF
11401-B	Available	978 SF
11403	Liberty Tax Service	903 SF
11405	Vermont Donuts	931 SF
11407	Annie's Nails	904 SF
11409 & 11411	Counseling Office	3,011 SF
11413	Available	1,170 SF
11415	Louisiana Fried Chicken	1,210 SF

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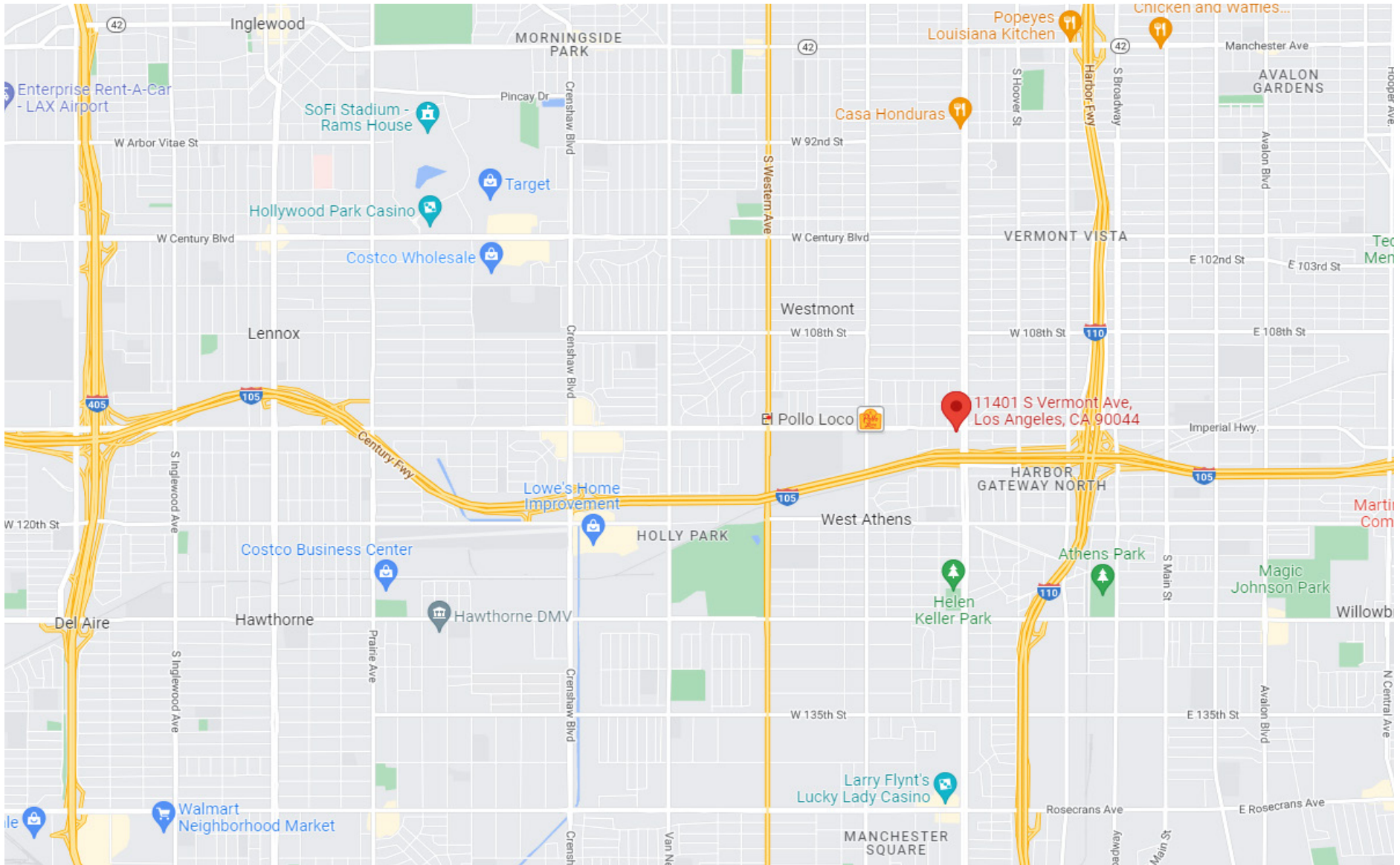
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SITE PLAN

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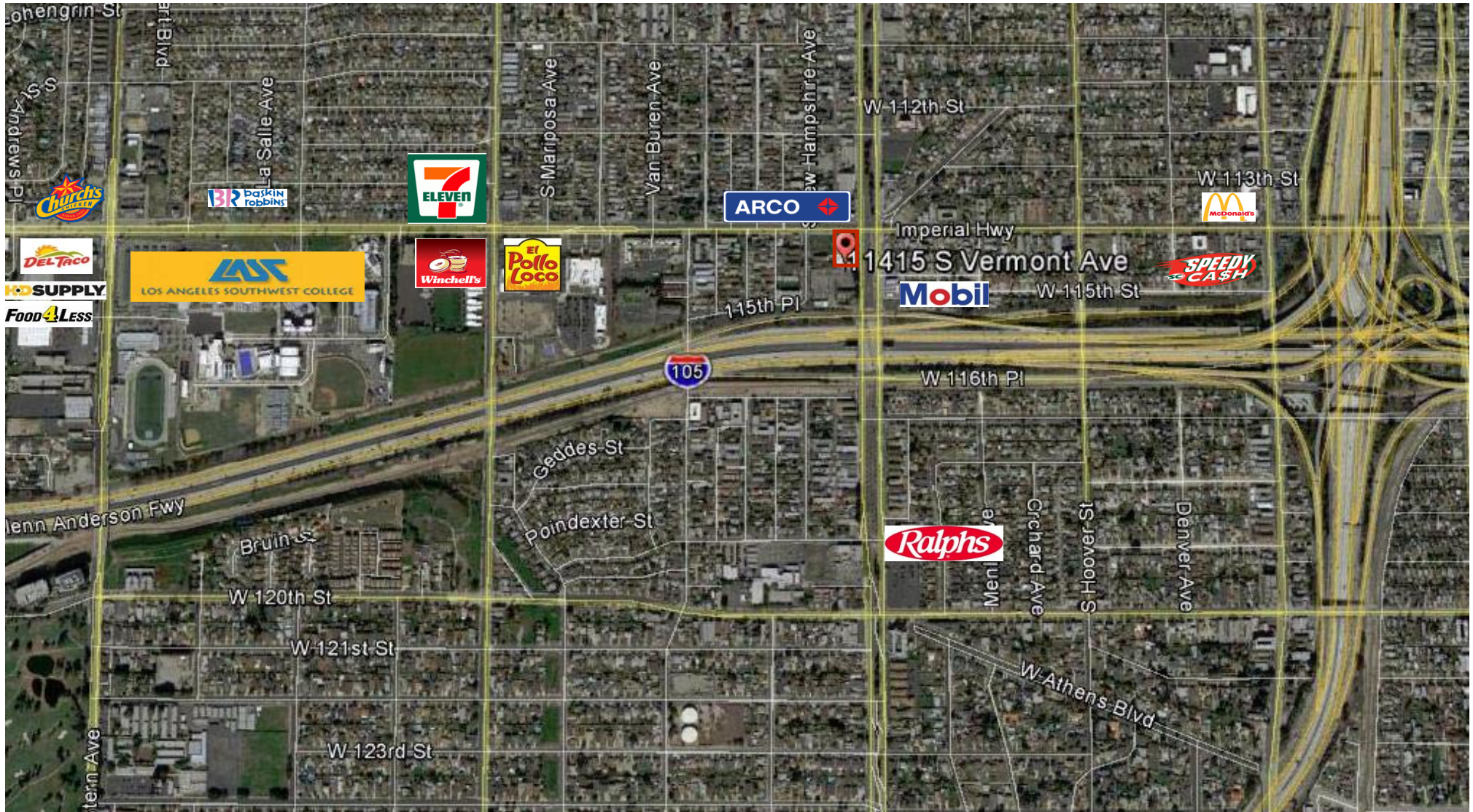
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TRADE AREA TENANTS

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