

11401 S. VERMONT AVE
LOS ANGELES, CA 90044



PRIME RETAIL, MEDICAL, OR FOOD USE LOCATION

IN A VERY BUSY CORNER OF VERMONT AVE & IMPERIAL HWY

Alex Shabani

Senior Managing Director
310.272.7397
alex@cagre.com
Lic. 01352902

Commercial Asset Group

190 N. Canon Drive, STE 300
Beverly Hills, CA 90210
P: 310.275.8222 F: 310.275.8223
www.cagre.com Lic. 01876070



COMMERCIAL
ASSET GROUP

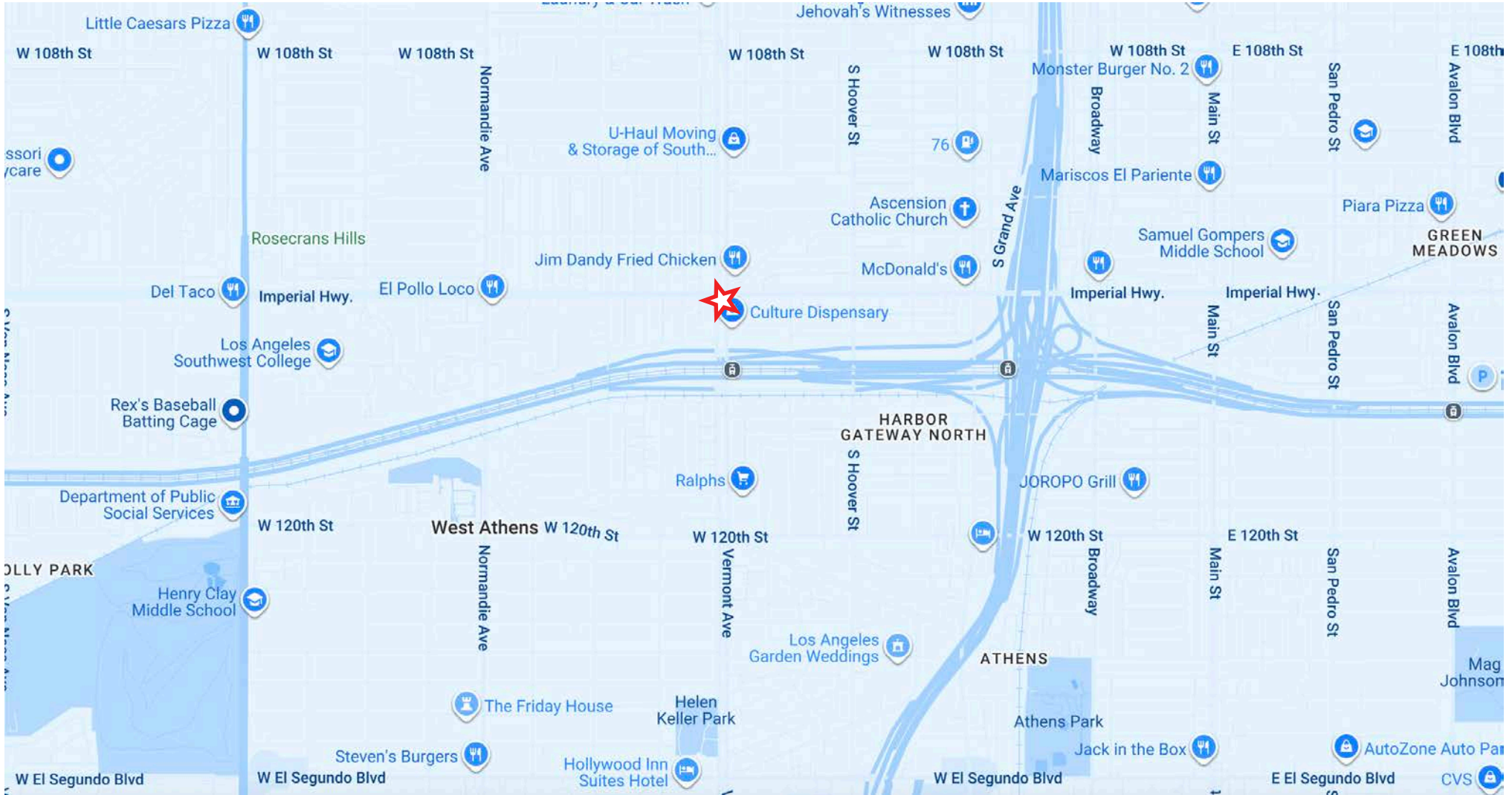
PROPERTY HIGHLIGHTS

- South Los Angeles retail opportunity on a signalized intersection
- Ample street exposure and signage opportunities
- Minutes from 110 Freeway
- High visibility at a major intersection with excellent traffic counts
- 1-mile average household income: \$70,000
- 1-mile population: 51,500
- Heavy foot traffic
- Densely populated area near major national tenants, schools, & residential neighborhood
- Seeking: retail, beauty supply, takeout food, mobile store, hair salon, barber shop, tax & insurance office

SPACE SIZE
11401-B: ±978 SF
11413: ±1,170 SF

CPD
50,000

MAP

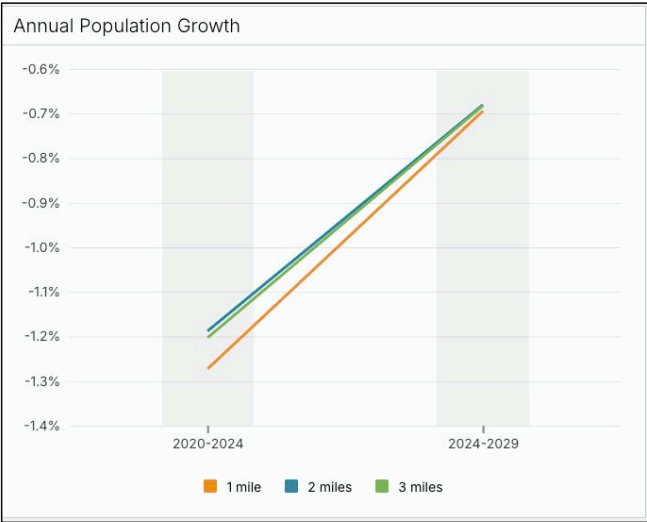
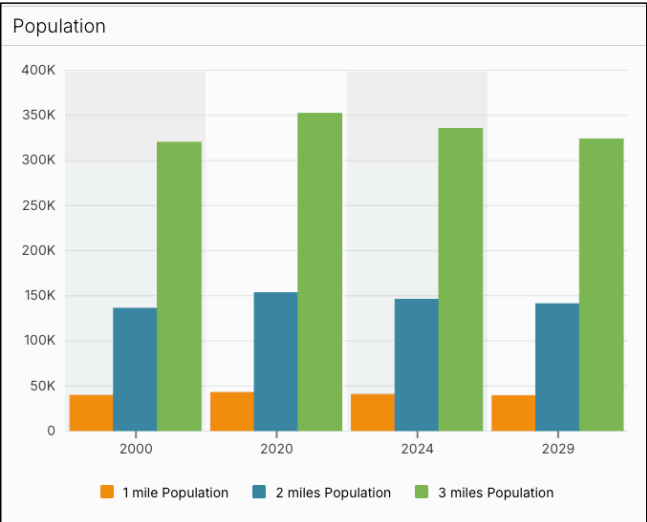


DEMOGRAPHICS

Income	1 mile	2 miles	3 miles
Avg Household Income	\$69,815	\$75,310	\$75,014
Median Household Income	\$51,487	\$57,101	\$57,590
< \$25,000	3,468	10,952	24,065
\$25,000 - 50,000	2,254	7,817	19,431
\$50,000 - 75,000	1,960	6,552	16,412
\$75,000 - 100,000	1,368	5,794	13,151
\$100,000 - 125,000	949	3,820	8,906
\$125,000 - 150,000	643	2,038	5,460
\$150,000 - 200,000	587	2,612	5,616
\$200,000+	480	2,015	4,457

Households	1 mile	2 miles	3 miles
2020 Households	12,474	44,112	103,198
2024 Households	11,708	41,599	97,499
2029 Household Projection	11,266	40,070	93,956
Annual Growth 2020-2024	-0.2%	0%	0.1%
Annual Growth 2024-2029	-0.8%	-0.7%	-0.7%
Owner Occupied Households	4,325	17,036	38,122
Renter Occupied Households	6,940	23,034	55,833
Avg Household Size	3.3	3.3	3.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$337.6M	\$1.3B	\$2.9B

Population	1 mile	2 miles	3 miles
2020 Population	42,292	152,787	351,746
2024 Population	40,140	145,529	334,812
2029 Population Projection	38,747	140,582	323,380
Annual Growth 2020-2024	-1.3%	-1.2%	-1.2%
Annual Growth 2024-2029	-0.7%	-0.7%	-0.7%
Median Age	34.8	35.1	35.3
Bachelor's Degree or Higher	12%	13%	13%
U.S. Armed Forces	0	48	132

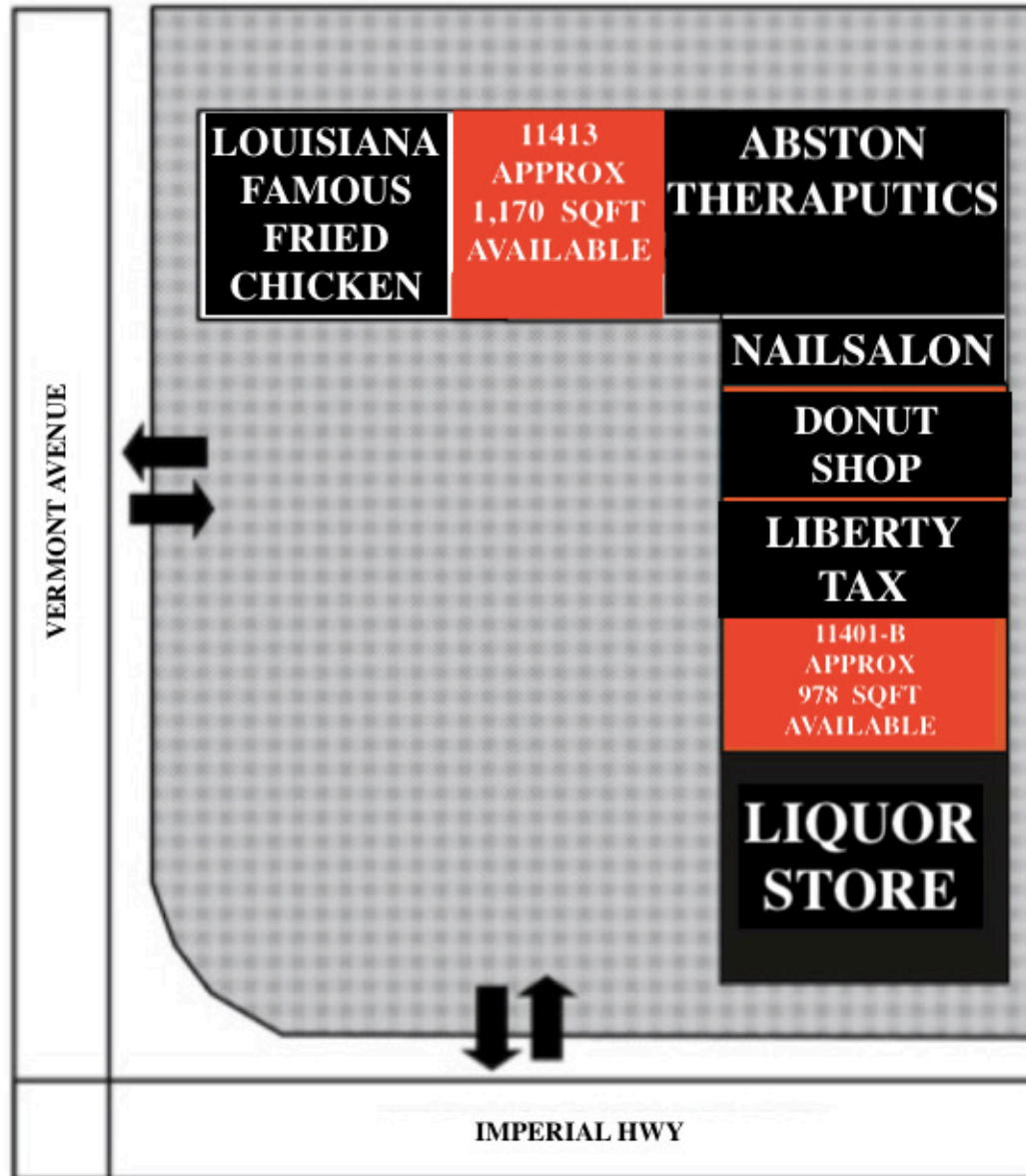


Population By Race	1 mile	2 miles	3 miles
White	1,939	7,390	19,113
Black	14,595	50,880	108,675
American Indian/Alaskan Native	673	2,222	5,249
Asian	376	2,256	10,570
Hawaiian & Pacific Islander	119	373	1,078
Two or More Races	22,438	82,408	190,128
Hispanic Origin	23,602	86,448	199,957

ADDITIONAL PHOTOS



SITE PLAN



AERIAL





Alex Shabani
Senior Managing Director
310.272.7397
alex@cagre.com
Lic. 01352902

Commercial Asset Group
190 N. Canon Drive, STE 300
Beverly Hills, CA 90210
P: 310.275.8222 F: 310.275.8223
www.cagre.com Lic. 01876070



**COMMERCIAL
ASSET GROUP**