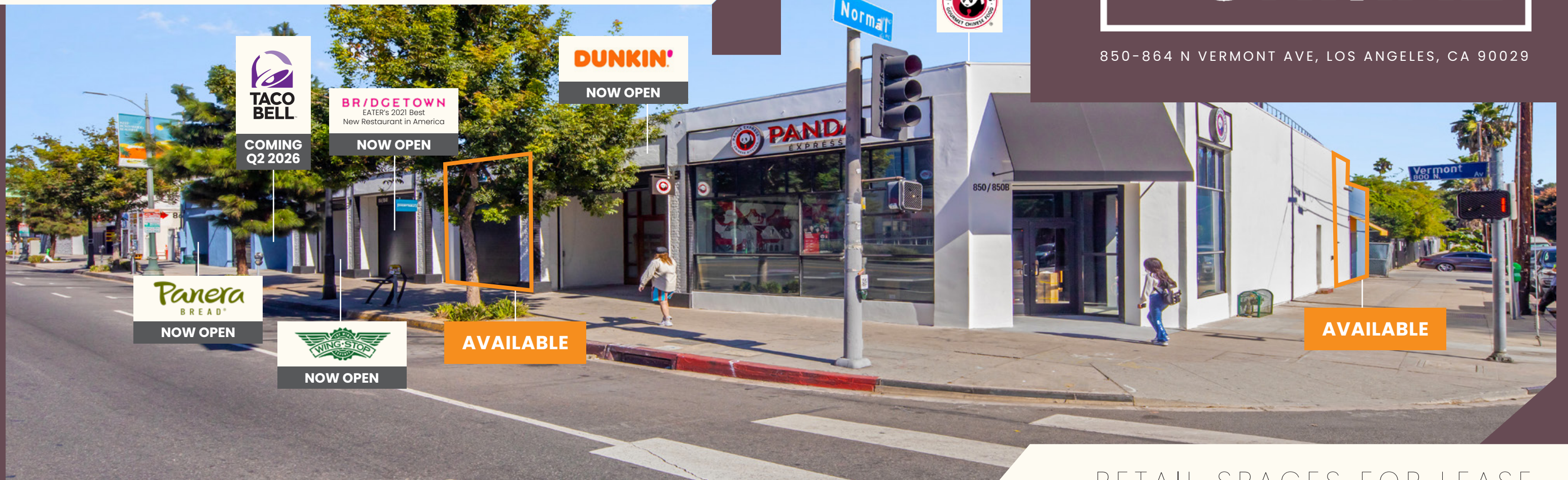


TWO SPACES REMAINING!

VIRGIL VILLAGE / EAST HOLLYWOOD



NEW NORMAL

850-864 N VERMONT AVE, LOS ANGELES, CA 90029

RETAIL SPACES FOR LEASE

JOIN US
AT THE
CORNER
OF

VERMONT

NEW NORMAL

NORMAL

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CBRE

NEW NORMAL



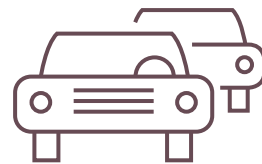
- Join Panera Bread, Panda Express, Dunkin Donuts, Wingstop, Taco Bell & Bridgetown Roti.
- Directly across from Los Angeles City College (30k+ students & faculty)
- Adjacent to burgeoning Virgil Village scene
- Busy commuter corridor; One minute from I-101 freeway
- Across from Metro Red Line (Downtown <> Hollywood <> Studio City)



12,500 SF
TOTAL RETAIL



21 PARKING
STALLS

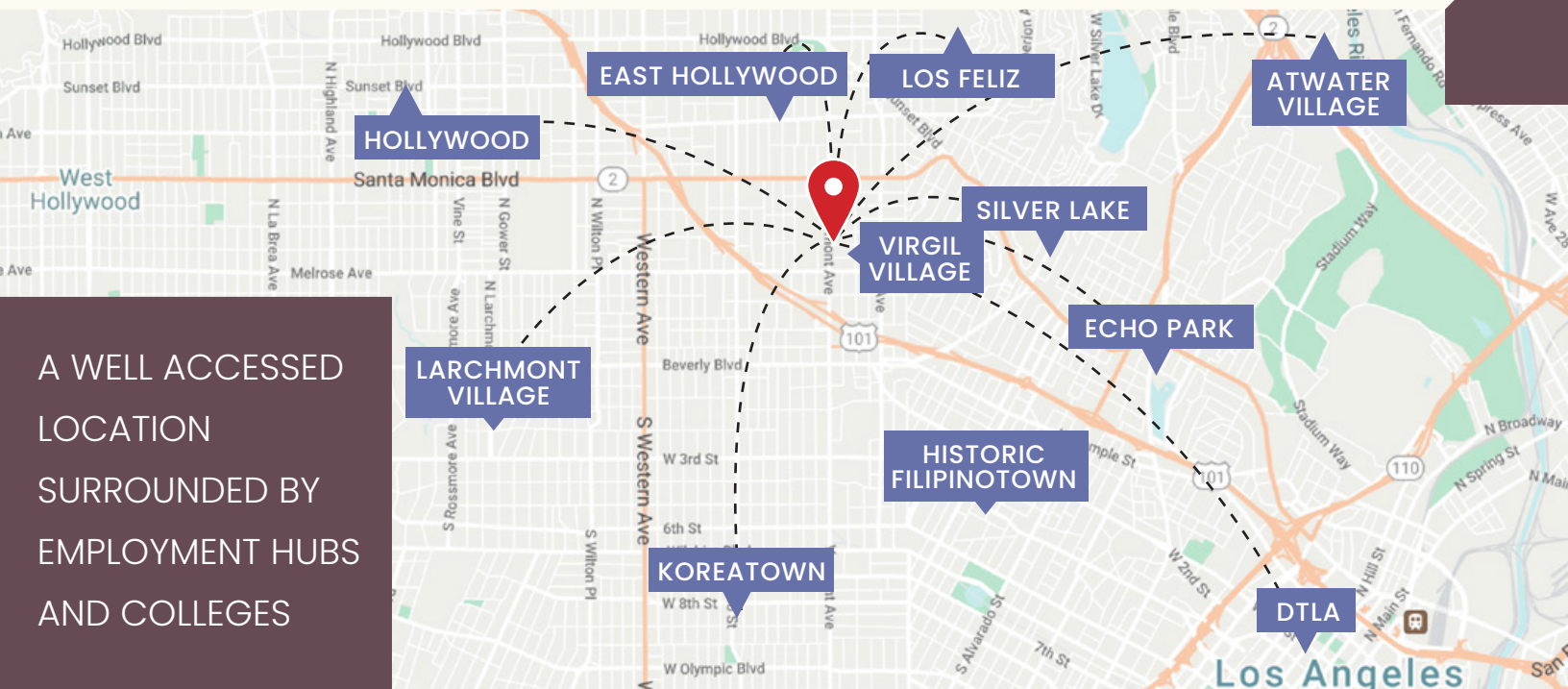


+ 40K
CARS/DAY
N VERMONT AVE



91
WALK SCORE
"WALKER'S PARADISE"

850-864 N VERMONT AVE, LOS ANGELES, CA 90029



A WELL ACCESSED
LOCATION
SURROUNDED BY
EMPLOYMENT HUBS
AND COLLEGES



3 MINUTES FROM MAJOR EMPLOYMENT HUB



+5.8K
EMPLOYEES

+325K
PATIENTS/YEAR



+1.6K
EMPLOYEES

+67K
PATIENTS/YEAR



+6.4K
EMPLOYEES

+358K
PATIENTS/YEAR



DIRECTLY ACROSS FROM LACC WITH
LARGE STUDENT BODY & FACULTY/STAFF



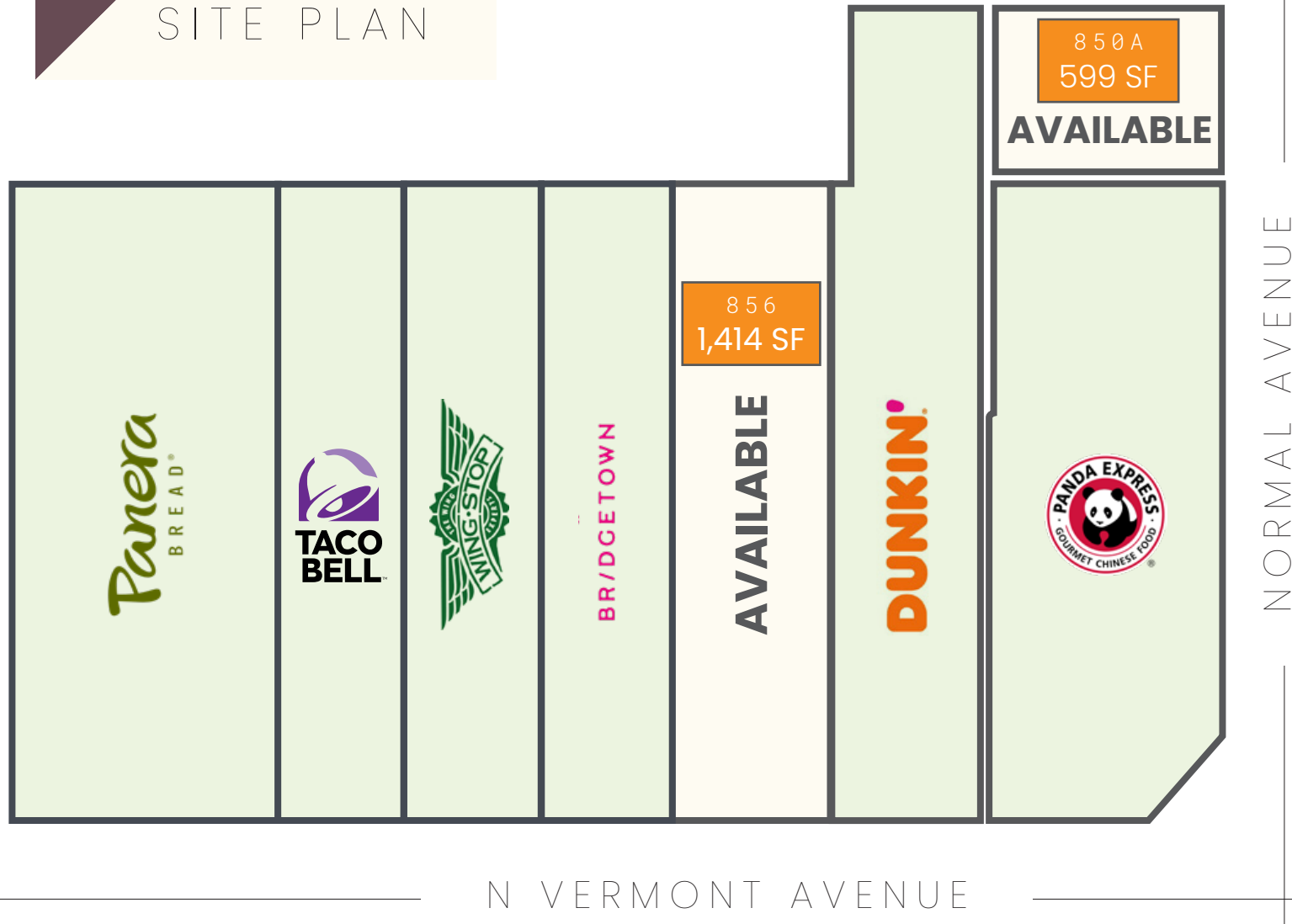
LACC FAST FACTS(2019)

+28.2K STUDENTS	85% DAY CLASSES
56% UNDER 24 Y/O	90% OF STUDENTS ATTEND CLASSES IN PERSON

NEARBY COLLEGES/UNIVERSITIES



SITE PLAN



ACROSS FROM METRO RED (B) RAIL LINE CONNECTING HOLLYWOOD TO DTLA

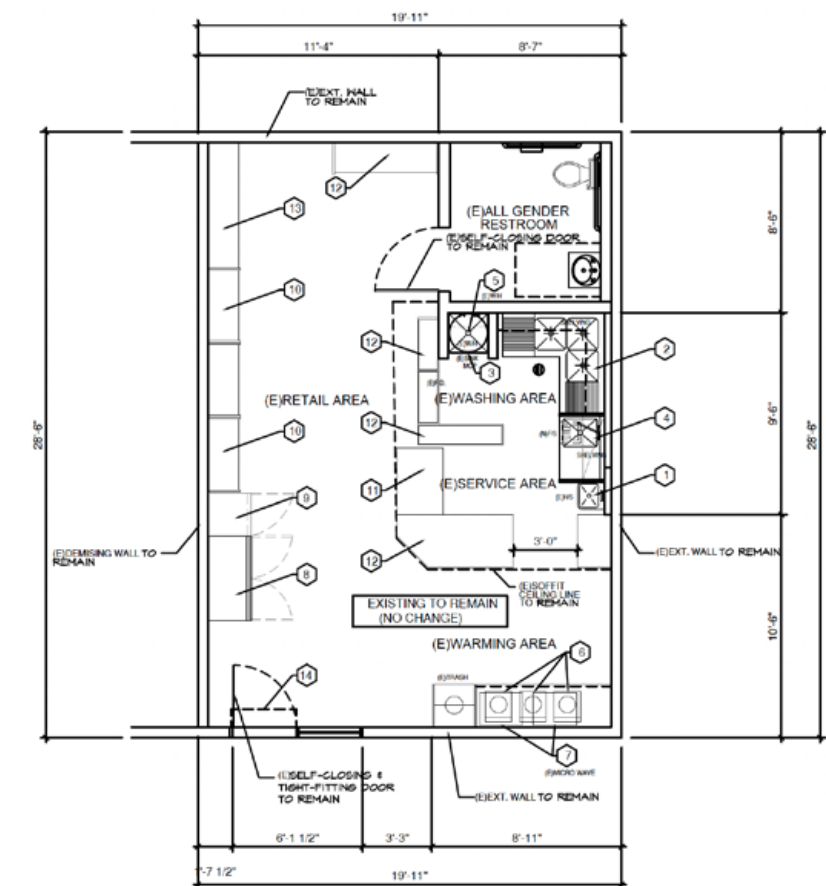


850A
599 SF



HIGHLIGHTS

- Exposed brick walls
- Built out for light food and retail use
- Potential patio seating
- New electrical and HVAC

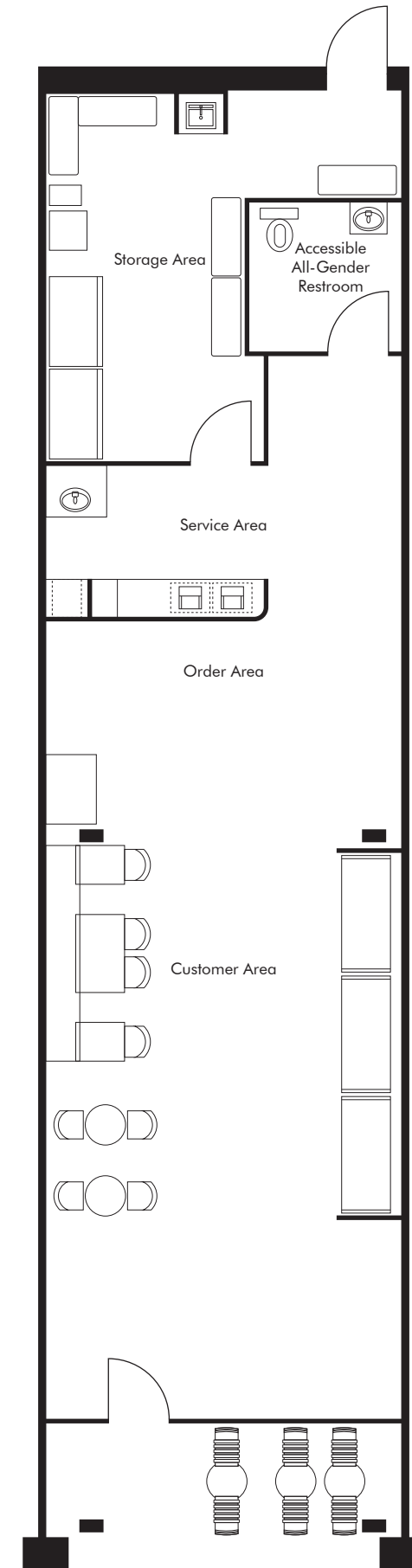


8 5 6
1,414 SF



HIGHLIGHTS

- Second Generation Restaurant
- Built out for light food, frozen desserts & beverage concepts
- Existing FF&E
- Recessed storefront



Best suited for low-impact food uses, venting and grease mitigation would require tenant-installed systems.

DEMOGRAPHIC
(1 MILE RADIUS)



+80K
POPULATION



+74.3K
DAYTIME POPULATION



36
MEDIAN AGE



26.6K
EMPLOYEES



4.6MM
SF OF OFFICE



33%
MILLENNIALS



VIRGIL VILLAGE FAVORITES

- + Courage Bagels
- + Melody Wine Bar
- + SQIRL
- + Jewel
- + Cafecito Organico
- + PAPER 8
- + Bar Keeper
- + Recollection
- + Makers Mess
- + Roam
- + Vinovore
- + Hermitage
- + Ken's Ramen
- + Virgil Normal
- + Rick's Produce Market
- + Budonoki

VIRGIL VILLAGE / EAST HOLLYWOOD

Nestled by the density of Koreatown, the medical mainstays of Los Feliz, the hipsters of Silver Lake & Virgil Village and the explosive development of Hollywood proper, **New Normal is at the center of it all**. Adjacent to the Metro Red Line, which is central LA's most significant metro line, and Los Angeles City College, this highly visible corner, only 4 blocks from the I-101 and on a busy commuter artery, benefits from non-stop traffic from a wide pool of customers.

VIRGIL VILLAGE / EAST HOLLYWOOD

NEW NORMAL

850-864 N VERMONT AVE, LOS ANGELES, CA 90029



VERMONT

NEW NORMAL

NORMAL

RETAIL SPACES FOR LEASE

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