

FOR SALE

DEVELOPMENT
LAND
(4,400 Sq. Ft.)

1820 S VERMONT AVE
LOS ANGELES, CA 90006



\$649,000



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



SANTA MONICA FWY (+/- 365,042)



W WASHINGTON BLVD (+/- 36,048 CPD)

S VERMONT AVE (+/- 19,389 CPD)



San Salvador Restaurant





RITE
AID



S VERMONT AVE (+/- 19,389 CPD)



PROPERTY INFORMATION



ADDRESS

1820 S Vermont Ave
Los Angeles, CA 90006



OFFERING PRICE

\$649,000
\$148 per sq. ft.



LAND AREA

4,400 Sq. Ft.



PARCEL MAP

5056-023-006



BUILT

1917



ZONING

C2-2D-CPIO



TRANSIT ORIENTED COMMUNITY (TOC)

Tier 3



WALK/ TRANSIT SCORE

Very Walkable (88)
Good Transit (66)

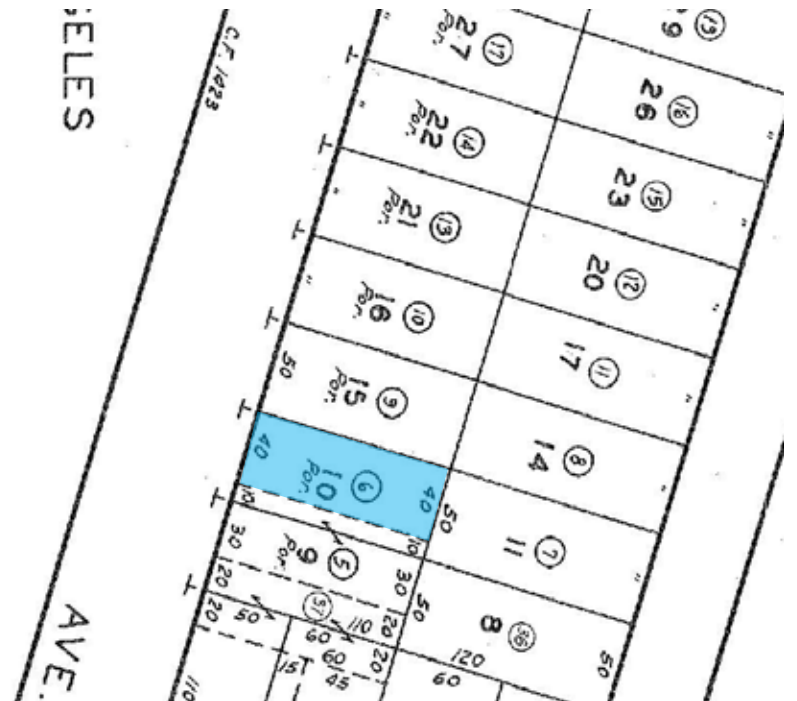
ZONING MAP



PROPERTY HIGHLIGHTS

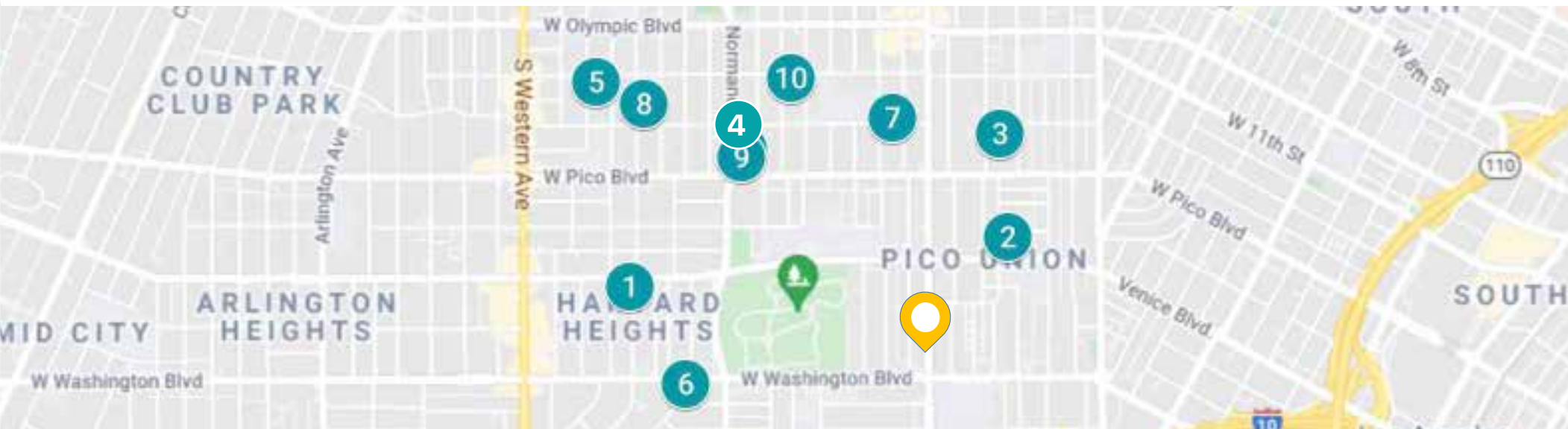
- Current Tenants on Month to Month Leases.
- Redevelopment opportunity
- Transit Oriented Community (TOC) - Tier 3
- Buyer may obtain new financing at current market rates.

PARCEL MAP



COMPARABLE LAND SALES

NO	ADDRESS	SOLD DATE	SOLD PRICE	PRICE/SF	LAND SIZE (Sq. Ft.)
1	2150 Venice Blvd	1/14/2021	\$2,300,000	\$168	13,504
2	2260 W 15th St	11/5/2020	\$1,030,000	\$152	5,534
3	1212 S Westmoreland Ave	9/4/2020	\$2,650,000	\$226	11,761
4	1228-1238 S Normandie Ave	7/16/2020	\$3,470,000	\$196	17,860
5	1106 S Serrano Ave	12/27/2019	\$1,100,000	\$177	6,212
6	1950 W Washington Blvd	11/21/2019	\$1,800,000	\$180	10,019
7	2553 W 12th St	10/18/2019	\$1,150,000	\$152	6,534
8	1134 S Harvard Blvd	10/10/2019	\$975,000	\$165	6,098
9	1228 - 1238 S Normandie Ave	7/16/2019	\$3,470,000	\$196	17,860
10	1100 Fedora St	6/10/2019	\$2,090,000	\$178	11,761
	1820 S Vermont Ave		\$649,000	\$148	4,400



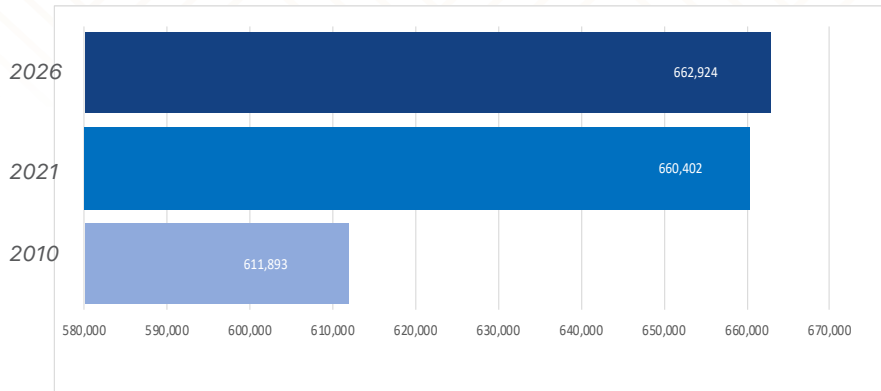
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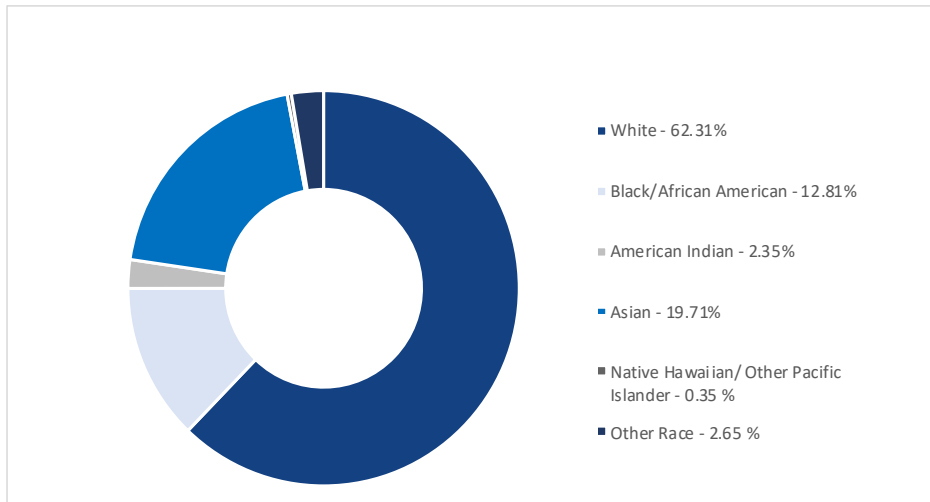
AREA DEMOGRAPHICS

3-MILE SUMMARY

POPULATION BY YEAR



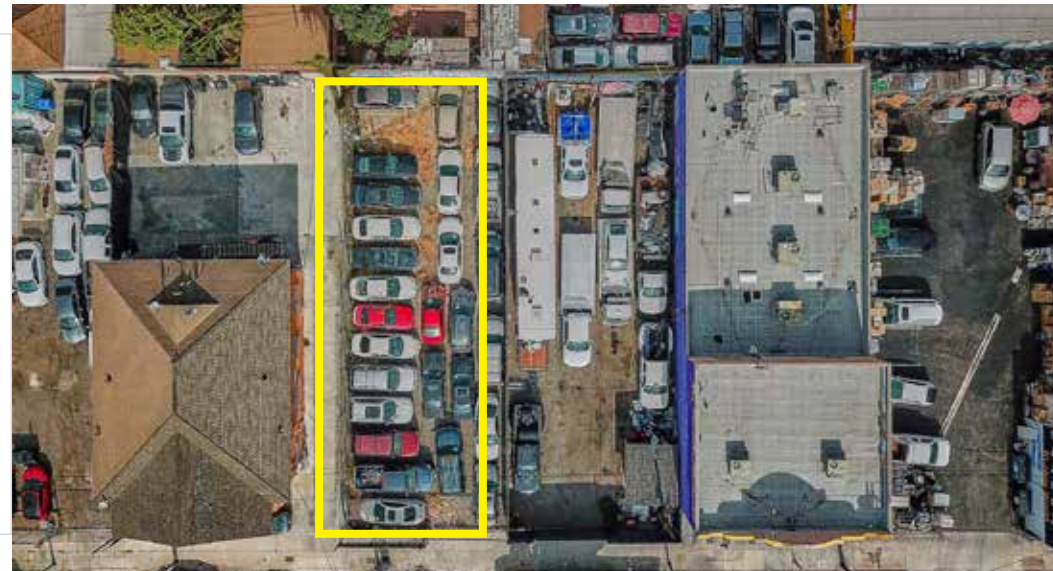
RACE & ETHNICITY



POPULATION	1 MILE	3 MILES	5 MILES
2021 Population	79,639	660,402	1,310,631
2026 Population	78,722	662,924	1,308,737
2010 Population	80,274	611,893	1,250,944
Growth Rate: 2021 - 2026	-1.15%	0.38%	-0.14%

HOUSEHOLD	1 MILE	3 MILES	5 MILES
2021 Households	23,863	224,514	453,895
2026 Households	23,561	225,904	453,895
2010 Households	24,181	205,152	431,164

HOUSEHOLD	1 MILE
2021 Average Household Income	\$48,151
2026 Average Household Income	\$49,847
2010 Average Household Income	\$35,106
2026 Median Household Income	\$34,710



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