

OWNER-USER COMMERCIAL BUILDING

1714 -1720 S Vermont Ave, Los Angeles, CA 90006

FOR SALE



Mark Hong

CAL DRE 01067529

213-251-9000

markhong@korusre.com

Michelle Suh

CAL DRE 01335563

213-220-6005

michellesuh@korusre.com

KORUS
REAL ESTATE

AERIAL MAP

DOWNTOWN
LOS ANGELES

Venice Blvd (+23,467 VPD)

W Washington Blvd (+35,000 VPD)

1714 - 1720 S VERMONT AVE.
LOS ANGELES, CA

Vermont Ave (+39,820 VPD)

S NEW HAMPSHIRE AVE



PROPERTY HIGHLIGHTS

1714 - 1720 S Vermont Ave Los Angeles, CA 90006



OFFERING PRICE

\$3,900,000
(\$532 PSF)



APN'S

5056-023-038 &
-039



BUILDING SIZE

4,148 Sq. Ft.
3,184 Sq. Ft.
7,332 Sq. Ft.
(Combined)



LAND SIZE

5,000 Sq. Ft.
5,500 Sq. Ft.
10,500 Sq. Ft.
(Combined)



PARKING

13 Spaces



ZONING

C2-2D-CPIO
T.O.C: Tier 3

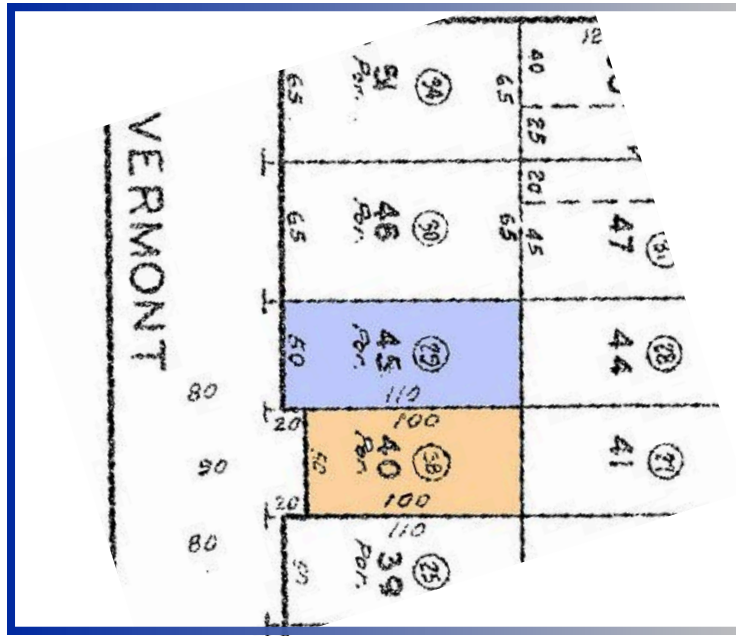


BUILT

2009

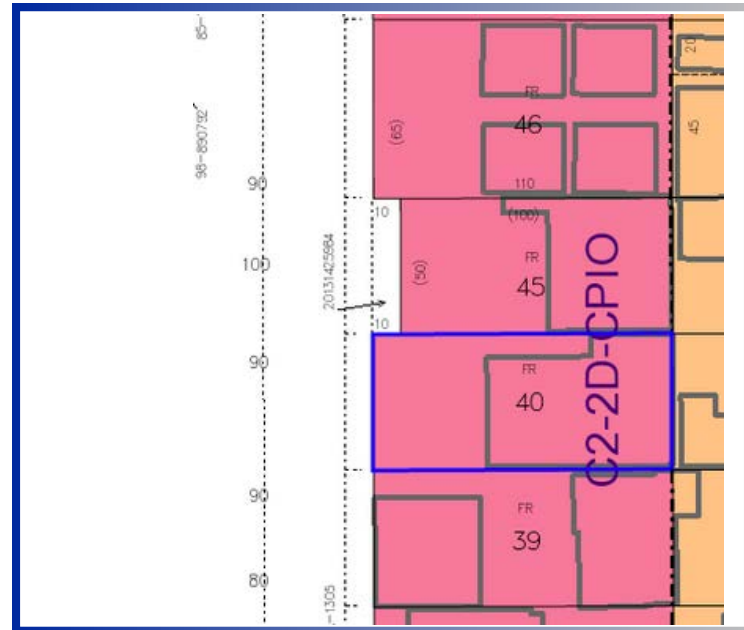


PARCEL MAP



APN'S 5056-023-038 & -039

ZONING MAP




ZONING C2-2D-CPIO

PROPERTY HIGHLIGHTS

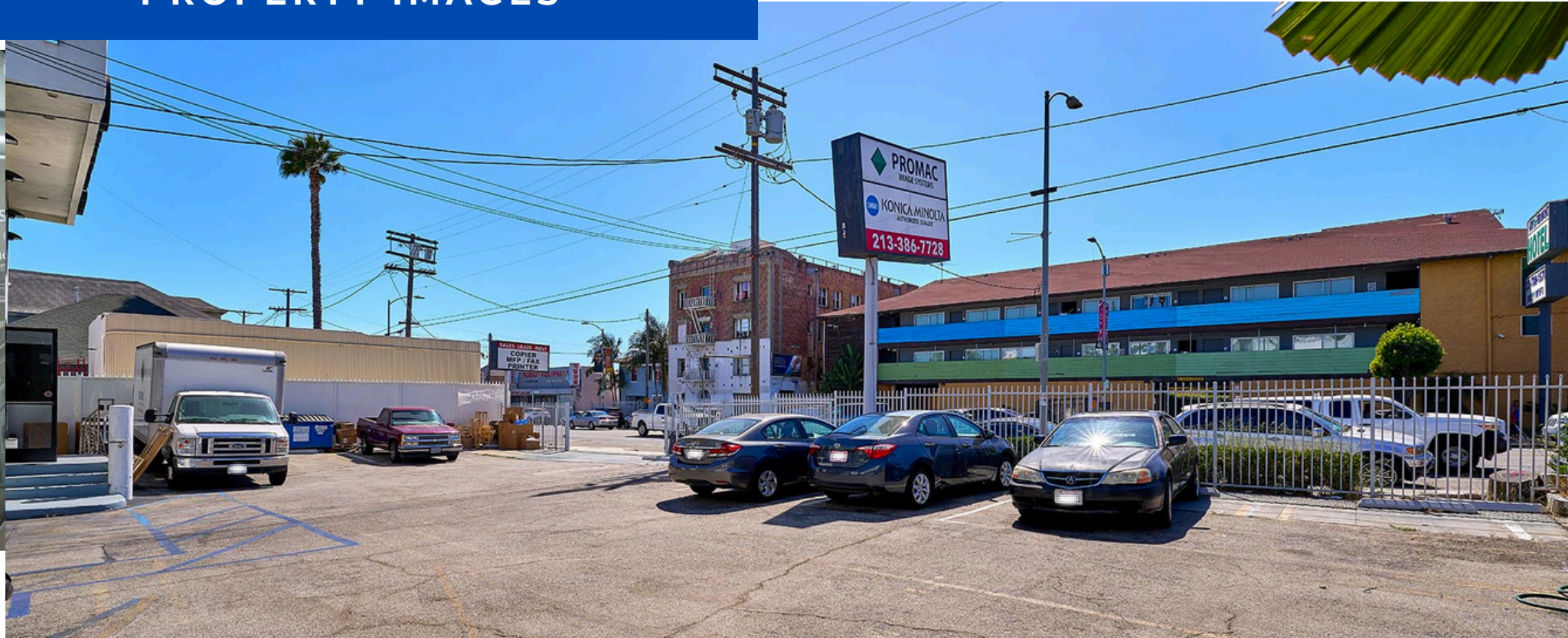
- Ideal for an Owner-User opportunity.
- Newer construction.
- Commercial zoning allows for a variety of uses.
- Future redevelopment opportunity.
- SBA financing possible.
- Significant signage on Vermont Ave.

COMPARABLE SALES

#	Sale Date	Address	Sold Price	Building Size (sq ft)	Price per (sq ft)
1	6-5-2024	2707 Beverly Blvd Los Angeles, CA 90057	\$13,000,000	29,024	\$448
2	5-31-2024	1010 Arlington Ave Los Angeles, CA 90019	\$1,925,000	3,314	\$581
3	2-20-2024	1803 S Western Ave Los Angeles, CA 90006	\$2,800,000	5,353	\$523
4	2-13-2024	2954 W 8th Street Los Angeles, CA 90025	\$1,650,000	2,640	\$625
5	2-2-2024	1702 S Hoover Street Los Angeles, CA 90006	\$1,500,000	2,415	\$621
6	3-7-2023	1126 Wilshire Blvd Los Angeles, CA 90017	\$8,625,000	20,200	\$427
7	3-7-2023	2599 W Pico Blvd Los Angeles, CA 90006	\$1,650,000	3,867	427
8	2-22-2023	4047 Wilshire Blvd Los Angeles, CA 90010	\$3,650,000	8,472	\$431
9	2-9-2023	3337 W Pico Blvd Los Angeles, CA 90019	\$3,655,000	6,550	\$558
10	2-21-2022	2019 Venice Blvd Los Angeles, CA 90006	\$630,000	1,500	\$420
11	5-5-2022	2228 Crenshaw Blvd Los Angeles, CA 90003	\$1,390,000	2,965	\$469
12	6-1-2022	1634 W 11th Street Los Angeles, CA 90015	\$3,700,000	5,549	\$667
 Subject		1714 S Vermont Ave Los Angeles, CA 90006	\$3,900,000	7,332	\$532

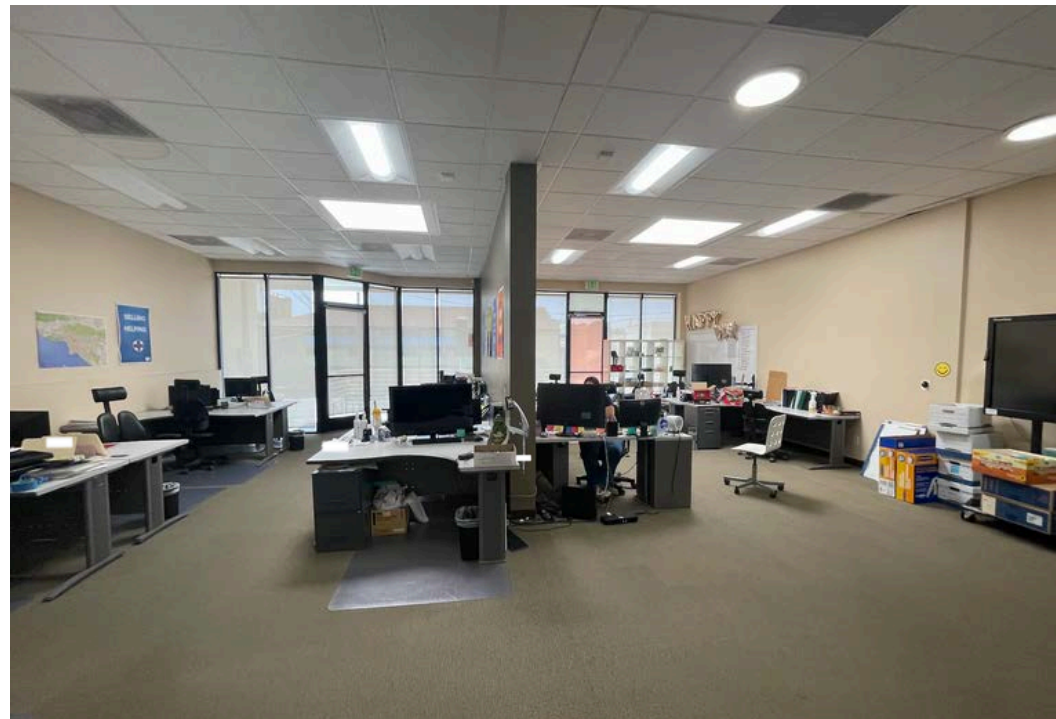


PROPERTY IMAGES





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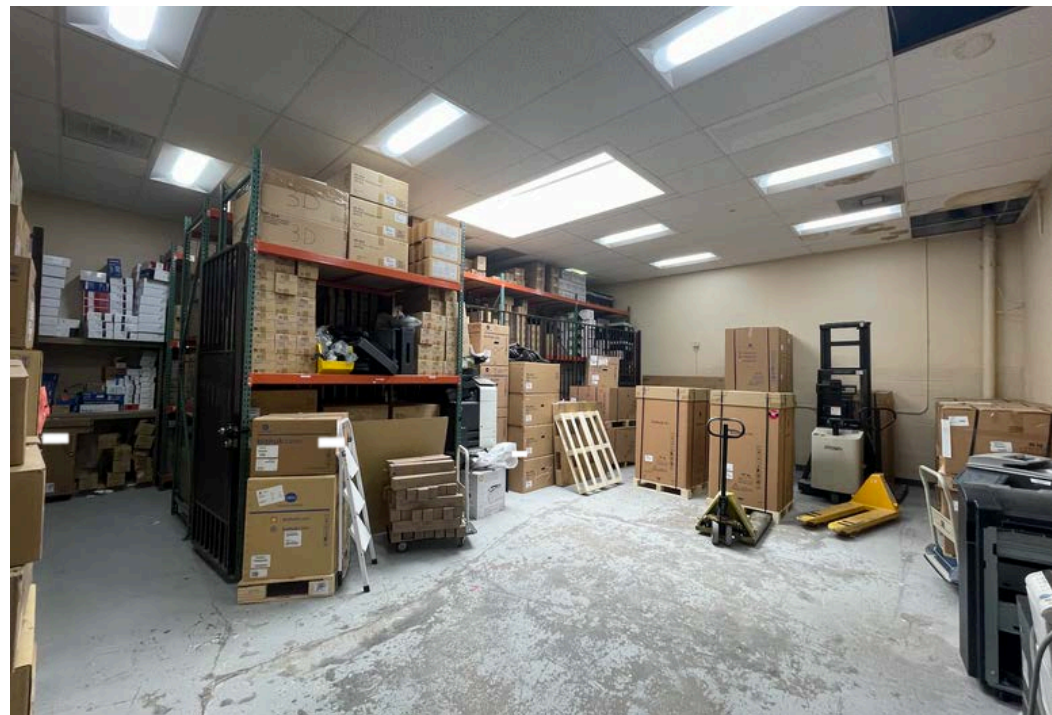


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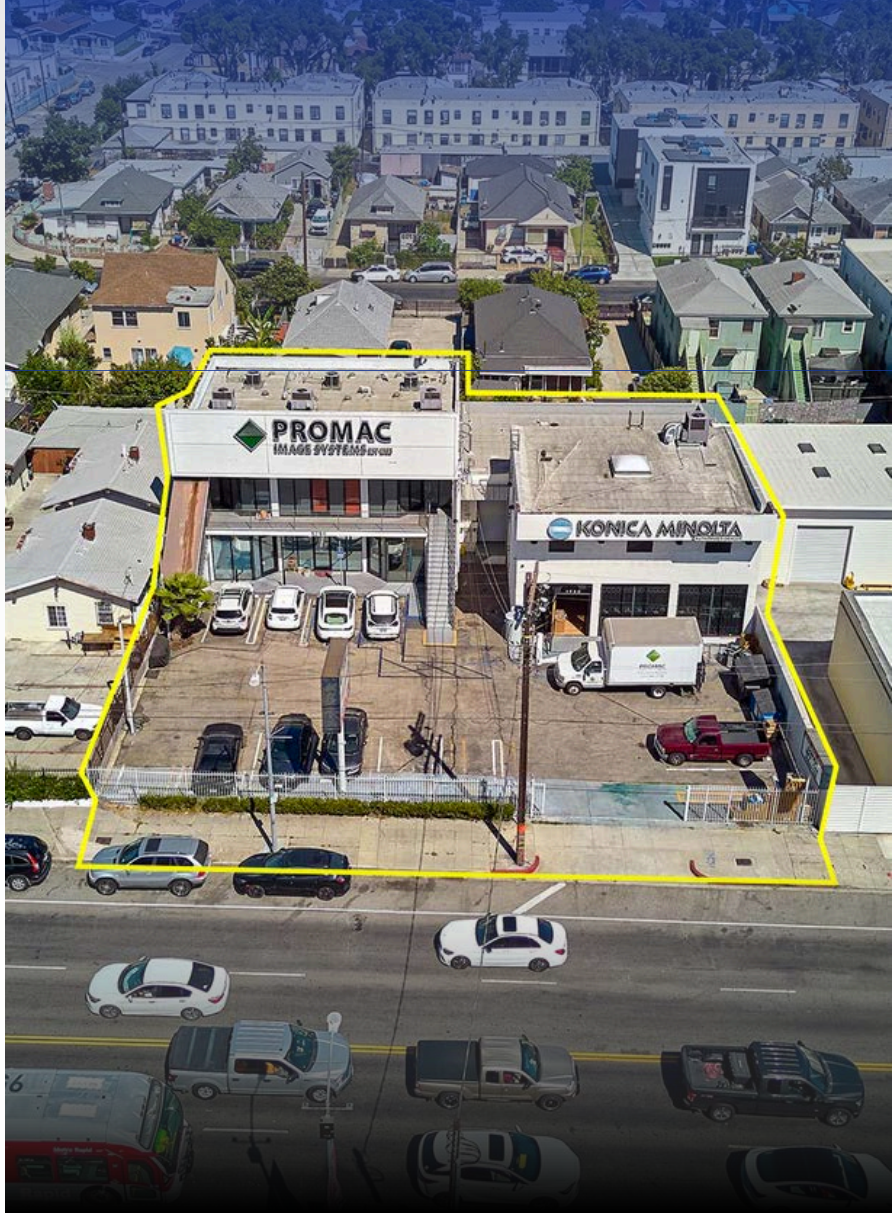


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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2023 Estimated Population	78,528	613,401	1,242,965
2028 Projected Population	76,111	596,602	1,207,299
2010 Census Population	81,154	623,646	1,272,030
Households			
2023 Estimated Households	26,481	230,747	469,424
2028 Projected Households	25,631	224,843	456,599
2010 Census Households	27,453	231,730	475,712
Income			
2023 Estimated Average Household Income	\$56,518	\$72,380	\$81,471
2023 Median Household Income	\$38,292	\$49,210	\$55,666



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