

# OWNER-USER COMMERCIAL BUILDING

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

## FOR SALE

REDUCED  
PRICE



**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

\$3,500,000



## 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

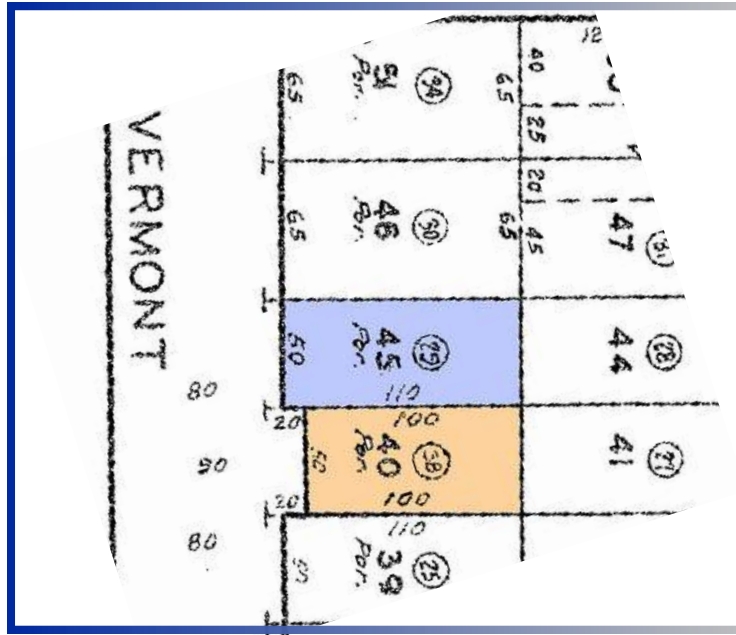


## BUILT

2009



## PARCEL MAP



APN'S 5056-023-038 & -039

## ZONING MAP



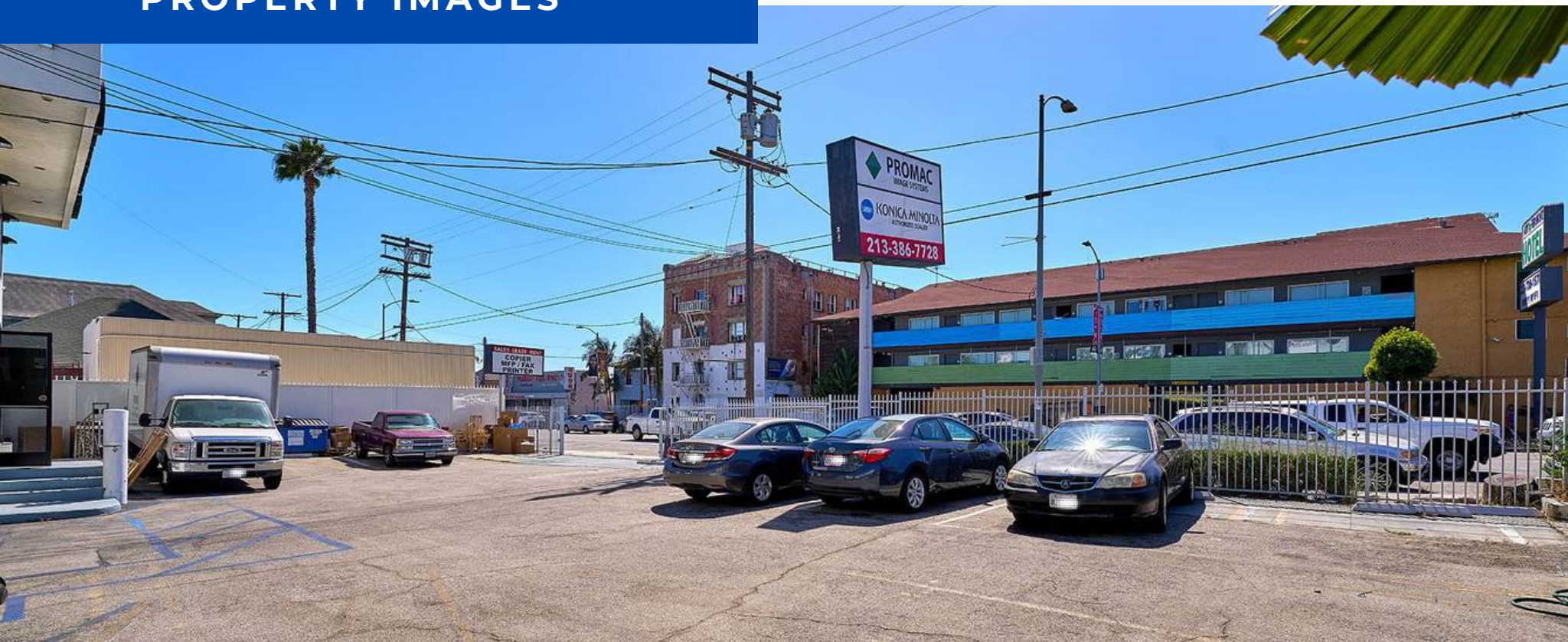
ZONING C2-2D-CPIO

## 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.



**PROPERTY IMAGES**





## PROPERTY IMAGES

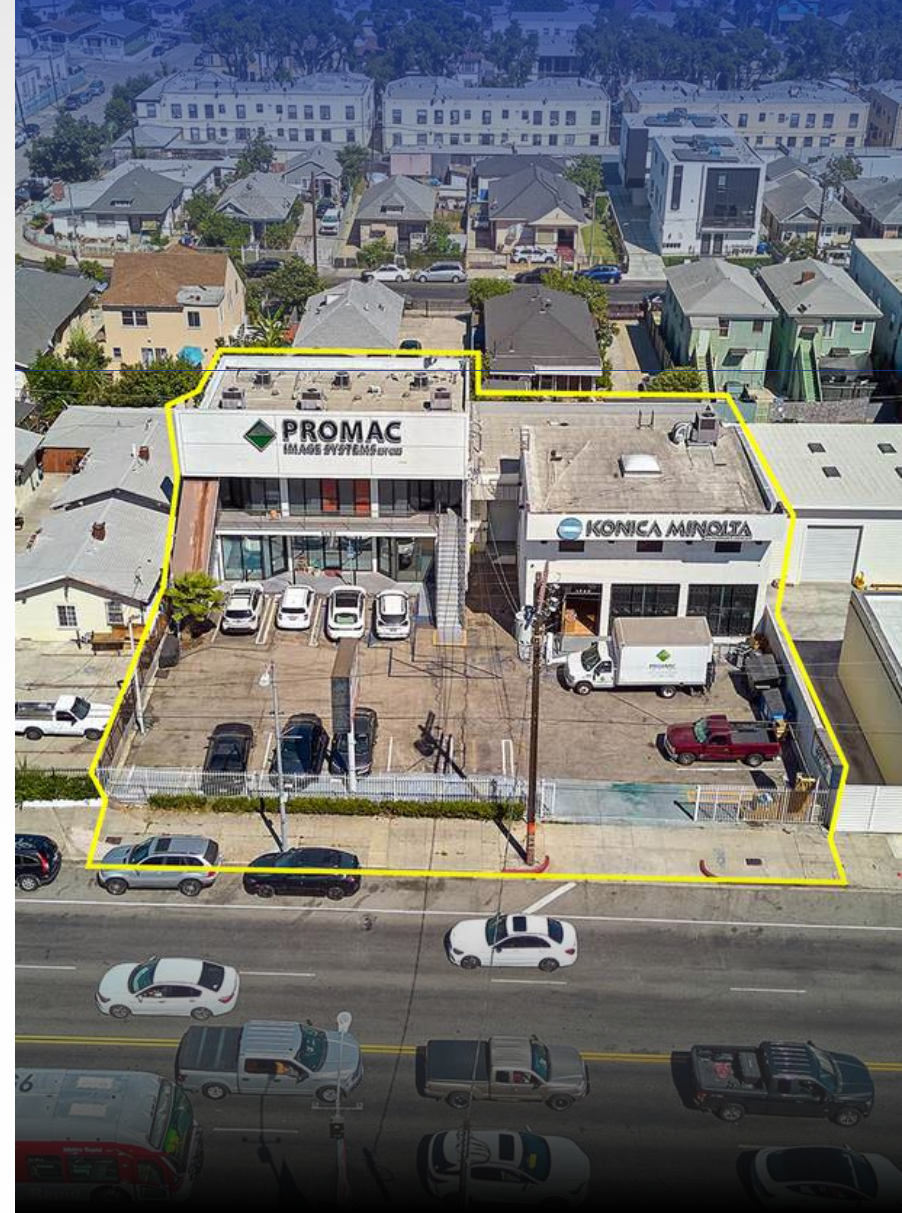


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
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
<b>Households</b>			
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
<b>Income</b>			
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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