

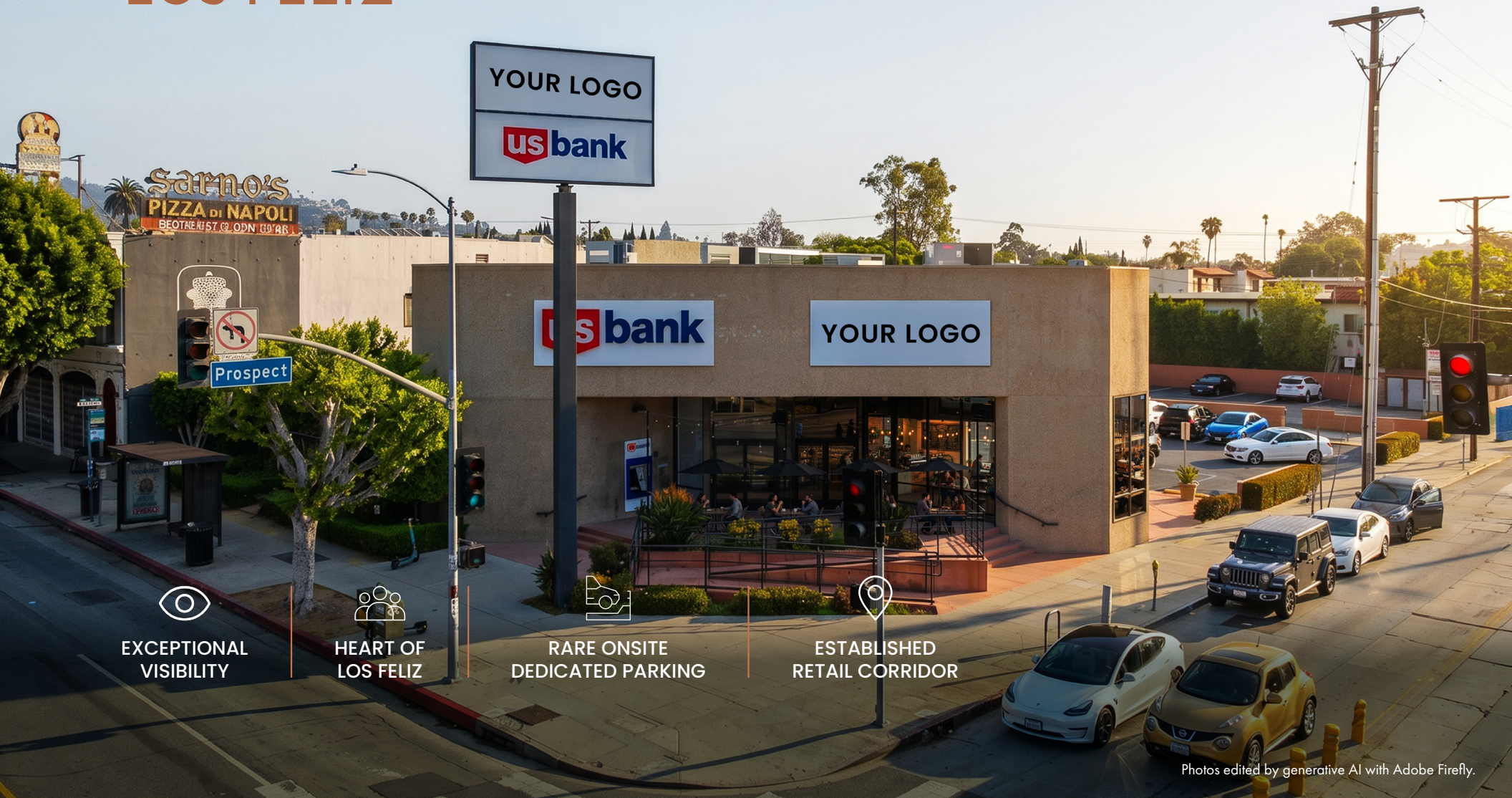
# 1700

NORTH VERMONT

LOS FELIZ

# 2ND GEN COFFEE SPACE FOR LEASE

±2,050 SF AVAILABLE



EXCEPTIONAL  
VISIBILITY



HEART OF  
LOS FELIZ



RARE ONSITE  
DEDICATED PARKING



ESTABLISHED  
RETAIL CORRIDOR

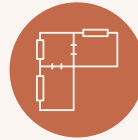
ABOUT THE PROPERTY

# The Details



**ADDRESS**

1700 N VERMONT AVENUE,  
LOS ANGELES, CA



**AVAILABILITY**

2,050 SF



**POSSESSION**

ARRANGED



**PARKING**

DEDICATED ON-SITE SURFACE PARKING,  
MANAGED BY ON-SITE ATTENDANT



**PRICING**

UPON REQUEST



**HISTORY**

FORMER HIGH  
VOLUME STARBUCKS



# Highlights

- UNBEATABLE HARD-CORNER LOCATION WITH UNPARALLELED VISIBILITY
- RARE ON-SITE ATTENDED PARKING
- NESTLED IN THE HEART OF HIGHLY-DESIRABLE LOS FELIZ, HISTORICALLY AN EXTREMELY DIFFICULT MARKET TO PENETRATE
- GENERATIONAL OPPORTUNITY TO PLANT A FLAG AT AN A+ INTERSECTION IN AN A+ NEIGHBORHOOD, THIS SPACE IS UNLIKELY TO COME TO MARKET AGAIN



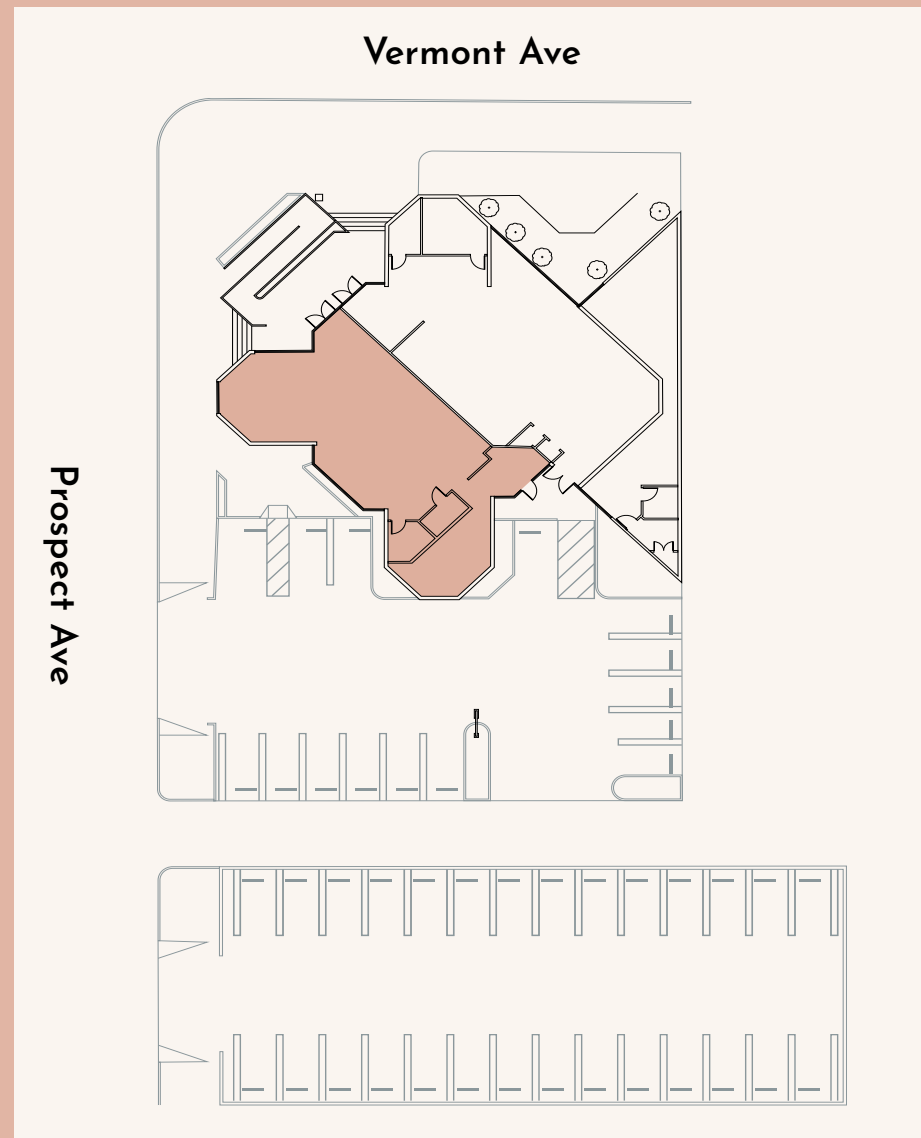
FLOORPLAN

# 1700 N Vermont Avenue

USE	SQUARE FOOTAGE
Café/Coffee	2,050 SF

UNIT HIGHLIGHTS

- FORMER STARBUCKS
- EXCLUSIVE PATIO SPACE
- 30'+ PYLON SIGNAGE
- EXISTING CAFÉ UTILITIES



# Neighborhood



# Neighborhood

Hollywood Sign

Griffith Observatory

1700 N VERMONT AVENUE

Prospect Ave  
becomes  
Hollywood Blvd

30,000 VPD

Vermont Ave

Prospect Ave



IDEAL RETAIL DEMOGRAPHICS WITHIN 3 MILES

# Demographics

**\$ 115K**

AVERAGE HOUSEHOLD  
INCOME

**45.8%**

COLLEGE DEGREE  
OR HIGHER

**266.9K**

DAYTIME POPULATION

**\$ \$904.1M**

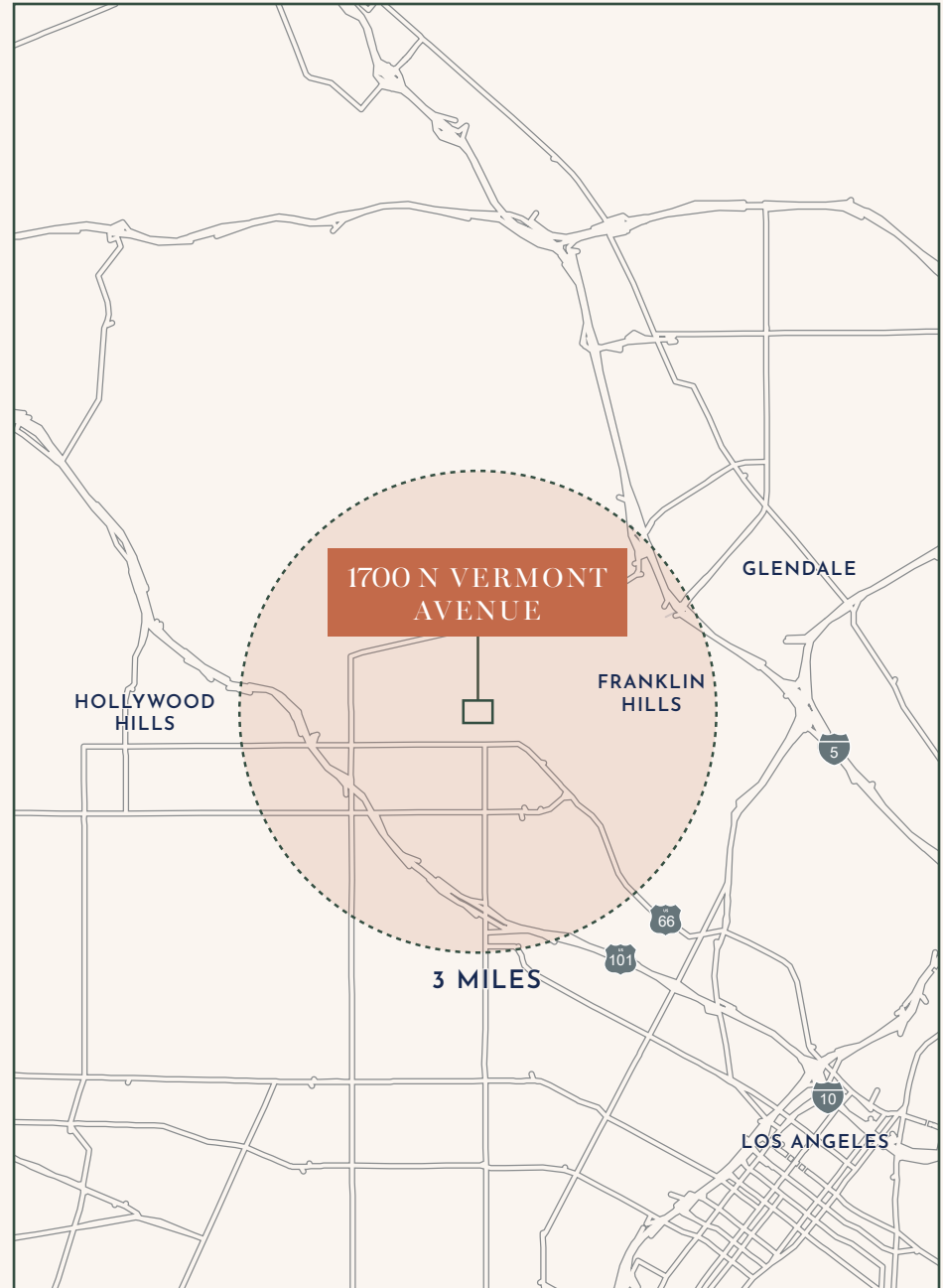
FOOD & BEVERAGE  
SPENDING

**37.4**

MEDIAN AGE

**\$ 1.32M**

MEDIAN HOME VALUE



1700  
N VERMONT  
AVENUE

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## Contact Us

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RYAN HAWLEY

*Vice President*

RYAN.HAWLEY@JLL.COM

+1 310 407 2160

CA LIC. #02146998

MATTHEW FAINCHEIN *Managing*

*Director*

MATTHEW.FAINCHEIN@JLL.COM

+1 310 430 2548

CA LIC. #01503546



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