

Available for Lease

Vermont Town Center

187-235 S. Vermont Avenue
Los Angeles, CA 90004



Available Space(s)

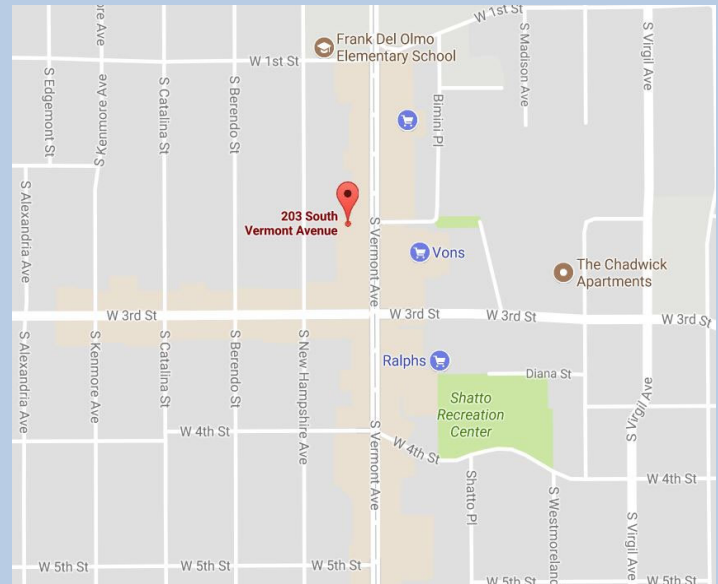
| Suite# | Size (SF) | Rent (NNN) | \$/SF |
|---------------------|-----------|-------------|-----------|
| First Floor | | | |
| 187-191 | 5,002 | \$13,755.50 | \$2.75 |
| 229 | 3,810 | \$9,334.50 | \$2.45 |
| 231 | 1,768 | \$5,215.60 | \$2.95 |
| 233 | 1,943 | \$6,509.05 | \$3.35 |
| Second Floor | | | |
| 219 #C-E | 3,938 | \$5,316.30 | \$1.35 |
| | | NNN Charges | \$0.90/SF |

| Demographics | 2 mile | 5 mile | 10 mile |
|-----------------|----------|----------|-----------|
| 2025 Population | 82,856 | 493,959 | 2,263,514 |
| 2030 Pop. Proj. | 81,776 | 487,761 | 2,235,363 |
| Avg. HH Income | \$79,583 | \$97,287 | \$109,278 |

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Property Highlights

- Prime Koreatown Location on Vermont Avenue and 2nd Street
- Excellent Visibility and High Traffic Counts
- Densely Populated Neighborhood
- Anchored by Davich Optical and Pho Legend
- Close to the 101 Freeway



For more information:

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