



S Vermont Ave (41,612 CPD)

W Adams Blvd (25,219 CPD)

Subject

End-Cap Space for Lease

High Visibility Corner Building

2524 S Vermont Ave
Los Angeles, CA 90007

Property Highlights

- Located across from national top-performing Ralphs with 2.3M visitors a year
- Less than ½ mile from the University of Southern California (USC)
- Prime End Cap in excellent shell condition
- Located on a high-traffic intersection with over 66,800 CPD (Adams Blvd & Vermont Ave)

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Available:
±2,636 SF
(Divisible)

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Site Plan



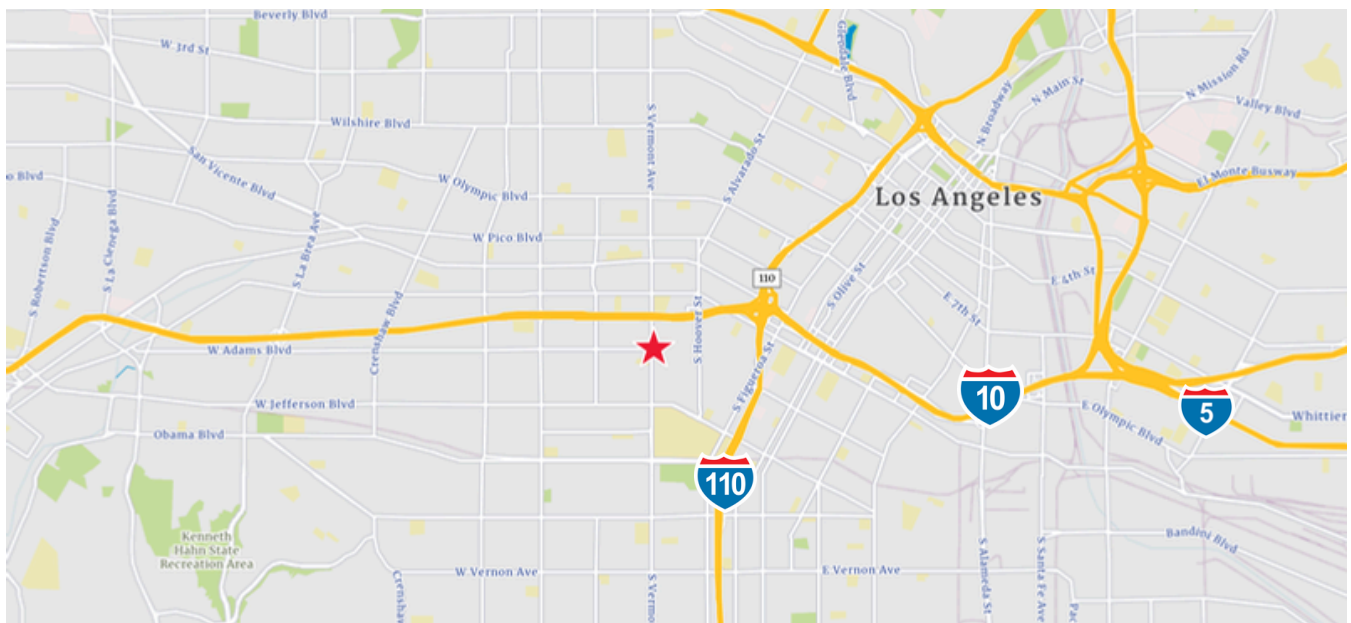
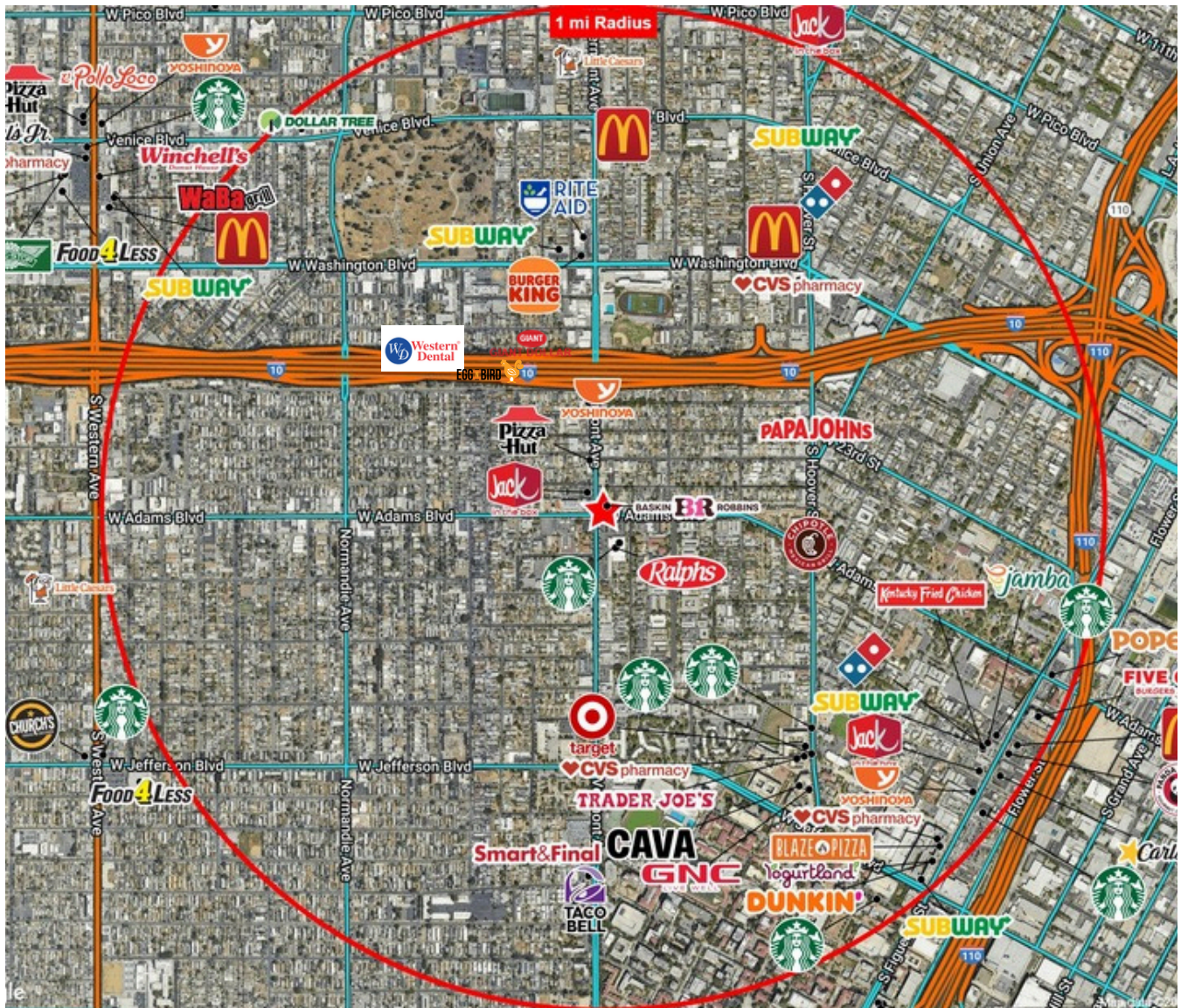
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S Vermont Ave (41,612)

 Vacant

Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	66,415	639,405	1,278,275
Total Households	20,476	233,220	466,366
Total Family Households	11,614	133,392	271,431
Average Household Size	2.89	2.62	2.64
Median Age	26.6	33.7	34.3
Population Age 25+	35,267	420,073	852,921
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.06%	0.27%	0.14%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.35%	0.44%	0.30%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.10%	0.57%	0.44%
Households	0.05%	0.99%	0.78%
Families	0.13%	0.84%	0.67%
Median Household Income	4.00%	3.40%	3.89%
Current Year Population by Sex			
Male Population	33,500	326,565	645,403
% Male	50.4%	51.1%	50.5%
Female Population	32,915	312,840	632,872
% Female	49.6%	48.9%	49.5%
Current Year Race and Ethnicity			
Total	66,414	639,405	1,278,275
White Alone	17.6%	14.5%	19.1%
Black Alone	10.0%	12.7%	14.8%
American Indian Alone	2.2%	2.8%	2.4%
Asian Alone	16.0%	17.4%	13.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	42.3%	40.7%	38.0%
Two or More Races	11.7%	11.9%	12.4%
Hispanic Origin	60.1%	58.6%	55.7%
Diversity Index	86.5	87.2	88.0
Current Year Educational Attainment			
Total	35,268	420,073	852,922
Less than 9th Grade	21.6%	19.7%	17.0%
9th - 12th Grade, No Diploma	12.1%	10.3%	9.8%
High School Graduate	21.2%	19.6%	19.3%
GED/Alternative Credential	2.3%	1.9%	2.1%
Some College, No Degree	13.5%	13.8%	14.2%
Associate Degree	5.0%	5.6%	5.7%
Bachelor's Degree	16.9%	20.5%	21.9%
Graduate/Professional Degree	7.5%	8.6%	10.0%
Current Year Income and Households Summary			
Median Household Income	\$37,282	\$50,018	\$55,700
Average Household Income	\$59,938	\$76,606	\$87,836
Per Capita Income	\$19,096	\$28,178	\$32,294
Current Year Summary Business Data			
Total Businesses	1,693	37,956	67,686
Total Daytime Population	60,570	668,577	1,309,981
Daytime Population: Workers	20,287	321,359	626,076
Daytime Population: Residents	40,283	347,218	683,905

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