

AA INVESTMENTS | COMMERCIAL OFFERING MEMORANDUM

PRIME COMMERCIAL/RESIDENTIAL LAND | REDEVELOPMENT PARCEL

4512 S Vermont Ave, Los Angeles, CA 90037 • South LA Corridor

ASKING PRICE

\$625,000

LOT SIZE

±5,250 SF

0.12 AC Total

PRICE / LAND SF

\$119

ZONING CODE

LAC2

APN

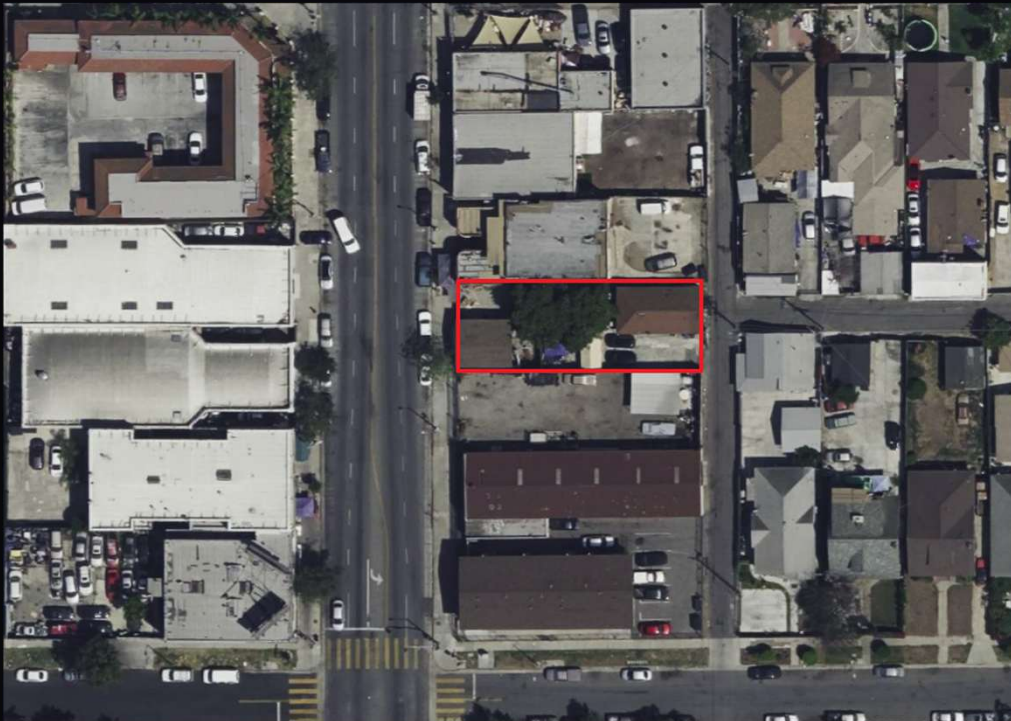
5018-008-014

City of LA

OCCUPANCY

100% Vacant*

*Potential to be delivered at close



Level grade rectangular parcel situated along the S Vermont Ave commercial artery. High daily traffic counts with direct accessibility to USC, Exposition Park, and Interstate 110.

★ INVESTMENT HIGHLIGHTS



High-Density Location

Situated along the bustling S Vermont Avenue corridor with high daily traffic volume and commercial presence.



Proximity to Commercial Drivers

Under 2 miles to USC, BMO Stadium, Exposition Park, and LA Memorial Coliseum driving area demand.



Flexible Zoning (LAC2)

Permits multi-family residential, retail storefronts, mixed-use development, or service commercial buildouts.



Delivered Vacant

Delivered 100% vacant, enabling immediate entitlement work, staging, or interim parking/storage uses.

Amir Araghi

EXCLUSIVELY MARKETING BY
AA INVESTMENTS

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AA INVESTMENTS |

PROPERTY SPECIFICATIONS & DEMOGRAPHICS

4512 S VERMONT AVE | DETAILED OVERVIEW

Los Angeles, CA 90037 • Commercial Land Opportunity

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PROPERTY SPECS

Property Address	4512 S Vermont Ave, LA, CA 90037
Parcel APN	5018-008-014
Asking Price	\$625,000 (\$119/SF)
Total Lot Area	±5,250 SF (0.12 AC)
Zoning Code	LAC2 (Com / Resi)
Frontage	S Vermont Corridor
TOC Overlay	Transit Corridor

📍

CONNECTIVITY

🎓 University of Southern California	1.8 Miles
🏛️ Exposition Park	1.5 Miles
🏆 BMO Stadium / Coliseum	1.6 Miles
🛣️ Interstate 110	0.8 Miles
🏙️ Downtown LA (DTLA/CBD)	4.0 Miles

📊

DEMOGRAPHICS

Metric	1-Mile	3-Mile
Population	48,250	482,100
Households	13,420	136,800
Avg HH Income	\$58,400	\$62,100

TRAFFIC EXPOSURE

S. Vermont Corridor **25,000+ VPD**

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OVERVIEW

4512 S Vermont Avenue presents an outstanding infill redevelopment parcel along one of South LA's key commercial arteries. Featuring flexible **LAC2 zoning**, this ±5,250 SF site supports multi-family residential, retail storefronts, mixed-use construction, or commercial facilities near USC and DTLA.

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DISCLAIMER: The information contained in this flyer has been obtained from sources believed reliable. While AA Investments does not doubt its accuracy, we have not verified it. Buyer must independently verify zoning, land use entitlements, and square footage.