

Vermont Healthcare Building - Duplex - MRI

FULLY LEASED INVESTMENT

OFFERING MEMORANDUM

1125 - 1127 Vermont Avenue
Hollywood, CA 90029

Vic Felekian
VFCRE
Broker CCIM
(310) 999-0333
VF@CCIM.NET
1937692





01 Executive Summary
Investment Summary

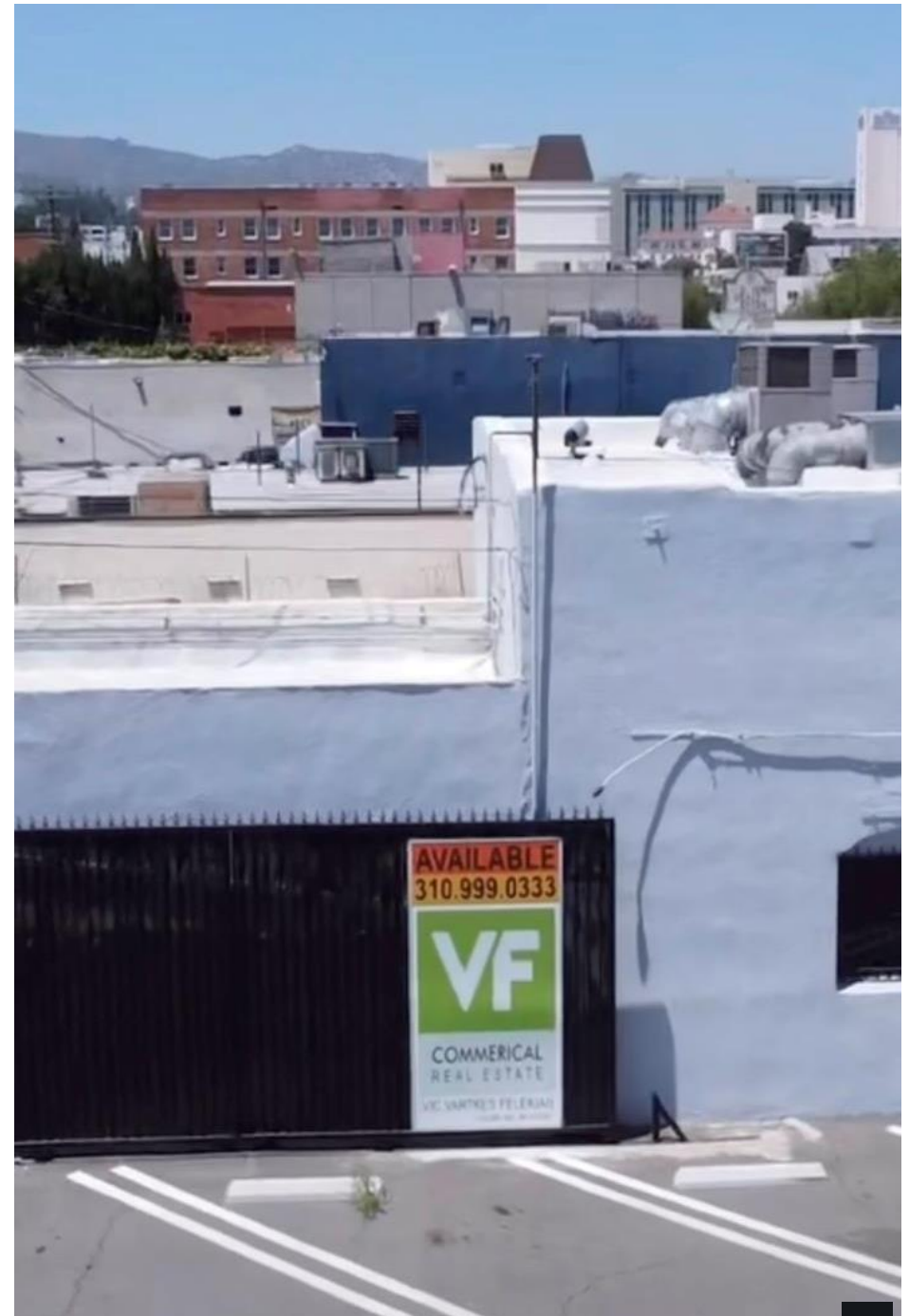
OFFERING SUMMARY

ADDRESS	1125 - 1127 Vermont Avenue Hollywood CA 90029
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	East Hollywood Medical
BUILDING SF	1,979 SF
LAND SF	3,817 SF
YEAR BUILT	1923
YEAR RENOVATED	2022
APN	5540-020-011

FINANCIAL SUMMARY

PRICE	\$2,999,999
PRICE PSF	\$1,515.92
OCCUPANCY	100%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	67,874	479,872	1,053,395
2026 Median HH Income	\$66,057	\$67,109	\$72,311
2026 Average HH Income	\$99,846	\$104,541	\$112,071



Vic Felekian
Broker CCIM
(310) 999-0333
VF@CCIM.NET
1937692

VFCRE
530 South Lake Ave #936, Pasadena, CA 91101

Medical MRI Building

- ❖ VF Commercial Real Estate is pleased to exclusively offer 1125 N Vermont Ave FOR SALE. A rare opportunity to acquire an established medical imaging building in the heart of East Hollywood, one of Los Angeles' most active healthcare and urban infill corridors.

The property benefits from existing diagnostic imaging use, strong street frontage along Vermont Avenue, and central access to Hollywood, Los Feliz, Koreatown, Silver Lake, and Downtown Los Angeles. Existing medical-use infrastructure and long-standing imaging operation create significant barriers to entry for competing operators seeking similar positioning within the Los Angeles market.

Medical imaging facilities require substantial infrastructure, specialized improvements, regulatory compliance, and extensive operational setup costs, making established imaging locations increasingly difficult to replicate.



Vic Felekian
Broker CCIM
(310) 999-0333
VF@CCIM.NET
1937692

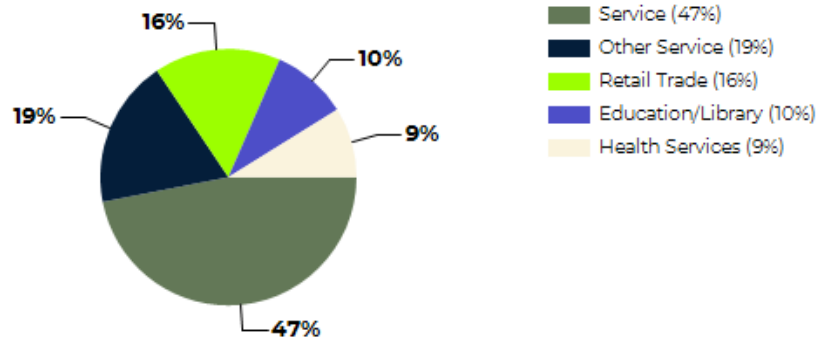
VFCRE
530 South Lake Ave #936, Pasadena, CA 91101



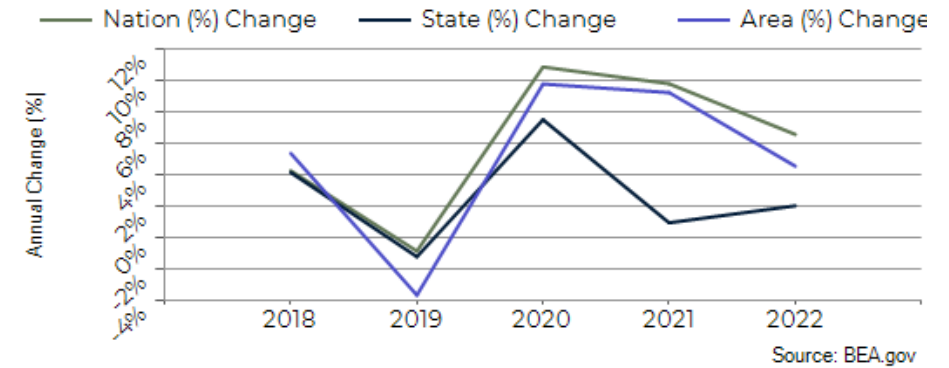
02 Location

- Location Summary
- Local Business Map
- Aerial View Map

Major Industries by Employee Count

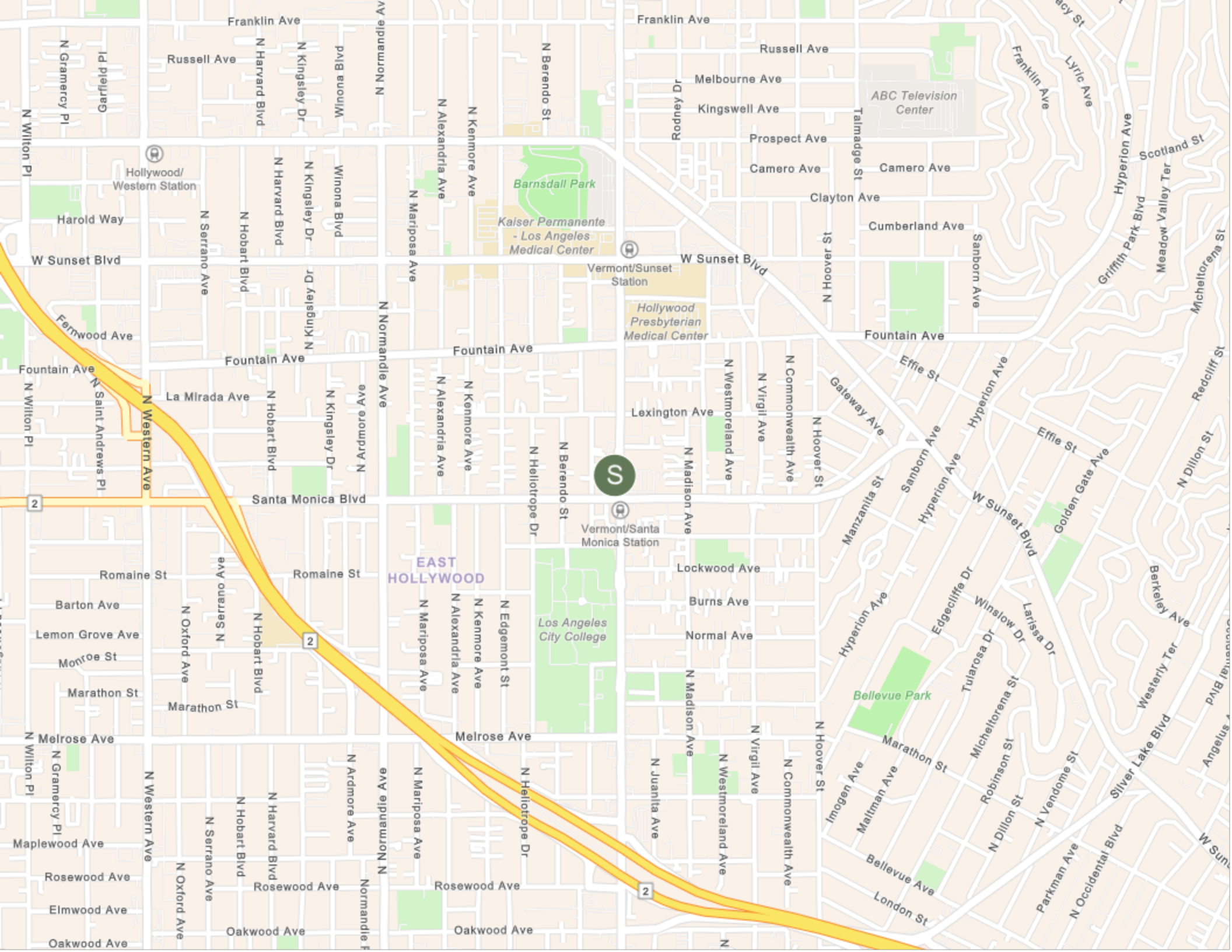


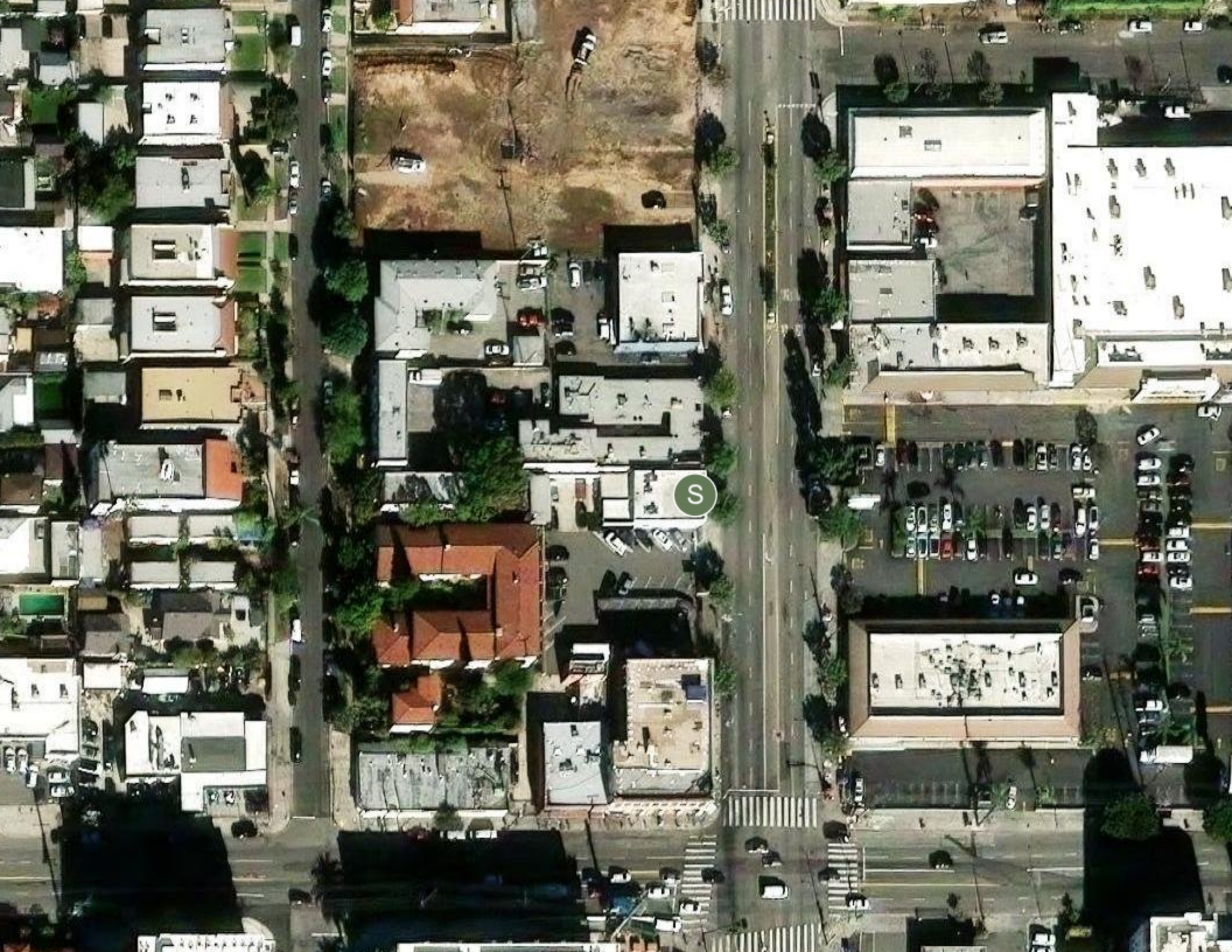
Los Angeles County GDP Trend



Largest Employers

Hollywood Healthcare & Diagnostic Imaging	Approximate number of employees: 50
Los Angeles Diagnostics	Approximate number of employees: 50
Hollywood Bakery Inc.	Approximate number of employees: 33
Precise Imaging	Approximate number of employees: 20
Forghani, Damon	Approximate number of employees: 20
Nationwide MRI	Approximate number of employees: 20
Los Angeles Imaging Center	Approximate number of employees: 15
Hollywood Imaging Center	Approximate number of employees: 15







03 Property Description
Property Features

PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	1,979
LAND SF	3,817
YEAR BUILT	1923
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	LAC2
TOPOGRAPHY	FLAT
LOCATION CLASS	A+
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6+
NUMBER OF INGRESSES	48000
NUMBER OF EGRESSES	57000

NEIGHBORING PROPERTIES

NORTH	Hollywood Presbyterian Medical Center
SOUTH	The Vermont Hollywood
EAST	Samaritana Medical Clinic - North Vermont
WEST	Kaiser Permanente Los Angeles Medical Center

MECHANICAL

HVAC	YES
ELECTRICAL / POWER	YES
LIGHTING	LED

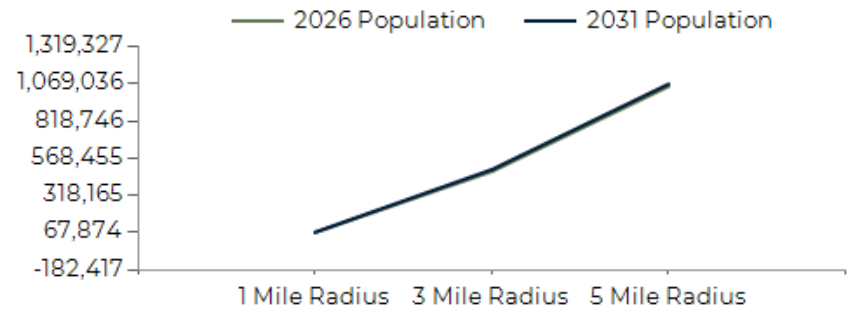
CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Block
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Torch Down
MRI	Solid Metal Walls

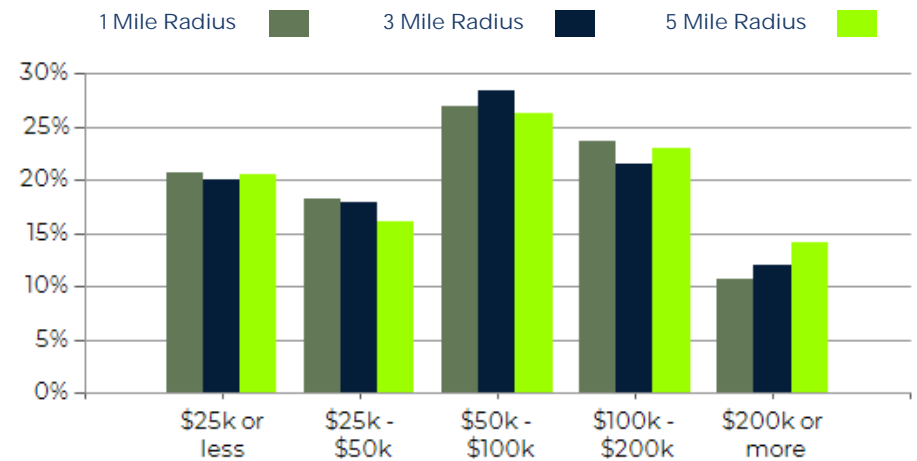


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	83,712	521,013	1,067,750
2010 Population	76,108	488,138	1,042,676
2026 Population	67,874	479,872	1,053,395
2031 Population	69,460	492,316	1,069,036
2026 African American	2,465	22,900	73,996
2026 American Indian	1,197	11,025	19,451
2026 Asian	10,141	103,655	198,273
2026 Hispanic	31,777	217,538	437,191
2026 Other Race	20,669	141,643	278,175
2026 White	24,659	141,451	353,422
2026 Multiracial	8,643	58,636	128,777
2026-2031: Population: Growth Rate	2.30%	2.55%	1.50%

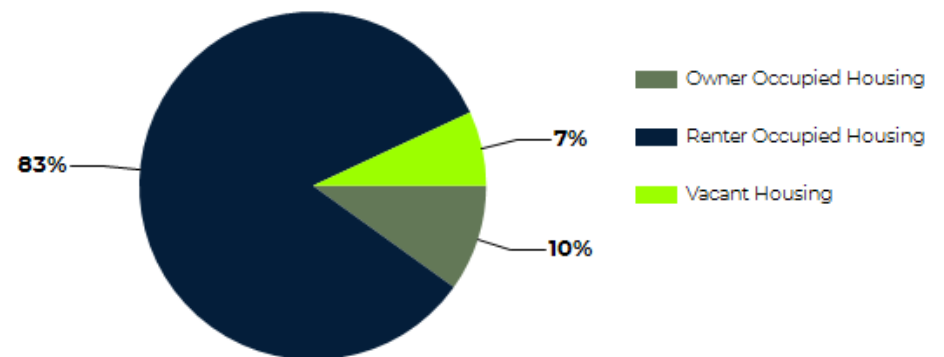
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,813	27,639	63,050
\$15,000-\$24,999	2,407	15,904	33,368
\$25,000-\$34,999	2,123	16,916	32,507
\$35,000-\$49,999	3,350	22,198	43,085
\$50,000-\$74,999	4,921	36,028	69,185
\$75,000-\$99,999	3,195	25,892	54,169
\$100,000-\$149,999	4,478	30,547	68,020
\$150,000-\$199,999	2,658	16,073	40,063
\$200,000 or greater	3,201	26,262	66,452
Median HH Income	\$66,057	\$67,109	\$72,311
Average HH Income	\$99,846	\$104,541	\$112,071



2026 Household Income



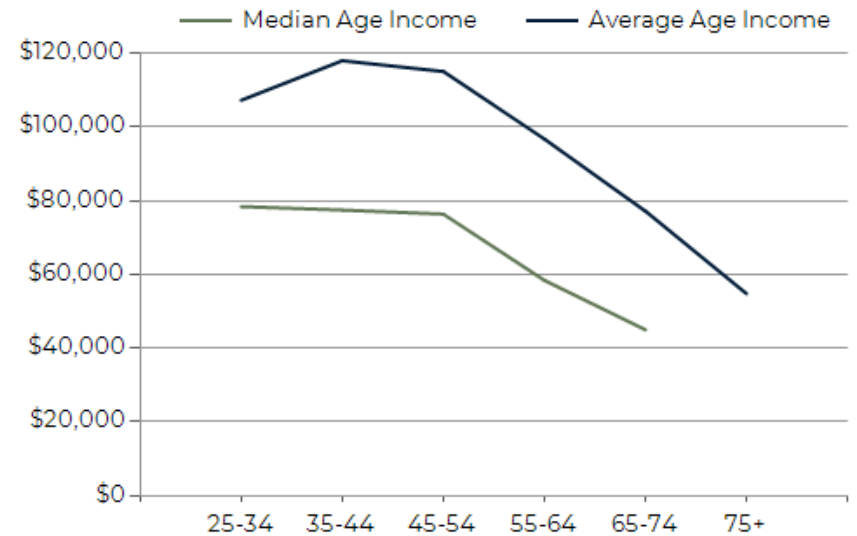
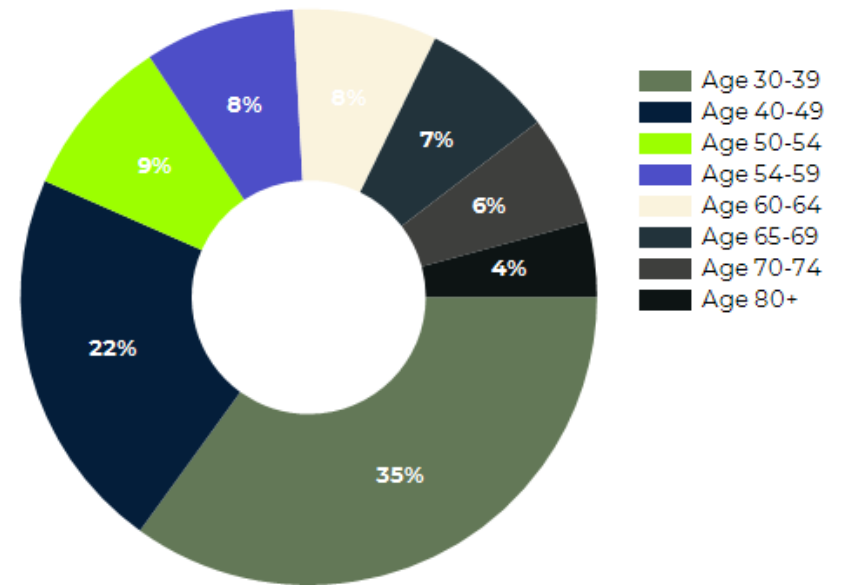
2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	8,477	55,496	118,631
2026 Population Age 35-39	7,008	47,034	101,105
2026 Population Age 40-44	5,390	38,623	83,705
2026 Population Age 45-49	4,203	31,845	68,923
2026 Population Age 50-54	4,029	29,948	65,257
2026 Population Age 55-59	3,740	26,608	59,082
2026 Population Age 60-64	3,583	23,892	53,545
2026 Population Age 65-69	3,263	21,560	46,907
2026 Population Age 70-74	2,734	17,729	39,509
2026 Population Age 75-79	1,874	12,604	28,663
2026 Population Age 80-84	1,257	8,542	19,205
2026 Population Age 85+	1,285	7,622	18,536
2026 Population Age 18+	59,104	410,665	905,386
2026 Median Age	38	38	38
2031 Median Age	40	39	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,401	\$75,230	\$79,384
Average Household Income 25-34	\$107,266	\$100,927	\$108,620
Median Household Income 35-44	\$77,441	\$76,766	\$86,762
Average Household Income 35-44	\$118,000	\$120,417	\$132,379
Median Household Income 45-54	\$76,362	\$78,322	\$88,065
Average Household Income 45-54	\$115,085	\$123,634	\$135,331
Median Household Income 55-64	\$58,377	\$64,117	\$71,609
Average Household Income 55-64	\$96,751	\$112,262	\$120,069
Median Household Income 65-74	\$44,941	\$49,772	\$52,469
Average Household Income 65-74	\$77,165	\$90,055	\$94,407
Average Household Income 75+	\$54,776	\$68,306	\$69,241

Population By Age





05

Company Profile

Advisor Profile



Vic Felekian
Broker CCIM

Vic Felekian, CCIM, is a dedicated commercial real estate broker with extensive experience serving the Greater Los Angeles and Southern California markets. As founder of VF Commercial Real Estate (VFCRE.com) in 2018, he specializes in commercial portfolio management, investment sales, leasing, and advisory services for industrial warehouses, retail spaces, office properties, flexible buildings, and hospitality assets.

With a deep understanding of market dynamics and a proven track record of optimizing net operating income (NOI), maximizing portfolio value, and delivering strong investor returns, Vic provides tailored, client-centric strategies that align with each investor's unique objectives. His expertise includes comprehensive property evaluations, vacancy optimization, expense management, acquisition and disposition guidance, and full-service transaction support.

Vic leads a dedicated team at VFCRE, working selectively with a sophisticated group of investors to deliver exceptional results through personalized management, investment advice, and seamless execution. Whether clients seek to acquire, sell, lease, reposition, or enhance their commercial holdings, Vic is committed to exceeding expectations with integrity, market insight, and unparalleled service.

Vermont Healthcare Building - Duplex - MRI

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VFCRE and it should not be made available to any other person or entity without the written consent of VFCRE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to VFCRE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. VFCRE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, VFCRE has not verified, and will not verify, any of the information contained herein, nor has VFCRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Vic Felekian

VFCRE
Broker CCIM
(310) 999-0333
VF@CCIM.NET
1937692



Brokerage License No.: 01937692
<https://vfcre.com/>