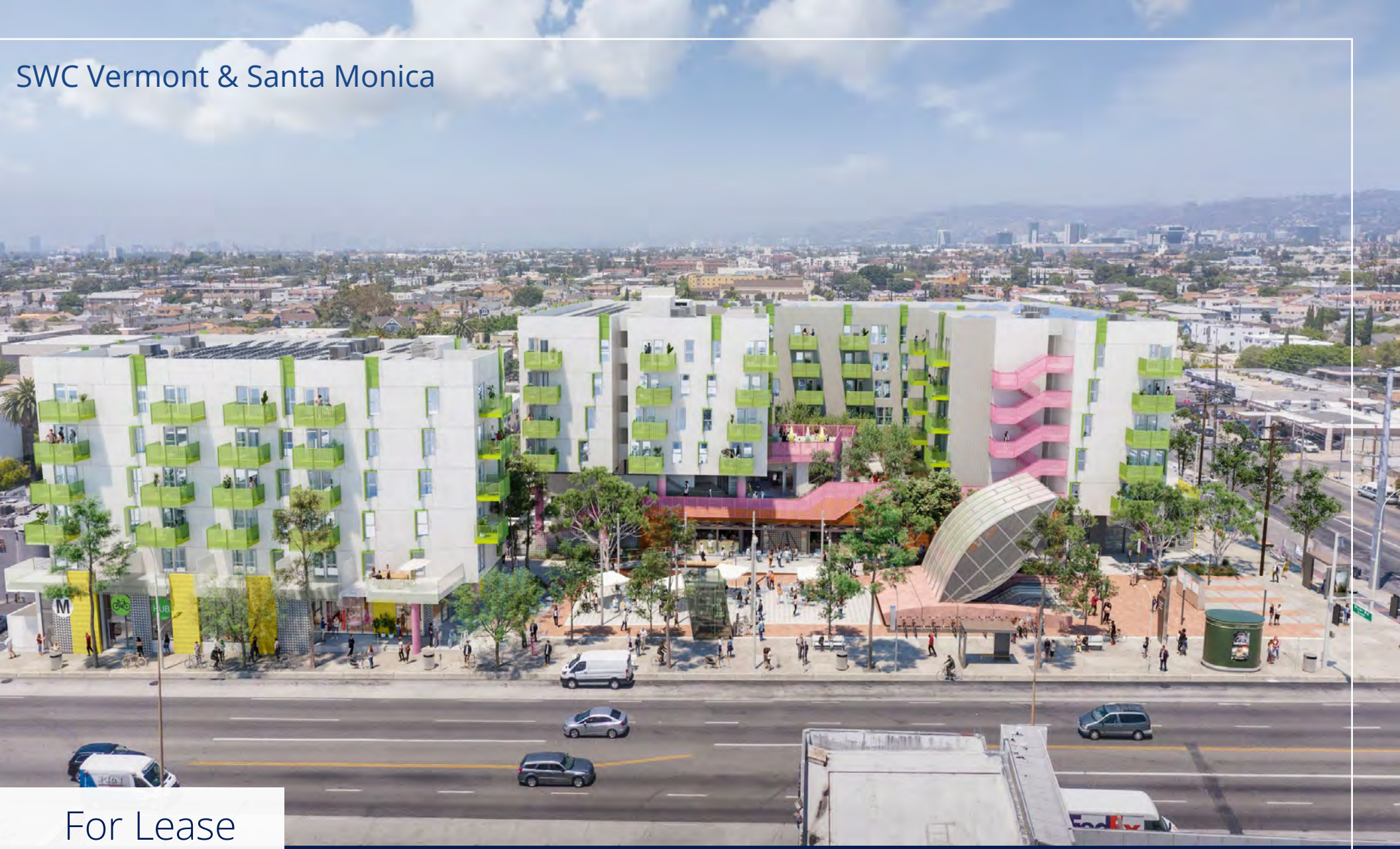


SWC Vermont & Santa Monica



For Lease

# 1015 N Vermont Ave

Los Angeles, CA 90029



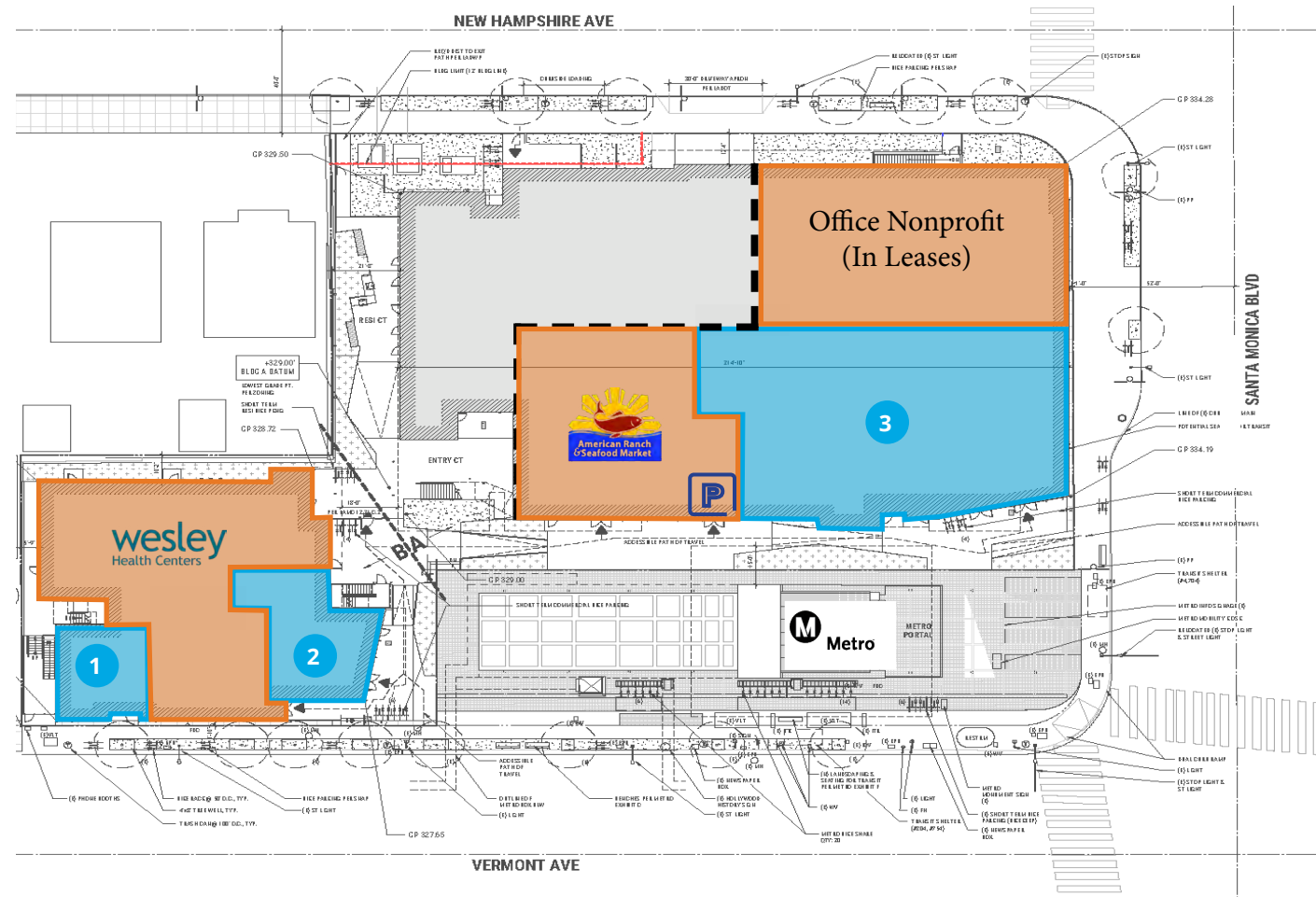
# The Property

## Highlights

- Excellent retail location adjacent to Metro B Line (Red Line) Station
- Located at a major signalized intersection (Vermont Ave & Santa Monica Blvd)
- Close proximity to the 101 freeway
- Strong demographics with over 484,600 residents and 216,000 households, and a daytime population of 222,000 within 3-miles.
- Traffic Counts: ±65,000 CPD ( E1 Vermont Ave & Santa Monica Blvd)
- Parking: 34 dedicated retail spaces

## Available Units

1	±838 SF - Ideal for Retail or service type uses
2	±1,326 SF - Built -out for Restaurant/ Coffee
3	±6,760 SF - High Visibility Retail space adjacent to parking





## Neighborhood

Located in the heart of East Hollywood, 1015 N. Vermont Ave. offers exceptional visibility and foot traffic in one of Los Angeles' most dynamic and densely populated neighborhoods. The property sits along a major north-south corridor with strong daily traffic counts and direct access to the Vermont/Santa Monica Metro B Line (Red Line) station just a short walk away.

The area is a diverse and vibrant community, anchored by Los Angeles City College, Kaiser Permanente Medical Center, and a growing number of multifamily developments, restaurants, and

retail establishments. This section of Vermont Ave benefits from a strong daytime population, robust transit connectivity, and a mix of young professionals, students, and families.

Surrounding tenants include Subway, El Pollo Loco, Panda Express, and local dining staples, making this location ideal for retailers, service providers, or fast-casual concepts looking to tap into a high-density urban market with strong demographics and 24/7 activity.

## Demographics



# Retail Amenities

