



5550

S Vermont Ave
Los Angeles
CA 90020

CALL +1 213 613 3272

JOIN EVERYTABLE AT
The Vermont Corridor, Site 2!

Derrick Moore
Lic. 010299938

Shiho Takei-Moore
Lic. 02224981

Diandra Dillon
Lic. 02210049

PROPERTY HIGHLIGHTS

The Vermont Corridor is a heavily occupied headquarters buildings for 3,000+ government employees.



Newly renovated ground floor retail



Warm shell delivery with build-to-suit opportunity



Built-in customer base between two office towers



New HVAC and 120/208V, 3-phase electrical panel



Double ceiling heights



New bus stop infrastructure & side walks

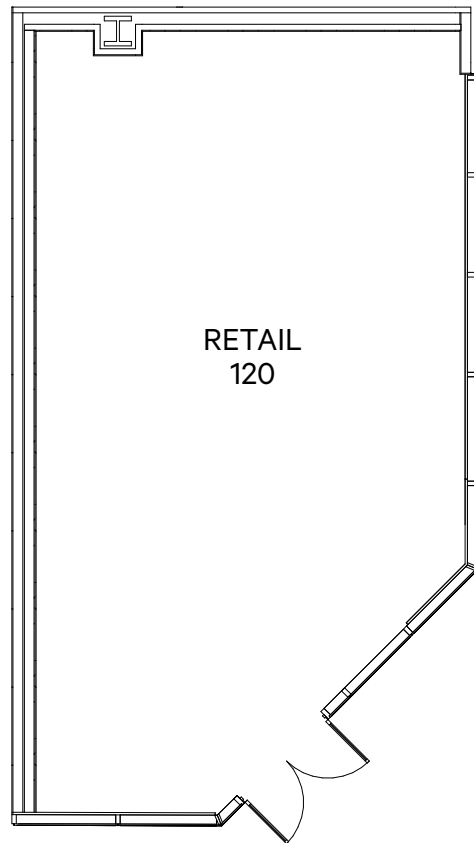


SITE PLAN

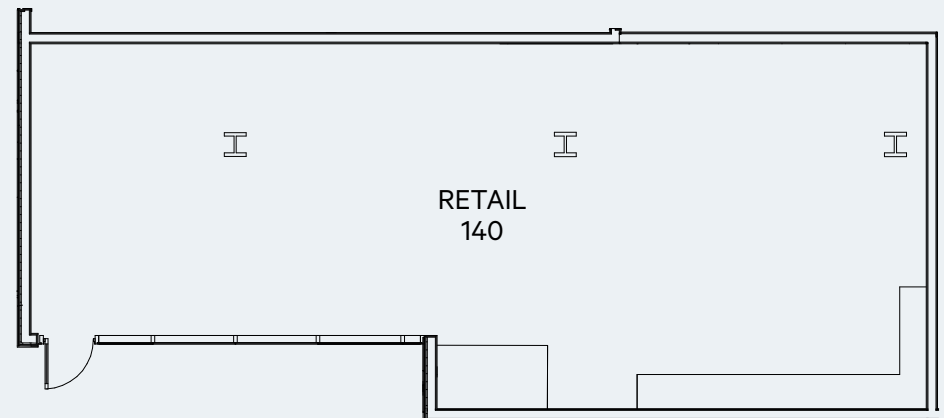


FLOOR PLANS

SUITE 120:
799 SF

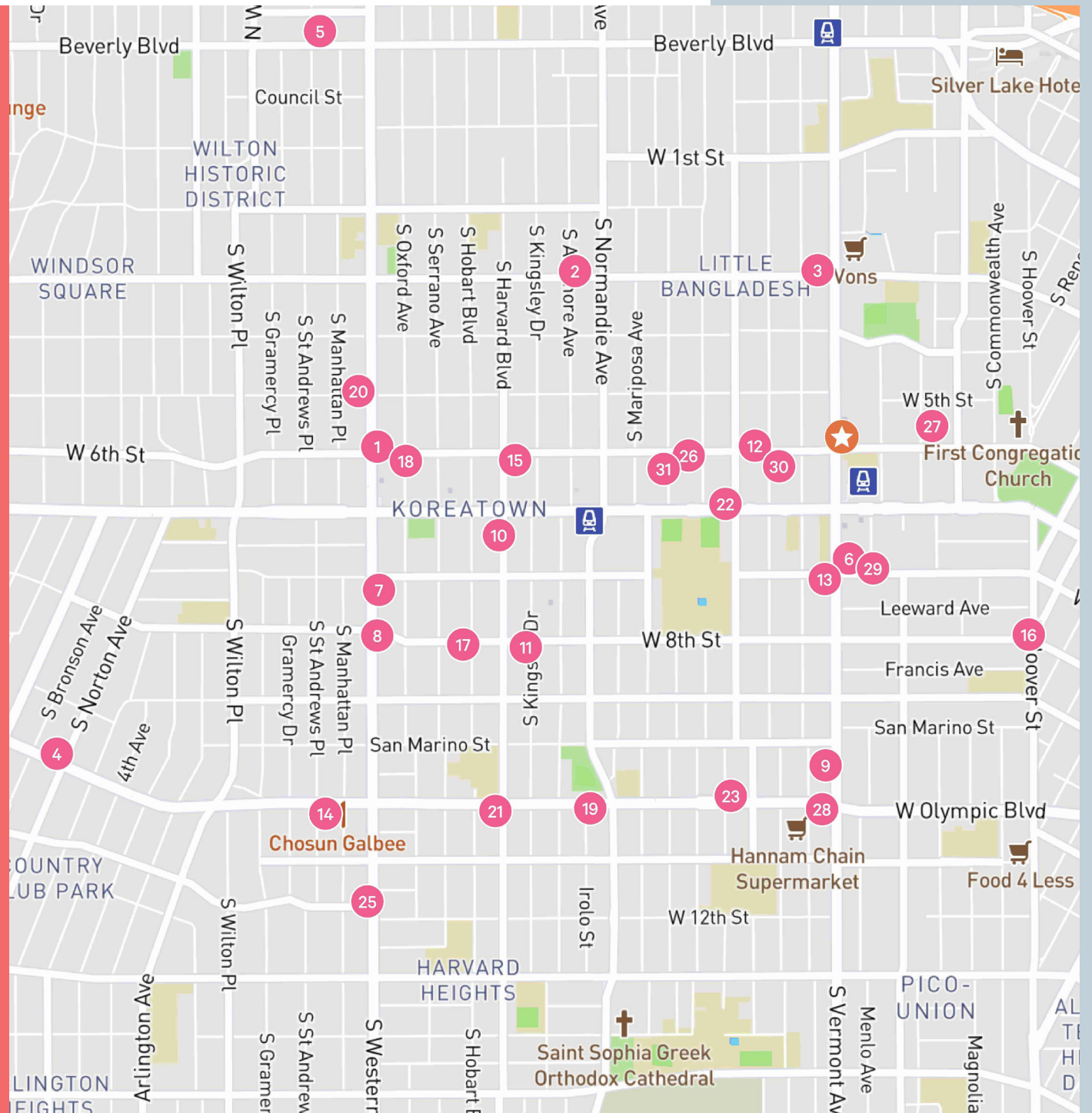


SUITE 140:
1,166 SF



TRADE MAP

- 1 Lapaba
- 2 Jinsol Gukbap
- 3 Biryani Kabob House
- 4 Soban
- 5 Antico Nuovo
- 6 Kobawoo House
- 7 Sun Nong Dan
- 8 Pollo A La Brasa
- 9 Park's BBQ
- 10 mdk noodles (Myung Dong Kyoja)
- 11 Pigya
- 12 Dan Sung Sa
- 13 Lee Ga
- 14 Mapo Dak Galbi
- 15 Ahgassi Gopchang
- 16 Eight Street Soondae
- 17 Borit Gogae
- 18 Jilli
- 19 Guelaguetza
- 20 Hanbat Sul Lung Tang
- 21 Lasung House
- 22 Open Market
- 23 Surawon Tofu House
- 24 Jang Choong Dong Jokbal
- 25 Master Ha
- 26 YeoGiYo
- 27 Yeems Coffee
- 28 Picnic Coffee
- 29 Alchemist Coffee Project
- 30 Oakobing
- 31 MeloMelo



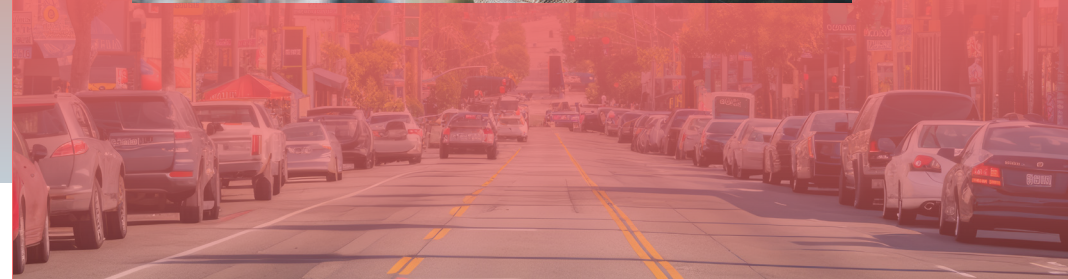
AREA OVERVIEW

Located in Koreatown, known best for the vibrant culture, food and beverage operators, and the night life.

Vermont Ave is the jumping off point for the culinary scene in Koreatown, this location is blocks away from multiple restaurants and cafes that bring in a lot of foot traffic.

Easily accessible by public transportation, located just one block away from the Vermont/ Wilshire Metro station.

Neighboring tenants include: Brothers Sandwich, TaKe Sushi, Chi Chi LA, Supamu Okinawa Onigiri, Dumbstruck Coffee, Woo Hyang Woo, Escala, KazuNori, and many more.



DEMOGRAPHICS

2025
BUSINESSES:

35,841

2025
EMPLOYEES:

350,831

2025
POPULATION:

617,552

2025 DAYTIME
POPULATION:

680,887



AGE 30-34:

69,833 /
11.3%

2025 AVERAGE
HOUSEHOLD INCOME:

\$100,506



CONTACT INFO



CALL +1 213 613 3272

Derrick Moore

Lic. 01029938

derrick.moore@cbre.com

Shiho Takei Moore

Lic. 02224981

shiho.moore@cbre.com

Diandra Dillon

Lic. 02210049

diandra.dillon@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE