

# Hollywood Commercial Investment - MRI + Duplex

FULLY LEASED INVESTMENT

OFFERING MEMORANDUM

1125 - 1127 Vermont Avenue  
Hollywood, CA 90029

**Vic Felekian**  
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Executive Summary

Investment Summary

Vermont Avenue



## OFFERING SUMMARY

|                |                                                  |
|----------------|--------------------------------------------------|
| ADDRESS        | 1125 - 1127 Vermont Avenue<br>Hollywood CA 90029 |
| COUNTY         | Los Angeles                                      |
| MARKET         | Los Angeles                                      |
| SUBMARKET      | East Hollywood Medical                           |
| BUILDING SF    | 2,350 SF                                         |
| LAND SF        | 3,817 SF                                         |
| YEAR BUILT     | 1923                                             |
| YEAR RENOVATED | 2022                                             |
| APN            | 5540-020-011                                     |

## FINANCIAL SUMMARY

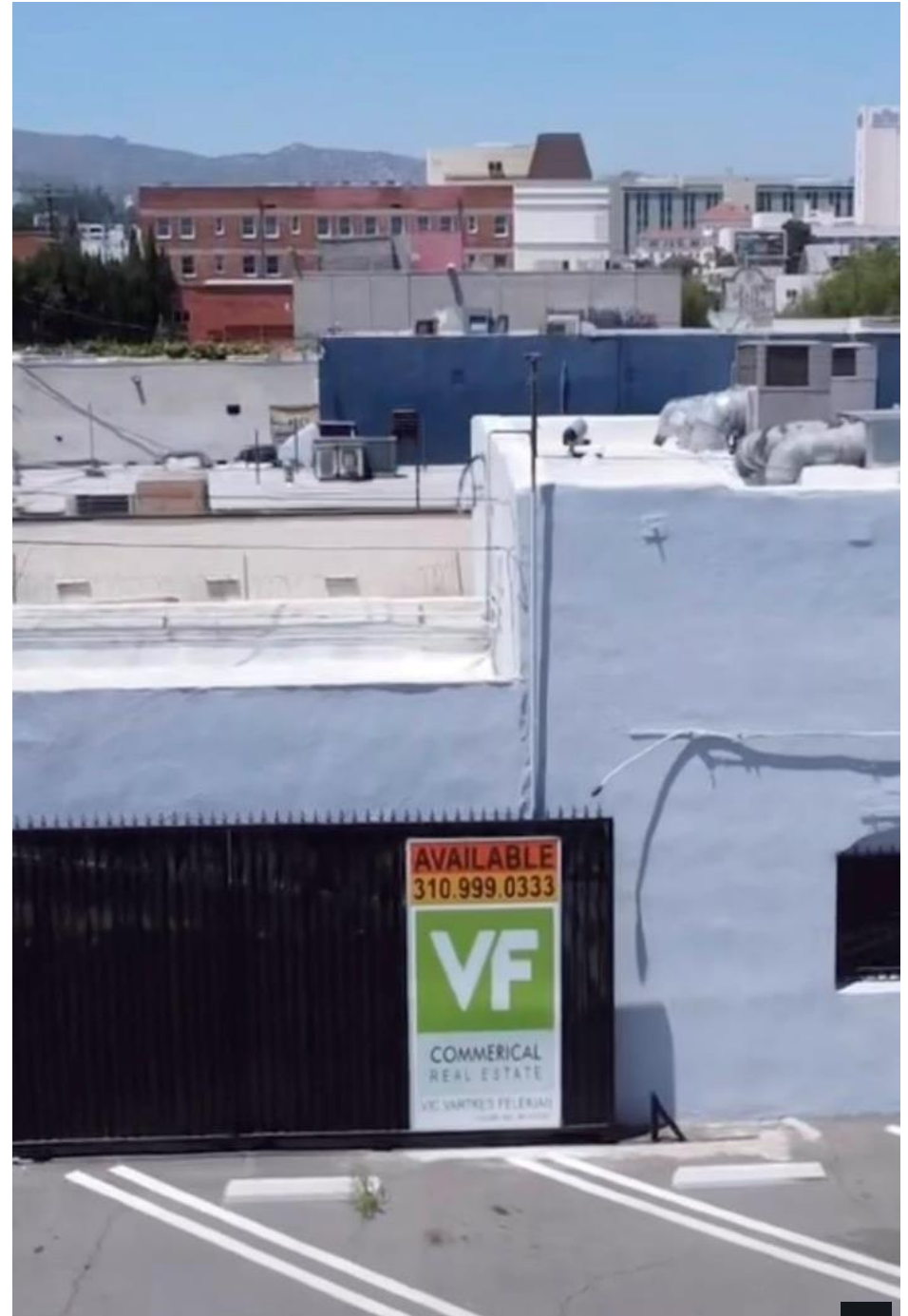
|           |             |
|-----------|-------------|
| PRICE     | \$2,500,000 |
| PRICE PSF | \$1,063.83  |
| OCCUPANCY | 100%        |

| 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 |



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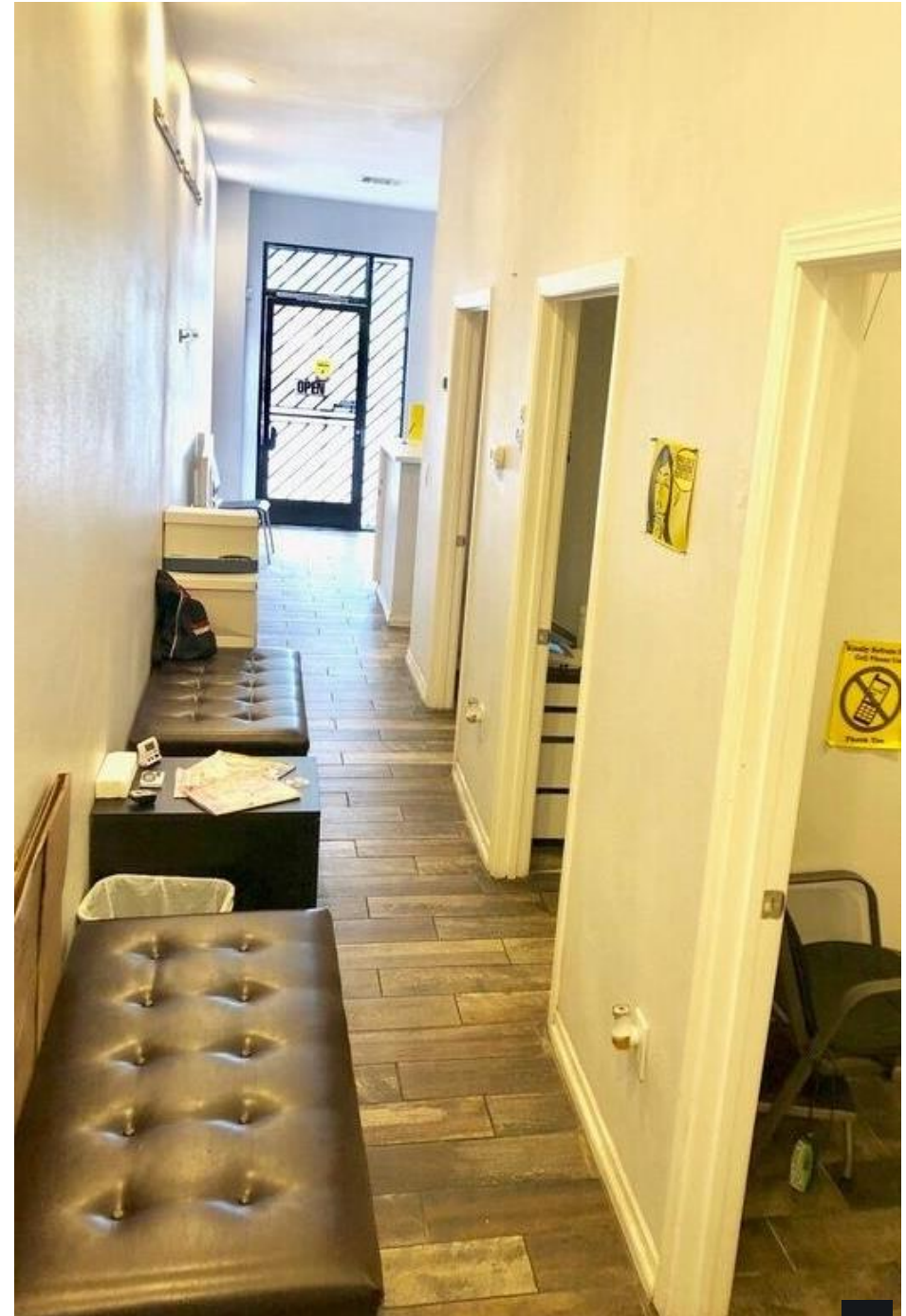


## Medical MRI Building

- ❖ 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.



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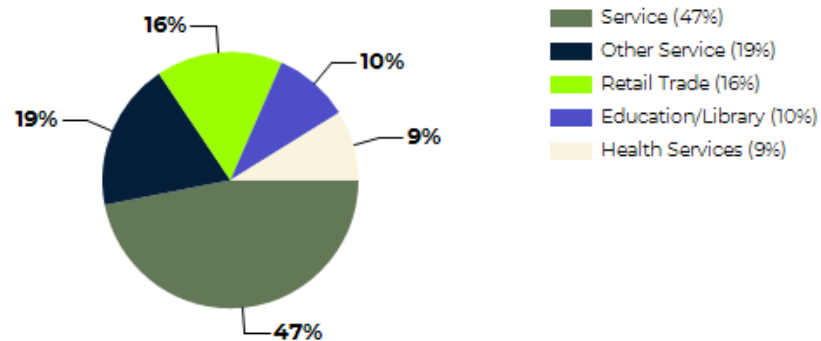


## 02

### Location

Location Summary  
Local Business Map  
Aerial View Map

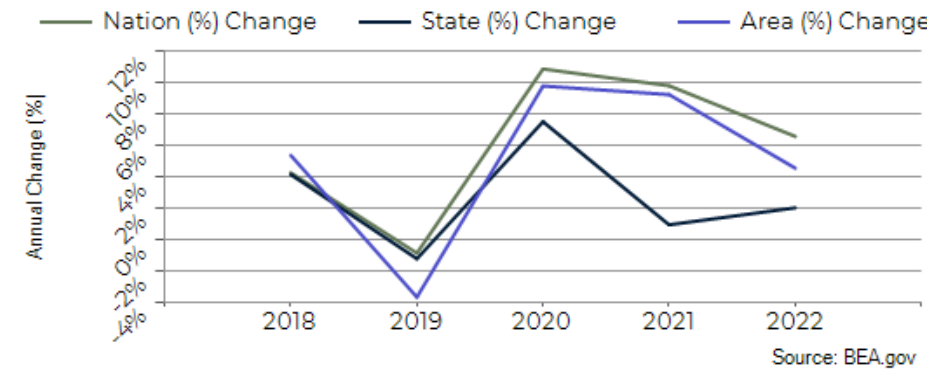
## Major Industries by Employee Count

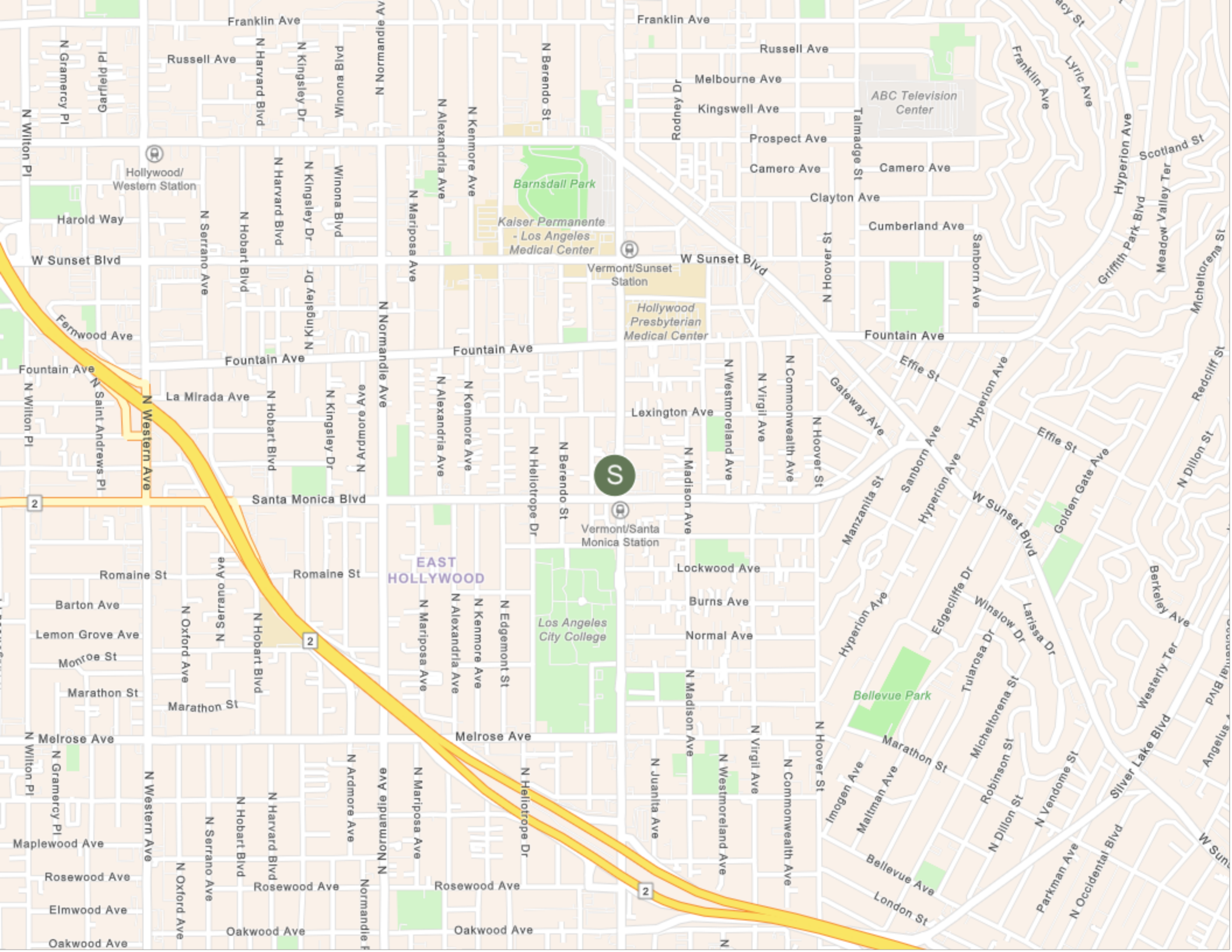


## Largest Employers

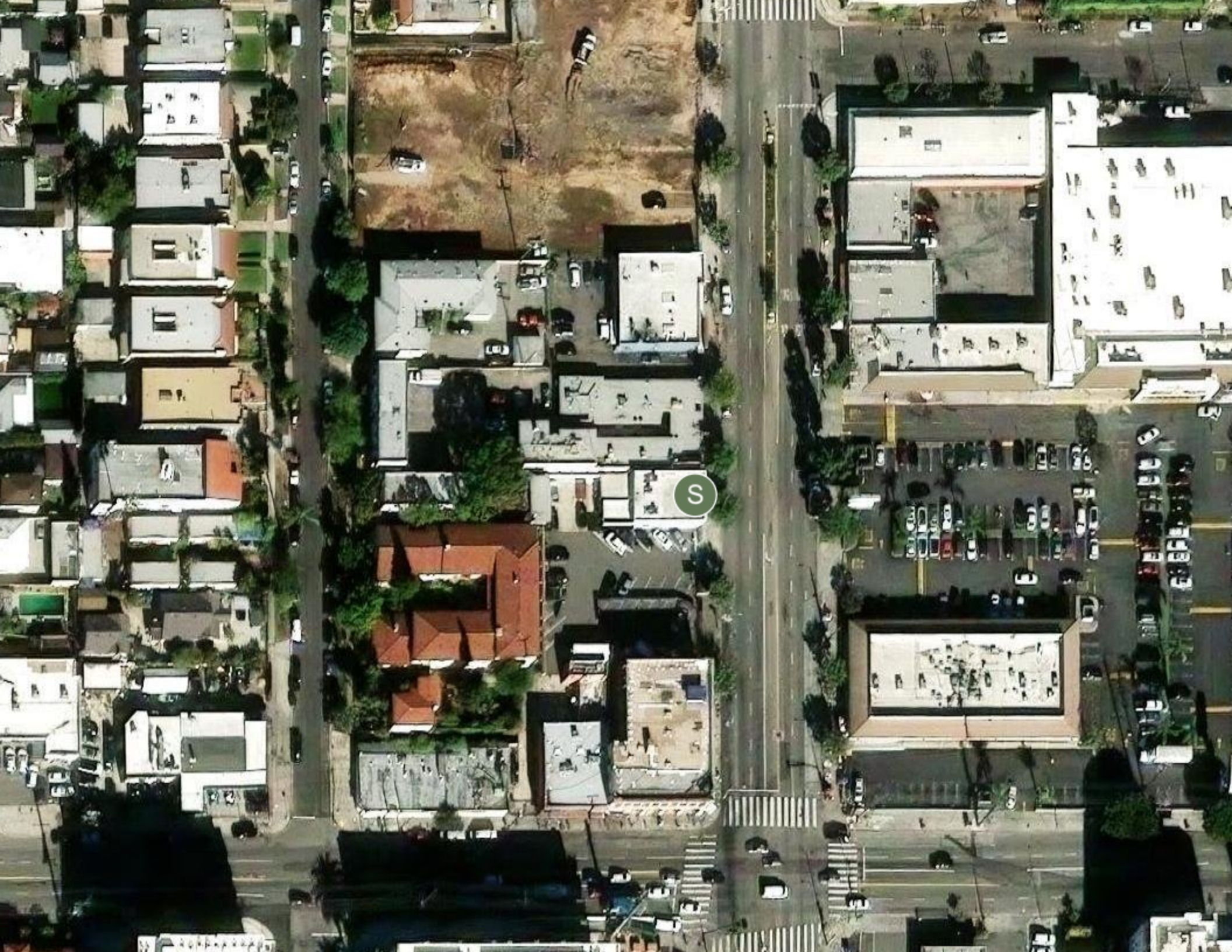
|                                           |                                     |
|-------------------------------------------|-------------------------------------|
| Hollywood Healthcare & Diagnostic Imaging | Approximate number of employees: 50 |
| Los Angeles Diagnostics                   | Approximate 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 |

## Los Angeles County GDP Trend













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## Property Description

Property Features

## PROPERTY FEATURES

|                          |       |
|--------------------------|-------|
| BUILDING SF              | 2,350 |
| LAND SF                  | 3,817 |
| YEAR BUILT               | 1923  |
| YEAR RENOVATED           | 2022  |
| # OF PARCELS             | 1     |
| ZONING TYPE              | LAC2  |
| LOCATION CLASS           | A+    |
| NUMBER OF STORIES        | 1     |
| NUMBER OF BUILDINGS      | 1     |
| NUMBER OF PARKING SPACES | 6+    |

## 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 |

## TENANT INFORMATION

|                |     |
|----------------|-----|
| MAJOR TENANT/S | MRI |
| LEASE TYPE     | m2m |







## 04

### Financial Analysis

#### Income & Expense Analysis

| INCOME                        | CURRENT         |
|-------------------------------|-----------------|
| Gross Scheduled Rent          | \$13,719        |
| <b>Effective Gross Income</b> | <b>\$13,719</b> |
| <b>Net Operating Income</b>   |                 |

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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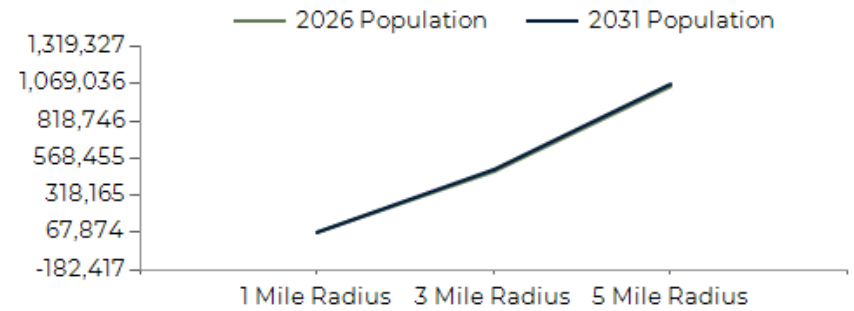
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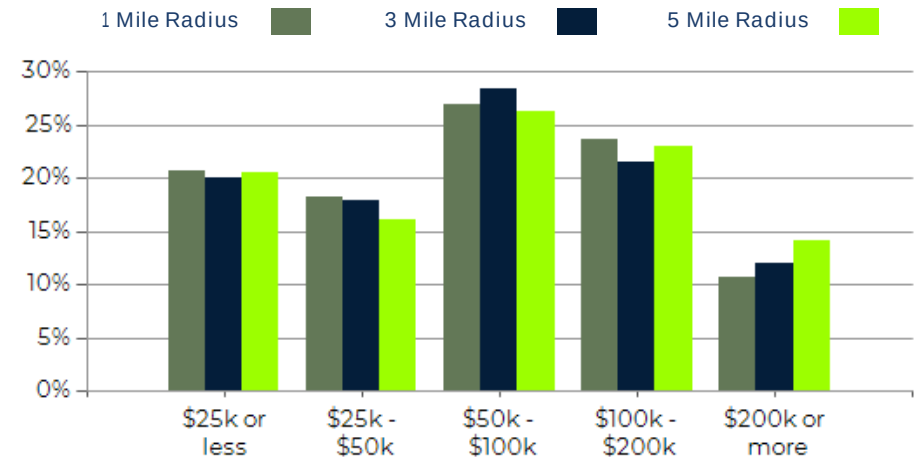


| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE    |
|------------------------------------|--------|---------|-----------|
| 2000 Population                    | 83,712 | 521,013 | 1,067,750 |
| 2010 Population                    | 76,108 | 488,138 | 1,042,676 |
| 2026 Population                    | 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%     |

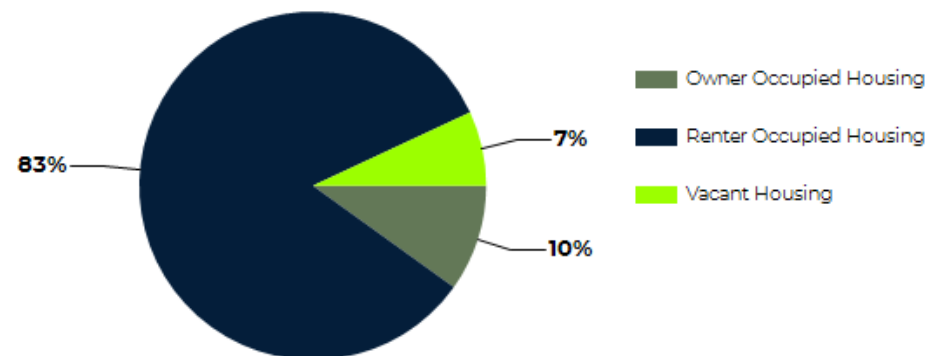
| 2026 HOUSEHOLD INCOME | 1 MILE   | 3 MILE    | 5 MILE    |
|-----------------------|----------|-----------|-----------|
| less than \$15,000    | 3,813    | 27,639    | 63,050    |
| \$15,000-\$24,999     | 2,407    | 15,904    | 33,368    |
| \$25,000-\$34,999     | 2,123    | 16,916    | 32,507    |
| \$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



Source: csi



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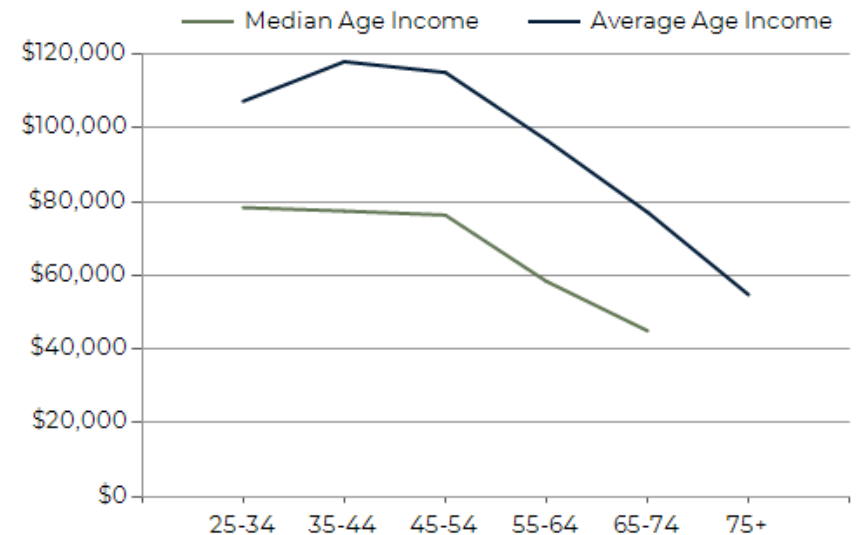
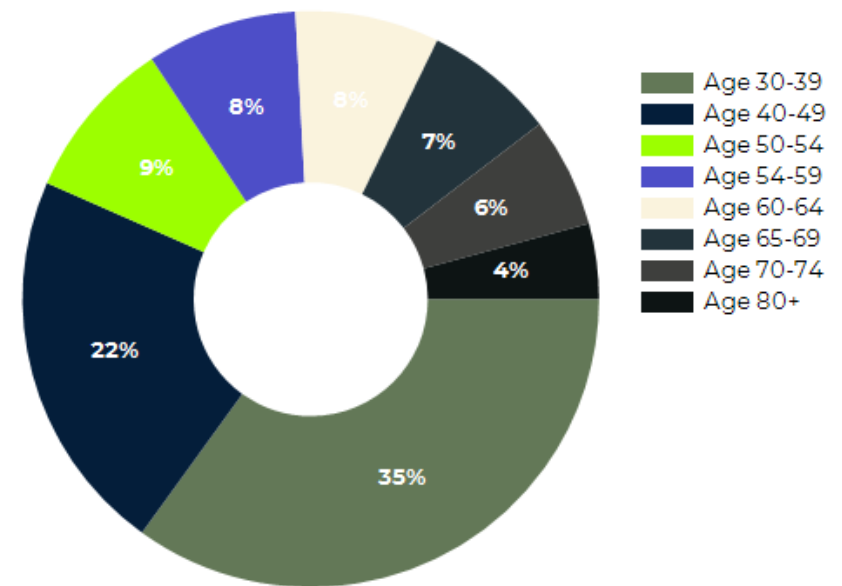
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| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2026 Population Age 30-34 | 8,477  | 55,496  | 118,631 |
| 2026 Population Age 35-39 | 7,008  | 47,034  | 101,105 |
| 2026 Population 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





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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.

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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.

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*Exclusively Marketed by:*



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