

BELOW 228 RESIDENTIAL UNITS

# Large Retail/Fitness/Grocery Space for Lease



1000 S. Vermont Ave., Los Angeles, CA 90006

*SEC of Vermont Avenue & Olympic Blvd.*



LEE SHAPIRO • 310.887.6226 • [Lee.Shapiro@kwprealestate.com](mailto:Lee.Shapiro@kwprealestate.com) • DRE #00961769

KYLE FISHBURN • 310.887.6216 • [Kyle.Fishburn@kwprealestate.com](mailto:Kyle.Fishburn@kwprealestate.com) • DRE #01909843

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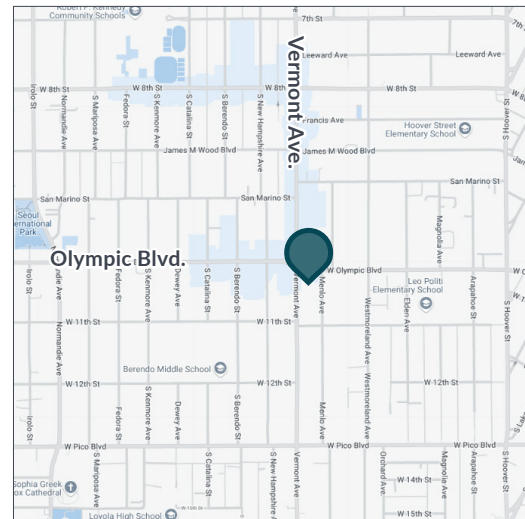
## AVAILABLE

**Size** ±50,000 SF (divisible)  
**Rent:** Contact broker for pricing  
**Delivery:** Q4 2027 - Q2 2028

## PROPERTY HIGHLIGHTS

- To-be-built mixed use property in the Koreatown neighborhood of Los Angeles
- Big box space perfect for a large national user below 228 residential units
- On incredibly busy south east corner of Vermont Ave. and Olympic Blvd. with approximately ±67,830 cars passing per day
- Densely populated area with a population of ±369,871 within two miles
- Ample parking for commercial space
- Flexible design: 50,000 SF can be tailored to fit a variety of uses
- Built-in customer base from on-site residents
- Walking distance to some of Koreatown's best restaurants: Park's Barbeque, K-Team BBQ, and Wi Korean BBQ

*\* Prospective tenants are hereby advised that all uses are subject to City approval*



## TRADE AREA



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WEST  
HOLLYWOOD

HOLLYWOOD

KOREATOWN

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DTLA



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RENDERINGS



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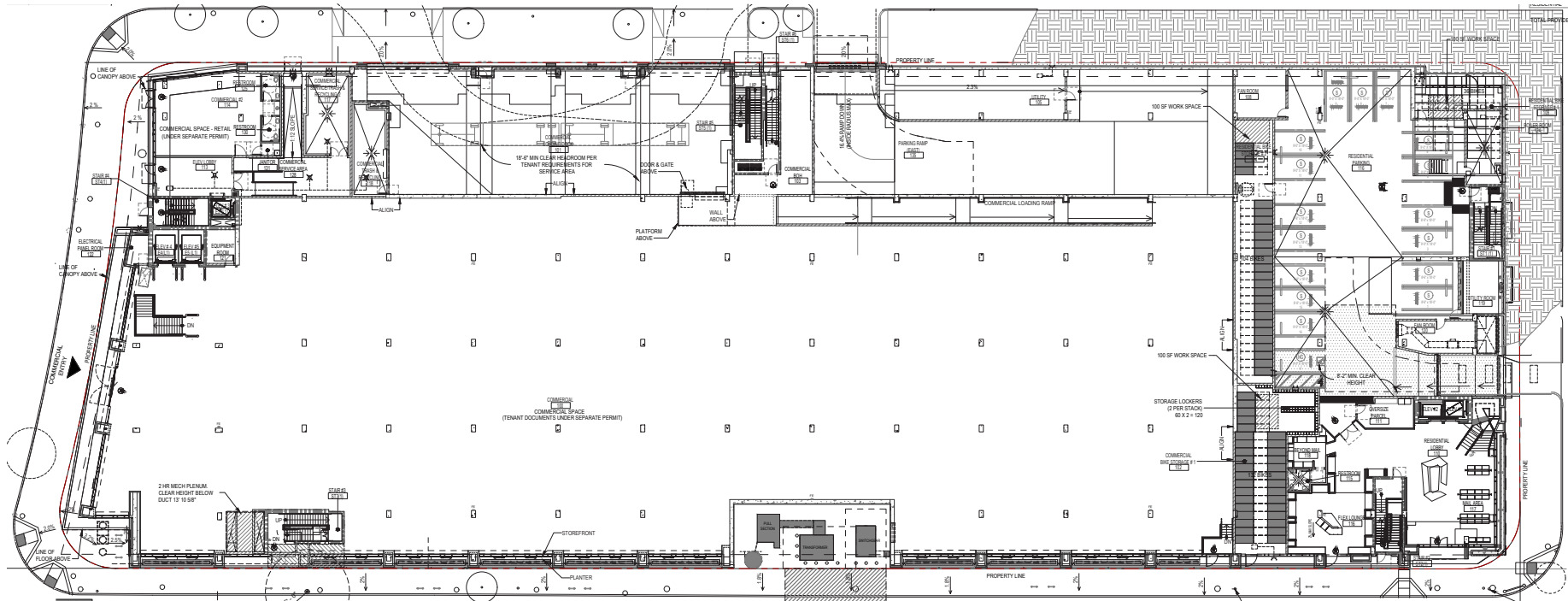
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Olympic Blvd.



Menlo Ave.



Vermont Ave.

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## AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2024 Estimated Population</b>	<b>33,897</b>	<b>114,564</b>	<b>369,871</b>
2029 Projected Population	36,072	119,332	374,309
2020 Census Population	34,585	115,756	382,799
2010 Census Population	33,132	108,144	357,493
Projected Annual Growth 2024 to 2029	1.3%	0.8%	0.2%
Historical Annual Growth 2010 to 2024	0.2%	0.4%	0.2%
2024 Median Age	36.2	35.5	35.0
<b>HOUSEHOLDS</b>			
2024 Estimated Households	12,686	45,613	149,670
2029 Projected Households	13,754	48,427	154,471
2020 Census Households	11,779	42,160	143,038
2010 Census Households	11,035	37,997	126,053
Projected Annual Growth 2024 to 2029	1.7%	1.2%	0.6%
Historical Annual Growth 2010 to 2024	1.1%	1.4%	1.3%
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	16.8%	18.3%	20.9%
2024 Estimated Black or African American	5.5%	6.5%	8.4%
2024 Estimated Asian or Pacific Islander	24.4%	24.4%	24.9%
2024 Estimated American Indian or Native Alaskan	2.7%	2.9%	2.5%
2024 Estimated Other Races	50.6%	47.9%	43.3%
2024 Estimated Hispanic	60.0%	57.4%	51.8%
<b>INCOME</b>			
<b>2024 Estimated Average Household Income</b>	<b>\$66,720</b>	<b>\$69,069</b>	<b>\$80,320</b>
2024 Estimated Median Household Income	\$51,330	\$53,028	\$59,457
2024 Estimated Per Capita Income	\$25,396	\$27,837	\$32,914
<b>EDUCATION</b>			
2024 Estimated High School Graduate	22.7%	21.4%	19.5%
2024 Estimated Some College	12.8%	12.4%	13.9%
2024 Estimated Associates Degree Only	4.7%	4.7%	5.4%
2024 Estimated Bachelors Degree Only	18.5%	19.9%	22.9%
2024 Estimated Graduate Degree	4.9%	7.4%	9.8%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	984	6,704	19,411
<b>2024 Estimated Total Employees</b>	<b>5,068</b>	<b>44,443</b>	<b>155,892</b>
2024 Estimated Employee Population per Business	5.2	6.6	8.0
2024 Estimated Residential Population per Business	34.5	17.1	19.1



**KWP**  
REAL ESTATE

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DRE #00961769

**KYLE FISHBURN**

310-887-6216

[Kyle.Fishburn@kwprealestate.com](mailto:Kyle.Fishburn@kwprealestate.com)

DRE #01909843

KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | [kwprealestate.com](http://kwprealestate.com)

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