

AVAILABLE FOR LEASE

sage^{LA}

200 N VERMONT AVE
LOS ANGELES, CA

894 - 4,279 SF RETAIL SPACES



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PROPERTY DETAILS

- **894 - 4,279 SF** Retail Space Available For Lease
- Brand New Construction
- 490 Apartment Units
- 50+ Retail Parking Spaces
- High Traffic Counts Along Vermont Ave

DEMOGRAPHICS



Population

1 MILE	101,594
2 MILE	365,359
3 MILE	599,281



Daytime Population

1 MILE	26,516
2 MILE	113,678
3 MILE	296,692



Avg. Household Income

1 MILE	\$89,227
2 MILE	\$94,737
3 MILE	\$108,563

TRAFFIC COUNTS

VERMONT AVE 70,071 CPD

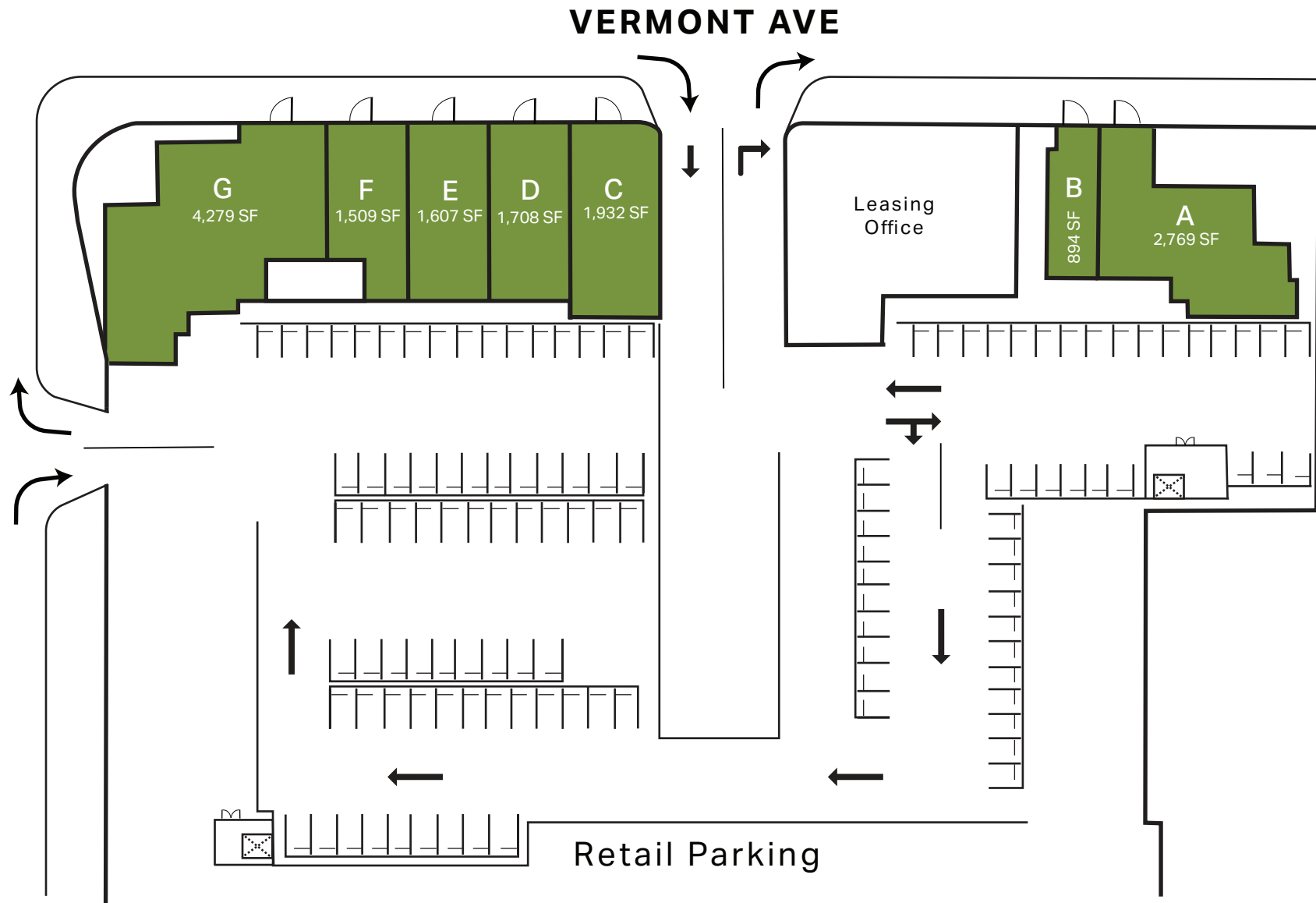
BEVERLY BLVD 61,656 CPD



WALK SCORE

93

SITE PLAN



A - 2,769 SF

B - 894 SF

C - 1,932 SF

D - 1,708 SF

G - 4,279 SF

E - 1,607 SF

F - 1,509 SF

The map displays a comprehensive view of Los Angeles, with a focus on commercial and retail locations. A blue star icon, labeled 'SITE 828 - 4,236 SF AVAILABLE', is positioned in the central part of the city, near the intersection of I-10 and I-405. The map is overlaid with numerous logos of major retailers, including Target, Walmart, Costco, Kroger, and others. The map also shows major highways like I-5, I-10, and I-405, and various neighborhood names such as Hollywood, Beverly Hills, and Downtown Los Angeles.






AROUND THE NEIGHBORHOOD

Located in the heart of Los Angeles, the neighborhood surrounding 200 N. Vermont Avenue offers a dynamic mix of culture, commerce, and connectivity. Nestled between Koreatown and East Hollywood, this bustling area boasts high foot traffic, diverse dining options, and a thriving retail scene. With convenient access to major freeways and the Metro Red Line, businesses benefit from excellent visibility and a steady stream of local and commuter customers. The area's energetic atmosphere, combined with ongoing development and strong demographic growth, makes it a prime destination for retailers looking to establish a presence in one of L.A.'s most exciting commercial corridors.