

# FOR LEASE

11401-11415 S. Vermont  
Los Angeles, CA 90044

FRALIN COMMERCIAL, INC.

Urban Real Estate Services



## For Lease

GLA: 13,071 SF

## Available Units

- 11401-B - 978 SF
- 11403 - 903 SF
- 11409 - 2,164 SF
- 11411 - 847 SF

## Property Highlights

- Located on a high traffic intersection
- Busy pedestrian traffic
- Strong daytime population
- Near Century (105) and Harbor (110) fwys.
- Trade Area Tenants: Ralphps, Food 4 Less, Subway, McDonald's, Speedy Cash, 7-Eleven, Jack in the Box
- Near Metro Green Line rail station and bus stops
- **Seeking restaurants, Insurance, Tax Services, Check Cashing, Discount and Clothing.**

## PLANNED REMODEL

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	\$41,911	345,031	1,034,522
Average HH Income:	\$43,880	\$50,507	\$52,870
Daytime Population:	32,561	279,615	863,969

### Traffic Counts:

Imperial Hwy & Vermont Ave. (N/S)	31,309 cars per day (taken 2015)
Imperial Hwy & Vermont Ave. (E/W)	34,455 cars per day (taken 2015)

3701 Stocker Street, Suite 410, Los Angeles, CA 90008  
T: 310-272-7616 F: 310-277-1444

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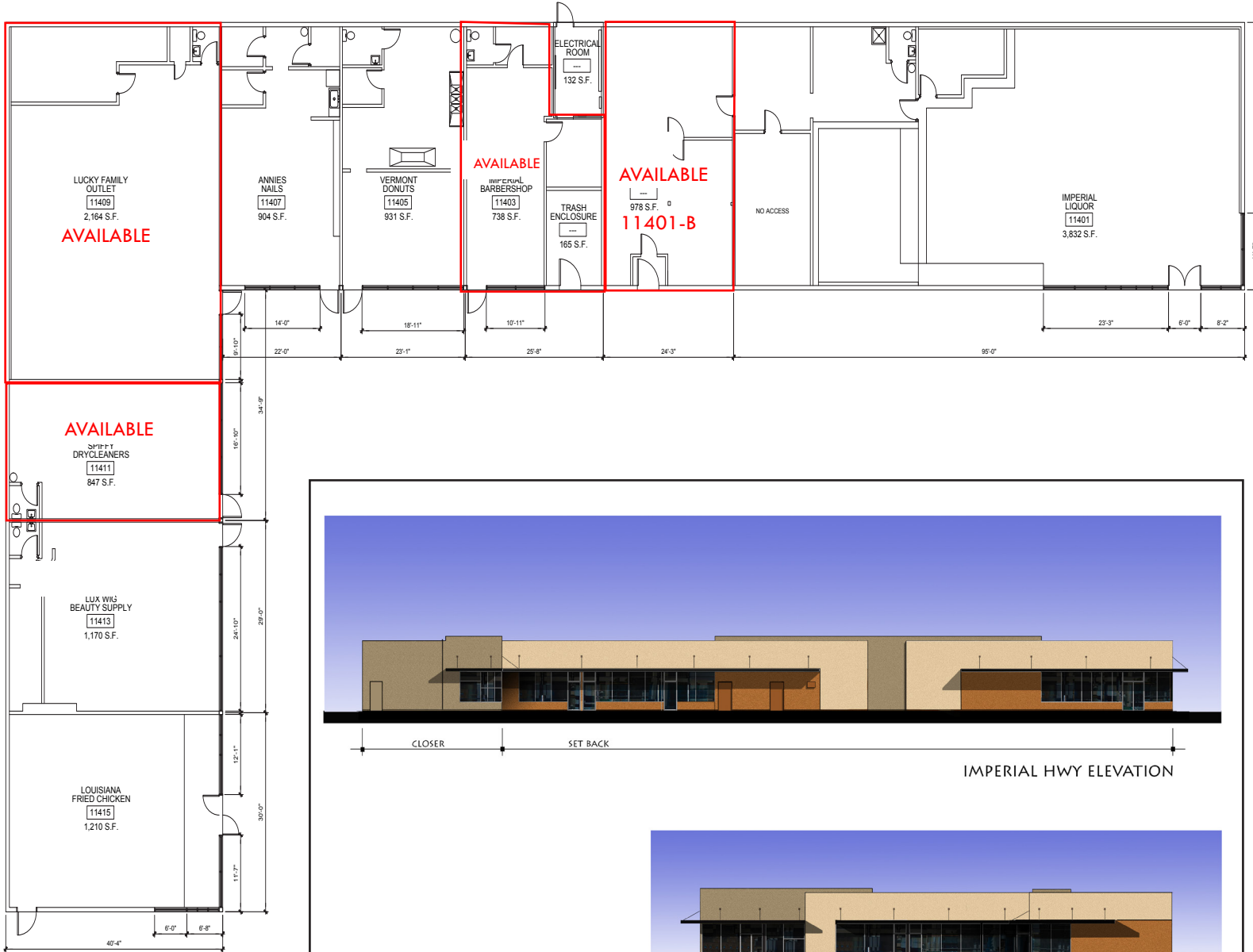
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## Site Plan



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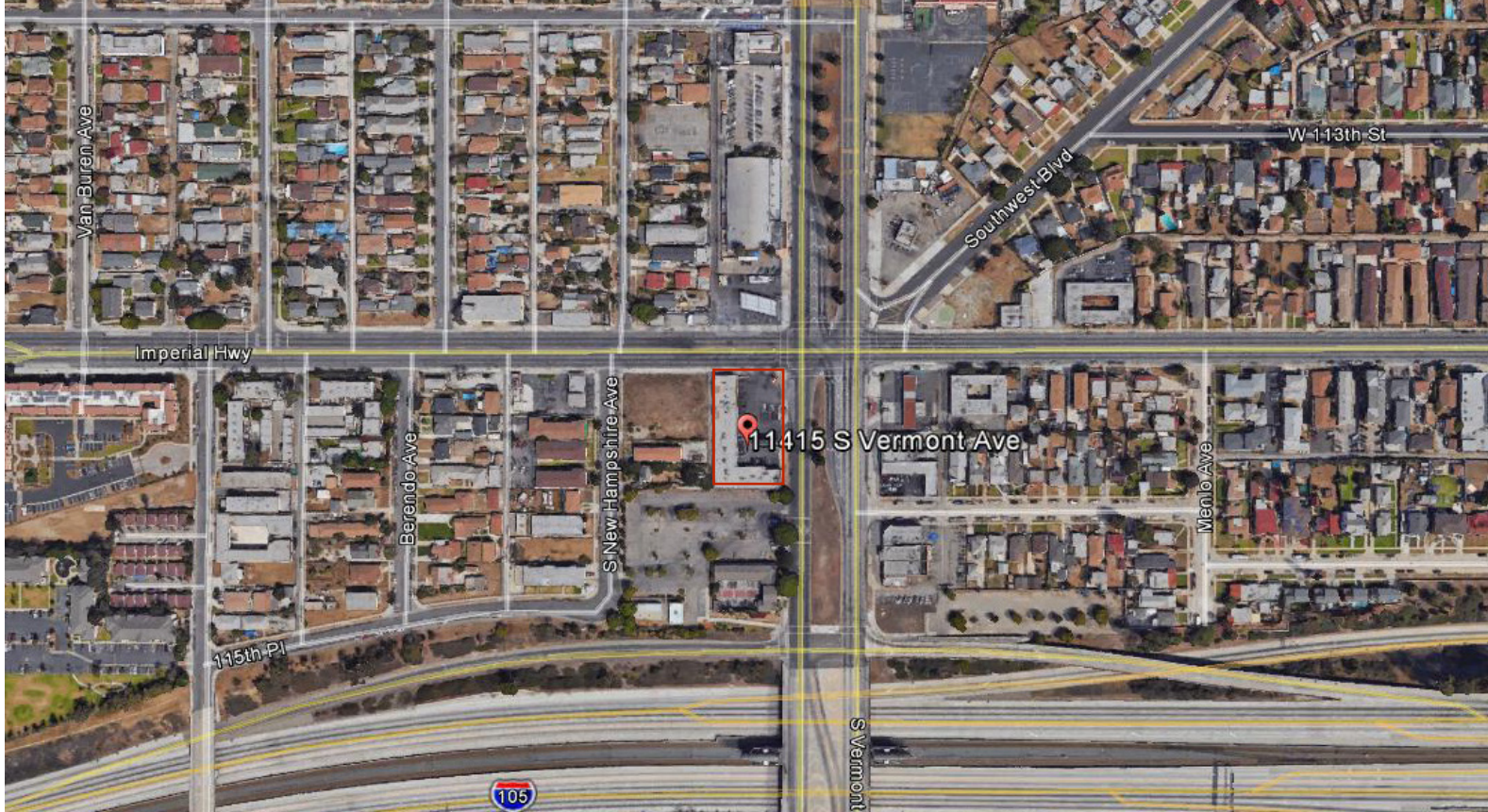
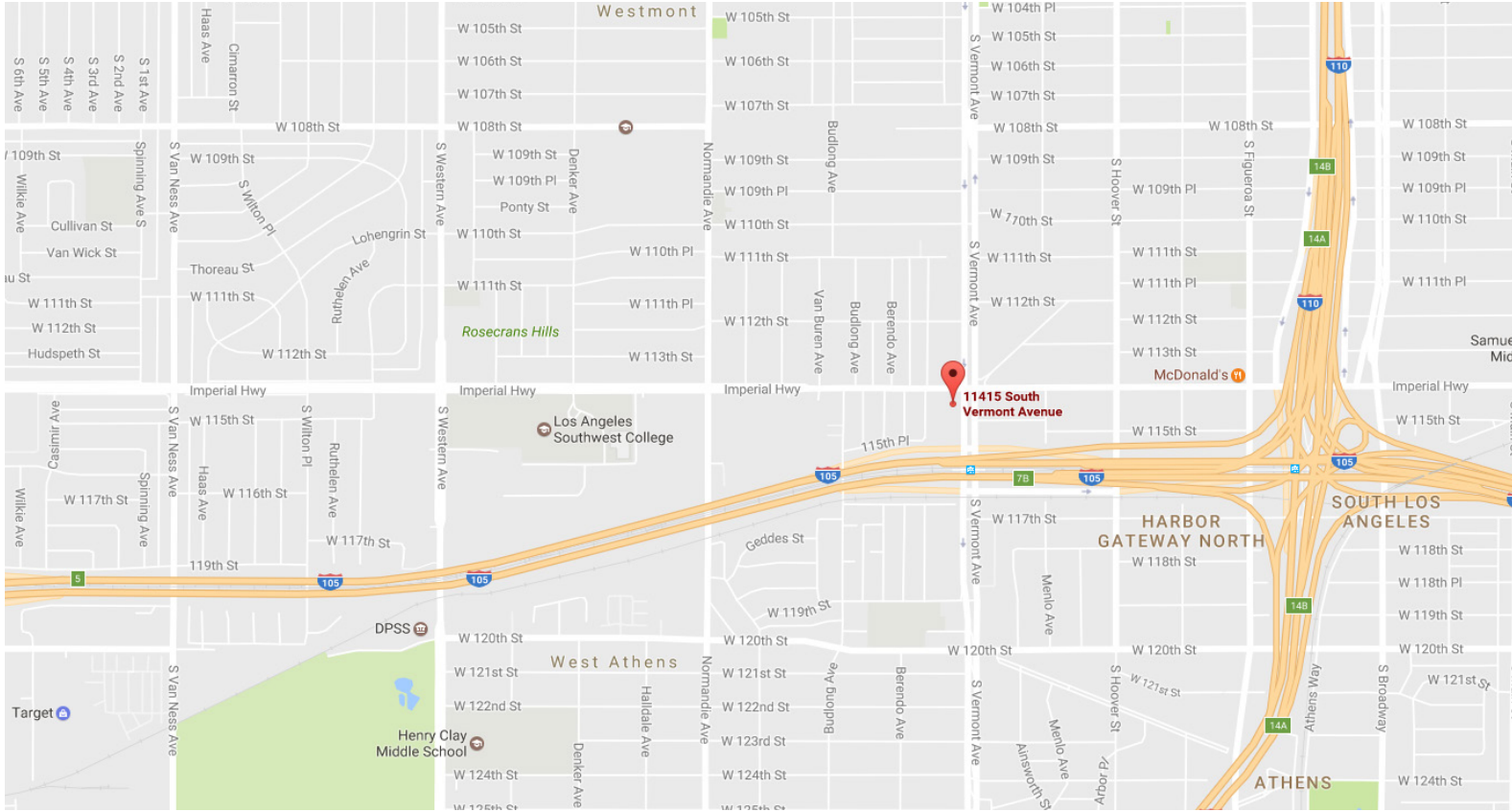
The information provided herein is from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties about it.

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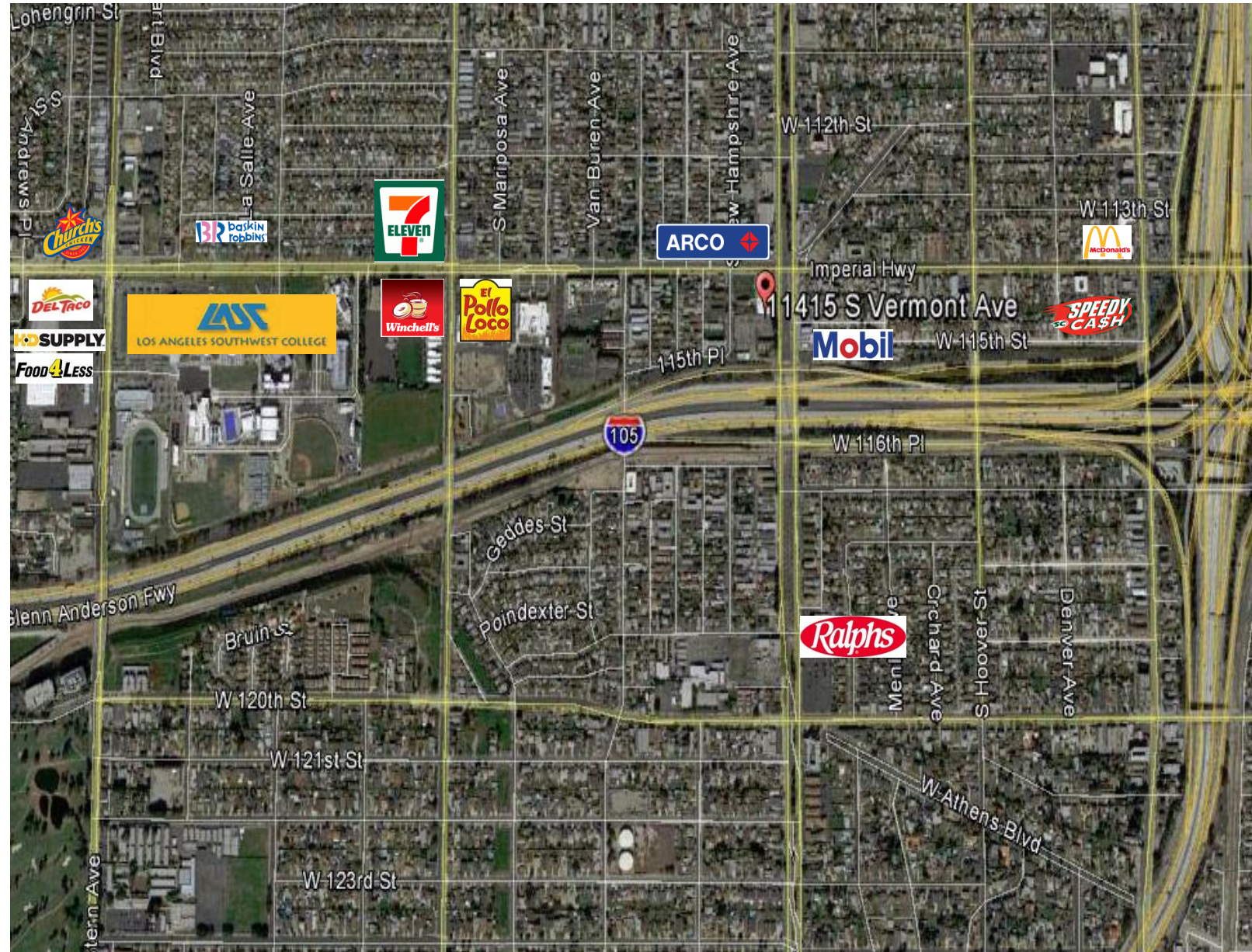
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## Aerial - Trade Area Tenants



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