

# FOR LEASE

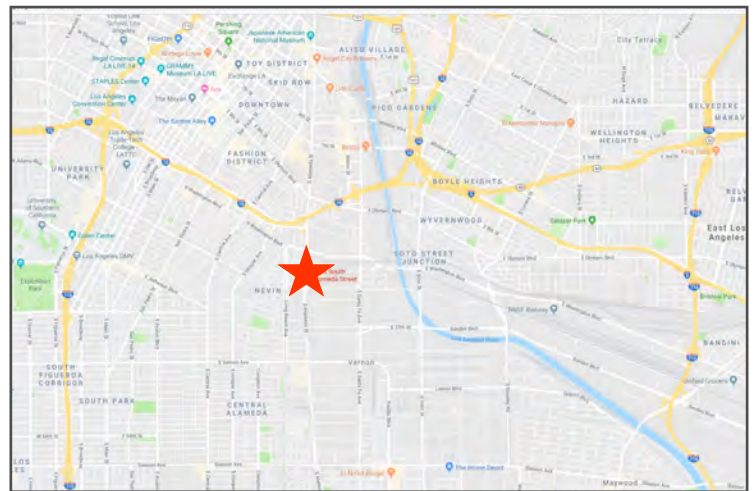
## RESTAURANT + RETAIL DEVELOPMENT IN PRIME VERNON



**2500 S. ALAMEDA STREET | VERNON, CA 90058**  
ALAMEDA STREET + 25TH STREET

## FEATURES + AMENITIES

- APPROX. 1,155—4,350 SQFT AVAILABLE
- LANDLORD TO DELIVER TURN-KEY RESTAURANT SPACES
- JOIN JERSEY MIKE'S, BURGERIM + CAFE DULCE
- PATIO AREA DESIGNATED FOR FOOD COURT SEATING
- MASSIVE DAYTIME POPULATION IN THE SURROUNDING AREA
- DAILY TRAFFIC COUNTS: 44K CPD
- UNDERSERVED RETAIL TRADE AREA



EXCLUSIVELY REPRESENTED BY

### JASON EHRENPREIS

CA REAL ESTATE LIC #1741961  
310.231.5213  
JASON@CBM1.COM

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	38,367	309,623	716,992
AVG HH INCOME	\$70,880	\$76,229	\$84,941

# ADDITIONAL PHOTOS

2500 S. ALAMEDA STREET | VERNON, CA 90053



# ADDITIONAL PHOTOS

2500 S. ALAMEDA STREET | VERNON, CA 90053



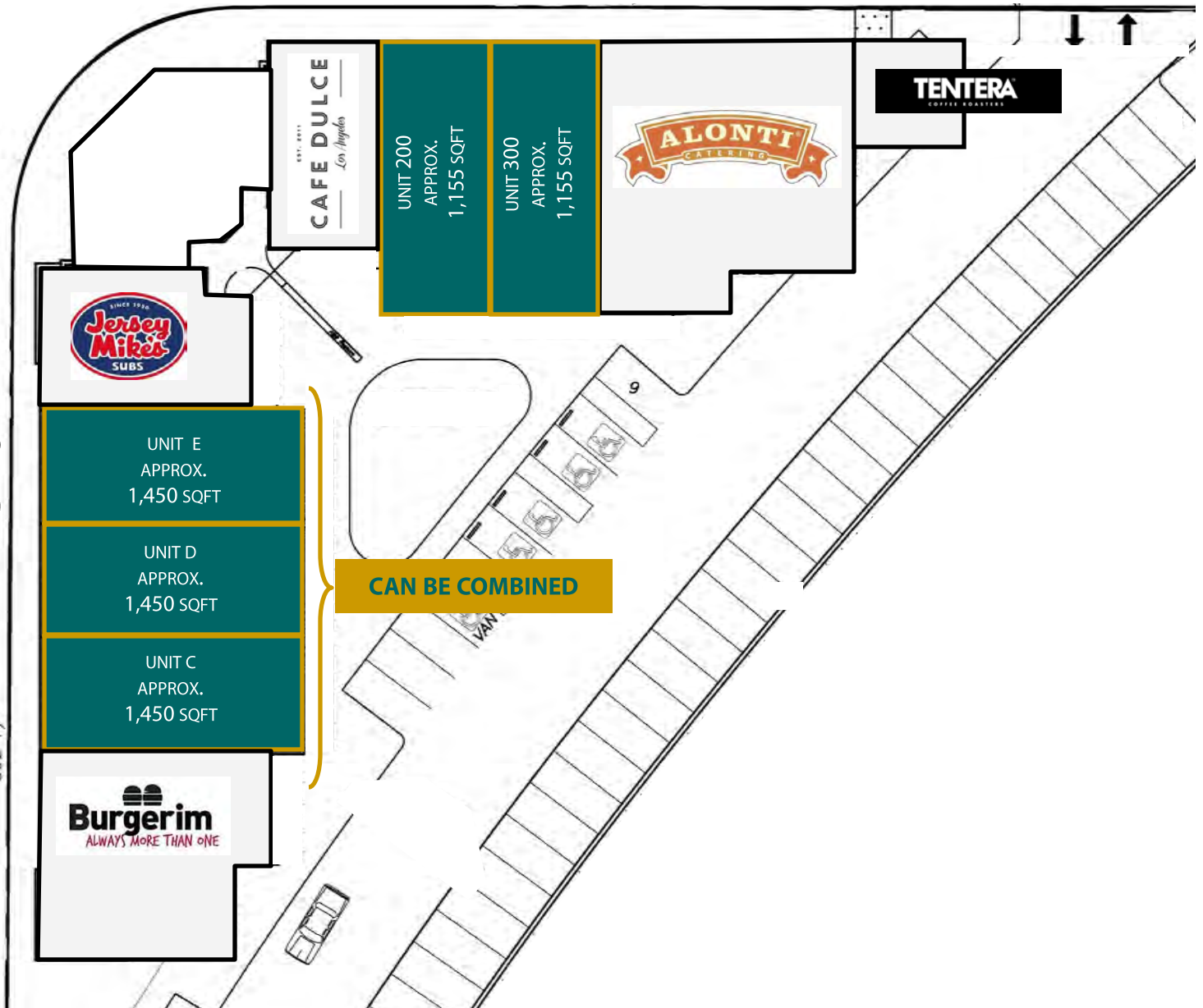
JASON EHRENPREIS 310.231.5213 | JASON@CBM1.COM

# SITE PLAN

2500 S. ALAMEDA STREET | VERNON, CA 90053

## 25TH STREET

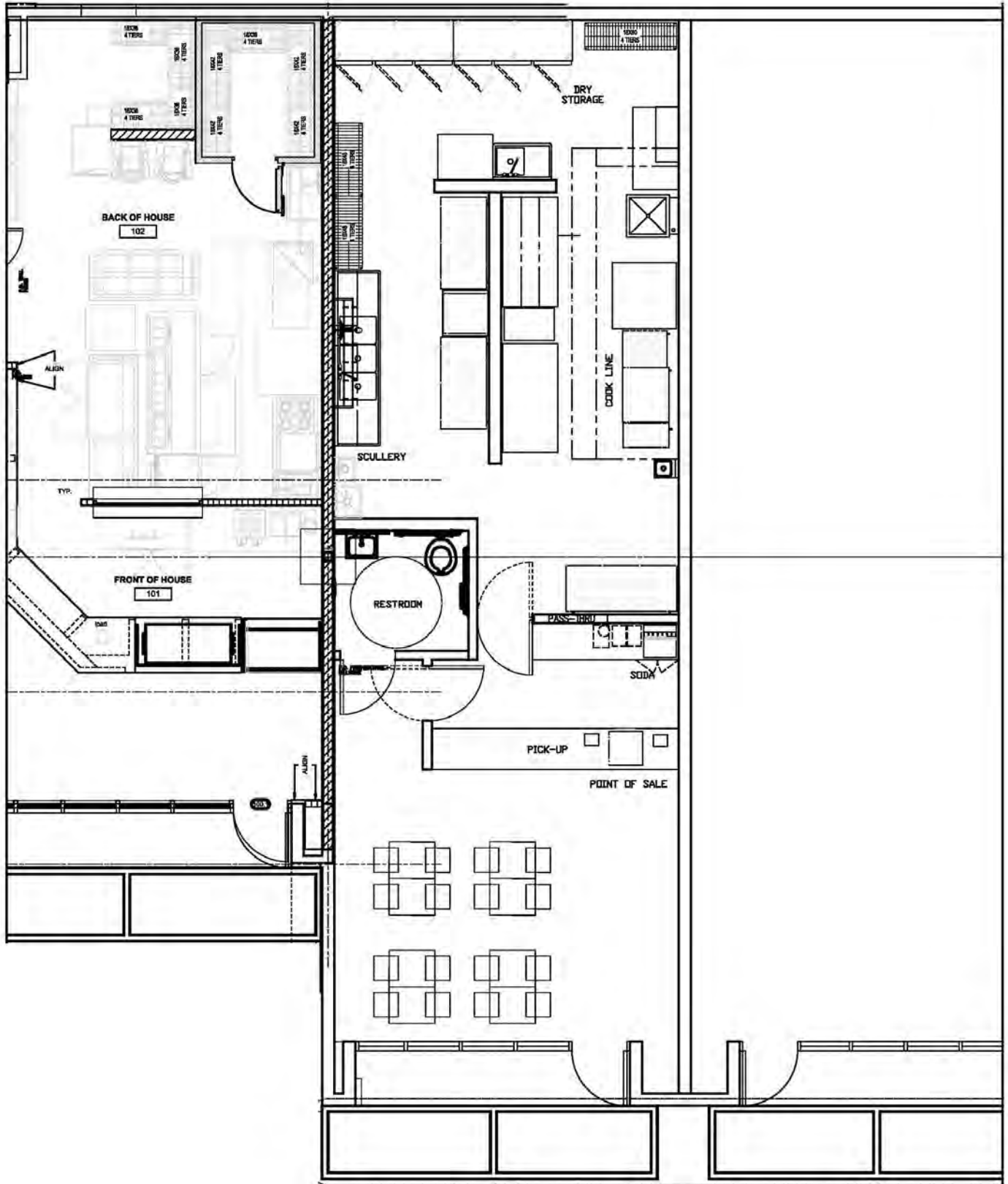
ALAMEDA STREET



JASON EHRENPREIS 310.231.5213 | JASON@CBM1.COM

# PROPOSED FLOOR PLAN | UNIT 200

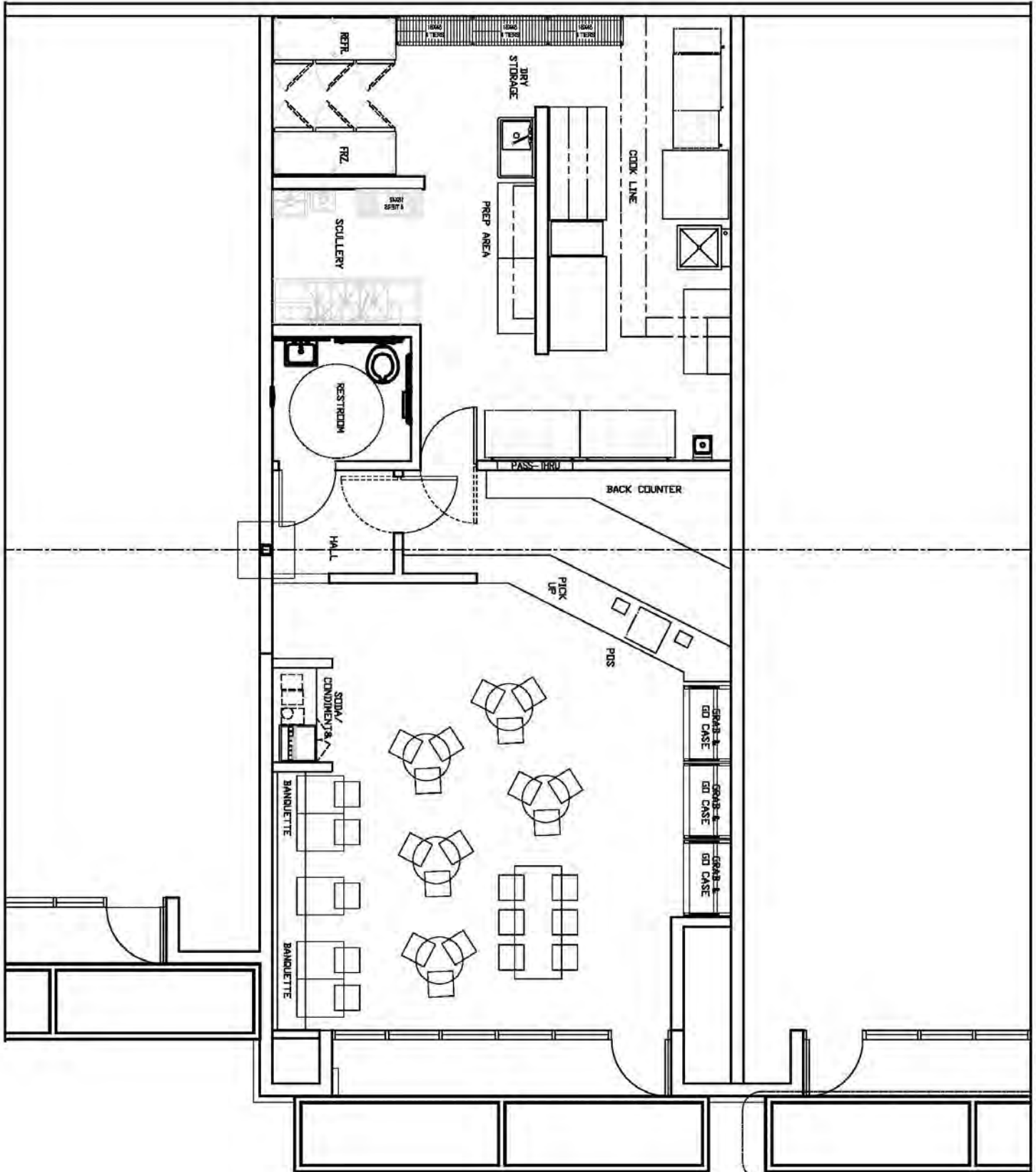
2500 S. ALAMEDA STREET | VERNON, CA 90053



JASON EHRENPREIS 310.231.5213 | JASON@CBM1.COM

# PROPOSED FLOOR PLAN | UNIT C

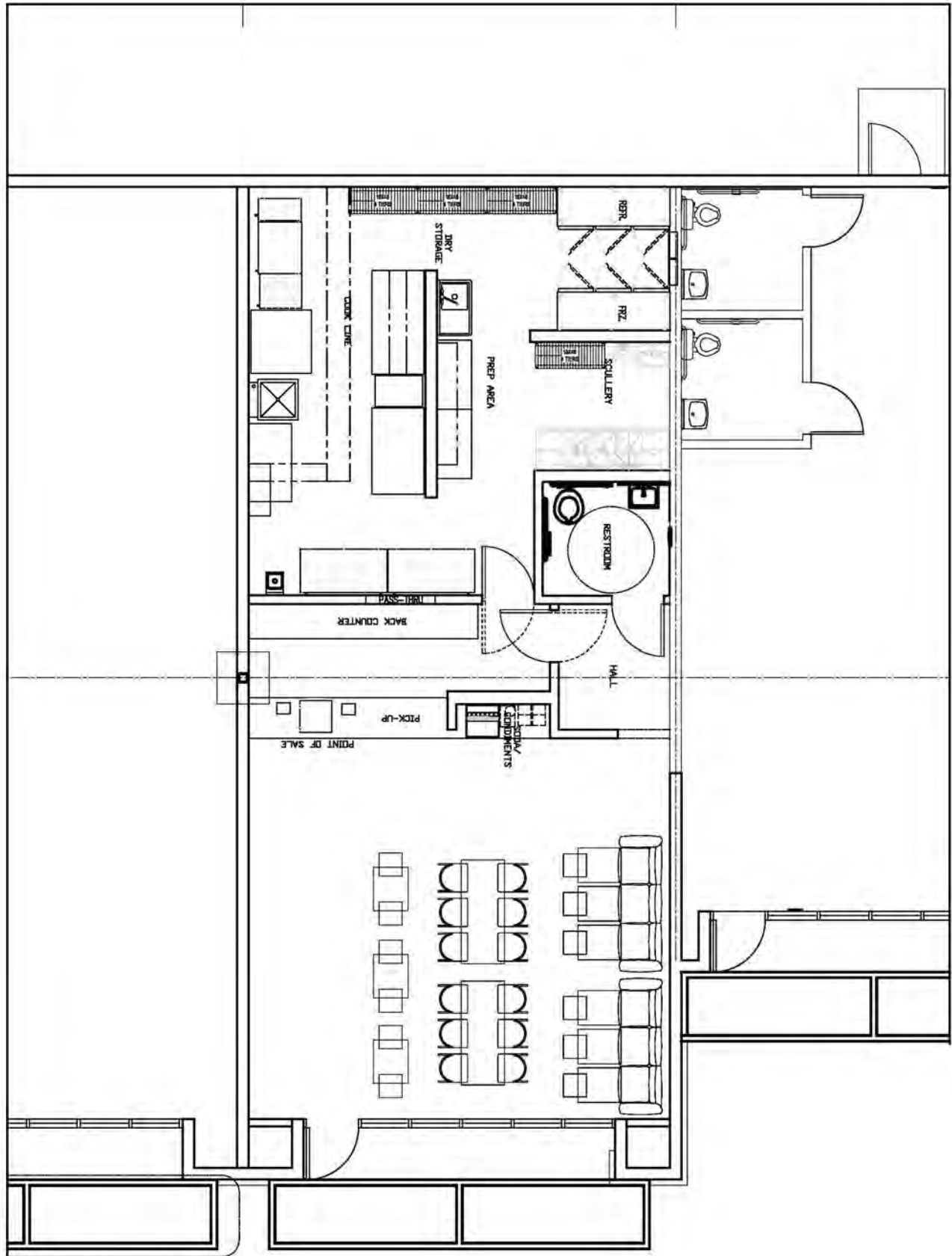
2500 S. ALAMEDA STREET | VERNON, CA 90053



JASON EHRENPREIS 310.231.5213 | JASON@CBM1.COM

# PROPOSED FLOOR PLAN | UNIT E

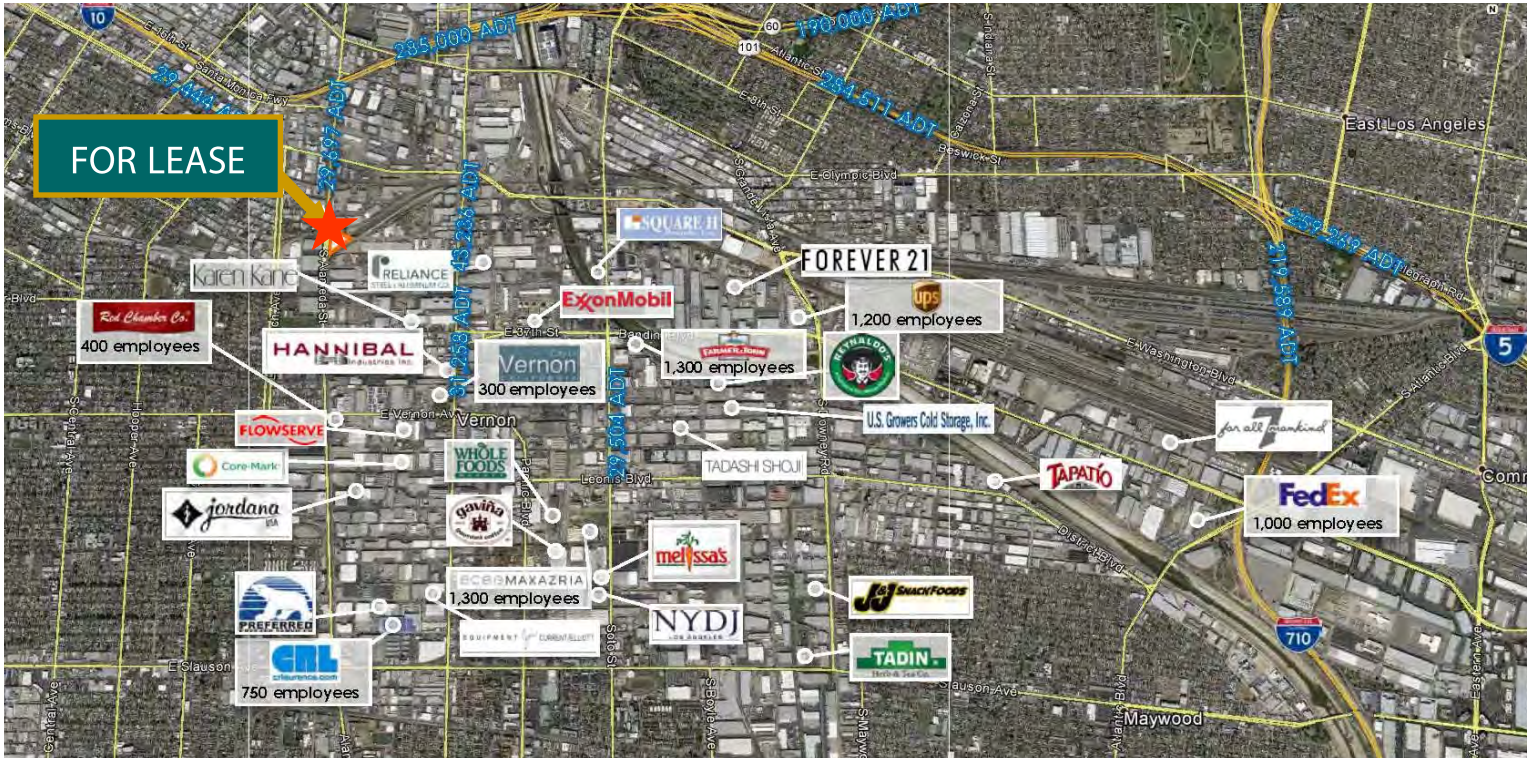
2500 S. ALAMEDA STREET | VERNON, CA 90053



JASON EHRENPREIS 310.231.5213 | JASON@CBM1.COM

# AERIAL PHOTO

2500 S. ALAMEDA STREET | VERNON, CA 90053



JASON EHRENPREIS 310.231.5213 | JASON@CBM1.COM

1517 S. SEPULVEDA BLVD.  
LOS ANGELES, CA 90025

CBM makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 00982859



# DEMOGRAPHIC OVERVIEW

2500 S. ALAMEDA STREET | VERNON, CA 90053

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2018A</b>			
Total Population	23,326	382,728	1,299,119
Female Population	48.65%	48.20%	49.21%
Male Population	51.35%	51.80%	50.79%
Population Density	7,424	13,534	16,539
Population Median Age	28.4	29.9	31.1
Employed Civilian Population 16+	9,375	157,329	546,943
% White Collar	29.1%	38.1%	37.9%
% Blue Collar	70.9%	61.9%	62.1%
Total Q2 2018 Employees	20,553	334,997	568,686
Total Q2 2018 Establishments*	1,892	24,968	45,028
Population Growth 2000-2010	2.72%	4.85%	1.90%
Population Growth 2018A-2023	0.11%	0.72%	-0.23%
<b>Income: 2018A</b>			
Average Household Income	\$46,059	\$51,916	\$51,900
Median Household Income	\$34,613	\$31,972	\$35,000
Per Capita Income	\$10,097	\$15,823	\$15,255
Avg Income Growth 2000-2010	31.29%	32.71%	32.54%
Avg Income Growth 2018A-2023	17.77%	20.62%	17.83%
<b>Households: 2018A</b>			
Households	5,072	107,542	369,116
Average Household Size	4.39	3.32	3.38
Hhld Growth 2000-2010	6.92%	12.78%	5.92%
Hhld Growth 2018A-2023	3.44%	5.69%	3.08%
<b>Housing Units: 2018A</b>			
Occupied Units	5,072	107,542	369,116
% Occupied Units	96.34%	94.61%	95.64%
% Vacant Housing Units	3.66%	5.39%	4.36%
Owner Occ Housing Growth 2000-2010	-1.39%	11.63%	3.08%
Owner Occ Housing Growth 2000-2023	-1.80%	16.16%	2.55%
Owner Occ Housing Growth 2018A-2023	2.27%	3.46%	1.34%
Occ Housing Growth 2000-2010	6.92%	12.78%	5.92%
Occ Housing Growth 2010-2023	7.68%	14.41%	8.72%
Occ Housing Growth 2018A-2023	3.44%	5.69%	3.08%
<b>Race and Ethnicity: 2018A</b>			
% American Indian or Alaska Native Population	0.87%	1.09%	1.01%
% Asian Population	0.94%	6.04%	8.53%
% Black Population	8.73%	8.25%	10.44%
% Hawaiian or Pacific Islander Population	0.05%	0.06%	0.08%
% Multirace Population	4.00%	4.43%	4.37%
% Other Race Population	51.21%	41.47%	39.13%
% White Population	34.19%	38.65%	36.43%
% Hispanic Population	89.33%	79.59%	76.84%
% Non Hispanic Population	10.67%	20.41%	23.16%

JASON EHRENPREIS 310.231.5213 | JASON@CBM1.COM

## Market Conditions

<u>Vacancy Rates</u>	Current	YOY Change
Subject Property	0.0%	↓ 59.8%
Submarket 2-4 Star	4.4%	↑ 0.4%
Market Overall	4.0%	↑ 0.1%

<u>Market Rent Per SF</u>	Current	YOY Change
Subject Property	\$45.00	↔ 0.0%
Submarket 2-4 Star	\$25.46	↑ 0.5%
Market Overall	\$32.40	↑ 0.4%

<u>Submarket Leasing Activity</u>	Current	YOY Change
12 Mo. Leased SF	1,065,208	↓ 34.7%
Months on Market	7.8	↓ 0.8 mo

<u>Submarket Sales Activity</u>	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$651.2	\$384.9
12 Mo. Price Per SF	\$345	\$336

## Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
E 25th St	S Santa Fe Ave E	9,179	2017	0.23 mi
E 20th St	McGarry St E	2,115	2017	0.29 mi
S Alameda St	E 20th St S	34,854	2017	0.31 mi
E 20th St	Staunton Ave E	1,945	2017	0.34 mi
E Long Beach Ave	E 20th St N	12,453	2017	0.36 mi

## Public Transportation

Transit/Subway	Drive	Walk	Distance
Washington Station (Blue Line)	2 min	10 min	0.5 mi

Commuter Rail	Drive	Walk	Distance
Cal State LA Commuter Rail (San...	9 min		6.6 mi
Commerce Commuter Rail (Orange County..	10 min		6.8 mi

Airport	Drive	Walk	Distance
Bob Hope Airport	22 min		19.0 mi
Los Angeles International Airport	25 min		19.5 mi
Long Beach-Daugherty Field Airport	28 min		22.3 mi

## DAYTIME EMPLOYMENT

Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
<b>Total Businesses</b>	1,324	27,670	51,998	19,977	353,458	580,762	15	13	11
Retail	348	6,041	9,623	5,002	43,722	68,623	14	7	7
Wholesale	313	3,646	4,465	3,449	27,158	35,625	11	7	8
Hospitality & Food Service	47	1,653	3,426	386	25,223	45,609	8	15	13
Real Estate, Renting, Leasing	34	822	1,839	283	7,152	12,240	8	9	7
Finance & Insurance	44	1,544	3,030	315	22,750	31,656	7	15	10
Information	22	564	1,067	151	7,353	11,885	7	13	11
Scientific & Technology Services	46	4,169	6,439	267	46,430	59,732	6	11	9
Management of Companies	2	34	45	6	1,287	1,810	3	38	40
Health Care & Social Assistance	38	2,768	9,425	144	18,546	67,372	4	7	7
Education Services	12	447	1,059	837	46,784	71,317	70	105	67
Public Administration & Sales	5	327	602	483	34,684	51,146	97	106	85
Arts, Entertainment, Recreation	11	281	514	94	3,556	6,135	9	13	12
Utilities	1	13	28	90	2,996	3,192	90	230	114
Admin Support & Waste Management	31	734	1,426	362	8,807	23,415	12	12	16
Construction	25	606	1,259	159	3,931	7,910	6	6	6
Manufacturing	248	2,157	2,880	7,375	37,291	47,507	30	17	16
Agriculture, Mining, Fishing	4	25	36	30	128	191	8	5	5
Other Services	93	1,839	4,835	544	15,660	35,397	6	9	7

## CONSUMER SPENDING

Radius	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	112,581	2,209,278	7,479,488	125,492	2,489,492	8,360,663
<b>Apparel:</b>						
<b>Total Apparel</b>	9,770	173,800	584,836	10,380	187,124	625,096
Women's Apparel	3,332	61,688	211,057	3,597	66,627	225,919
Men's Apparel	1,938	36,252	119,600	2,086	39,155	128,328
Girls Apparel	961	15,464	51,248	975	16,558	54,490
Boy's Apparel	658	10,607	35,183	671	11,415	37,571
Infant Apparel	533	9,415	30,960	563	10,098	33,122
Footwear	2,350	40,374	136,789	2,488	43,270	145,666
<b>Entertainment, Hobbies &amp; Pets:</b>						
<b>Total Entertainment, Hobbies &amp; Pets</b>	7,594	153,401	516,422	7,913	162,240	540,965
Entertainment	1,968	36,444	125,321	2,023	38,253	130,602
Audio & Visual Equipment/Service	3,509	73,303	248,488	3,666	77,444	260,128
Reading Materials	224	6,363	20,641	250	6,917	22,241
Pets, Toys, Hobbies	1,893	37,292	121,972	1,973	39,627	127,994
Personal Items	6,656	132,542	442,178	7,426	149,487	493,959
<b>Food &amp; Alcohol:</b>						
<b>Total Food &amp; Alcohol</b>	38,501	730,612	2,468,488	42,672	817,804	2,742,147
Food at Home	24,868	447,096	1,526,751	27,798	503,563	1,706,874
Food Away From Home	11,741	242,133	808,784	12,867	270,256	895,007
Alcoholic Beverages	1,892	41,383	132,953	2,006	43,985	140,266
<b>Household:</b>						
<b>Total Household</b>	11,704	253,769	848,109	12,520	274,296	906,735
House Maintenance & Repair	1,427	24,723	92,377	1,501	26,300	97,171
Household Equipment & Furnishings	5,190	115,853	381,479	5,374	121,628	396,435
Household Operations	4,219	89,604	298,882	4,700	100,388	331,570
Housing Costs	869	23,589	75,372	944	25,979	81,559
<b>Transportation and Maintenance:</b>						
<b>Total Transportation and Maintenance</b>	26,357	522,589	1,812,213	31,018	621,989	2,140,023
Vehicle Purchases	9,270	180,303	637,811	10,207	202,752	712,544
Vehicle Expenses	730	18,844	58,921	842	22,034	68,244
Gasoline	11,098	203,195	706,650	14,112	261,268	902,160
Transportation	1,977	52,174	173,609	2,288	61,112	200,750
Automotive Repair & Maintenance	3,283	68,073	235,222	3,570	74,823	256,324
<b>Health Care:</b>						
<b>Total Health Care</b>	5,410	106,480	364,917	6,444	126,235	428,130
Medical Services	3,210	62,386	211,879	3,727	72,737	244,786
Prescription Drugs	1,691	33,335	116,016	2,103	40,650	139,673
Medical Supplies	508	10,759	37,022	614	12,847	43,671
<b>Education &amp; Day Care:</b>						
<b>Total Education &amp; Day Care</b>	6,589	136,085	442,324	7,119	150,317	483,608
Education	4,750	94,595	308,720	5,226	105,930	342,453
Food & Alcoholic	1,830	41,490	133,604	1,893	44,388	141,156