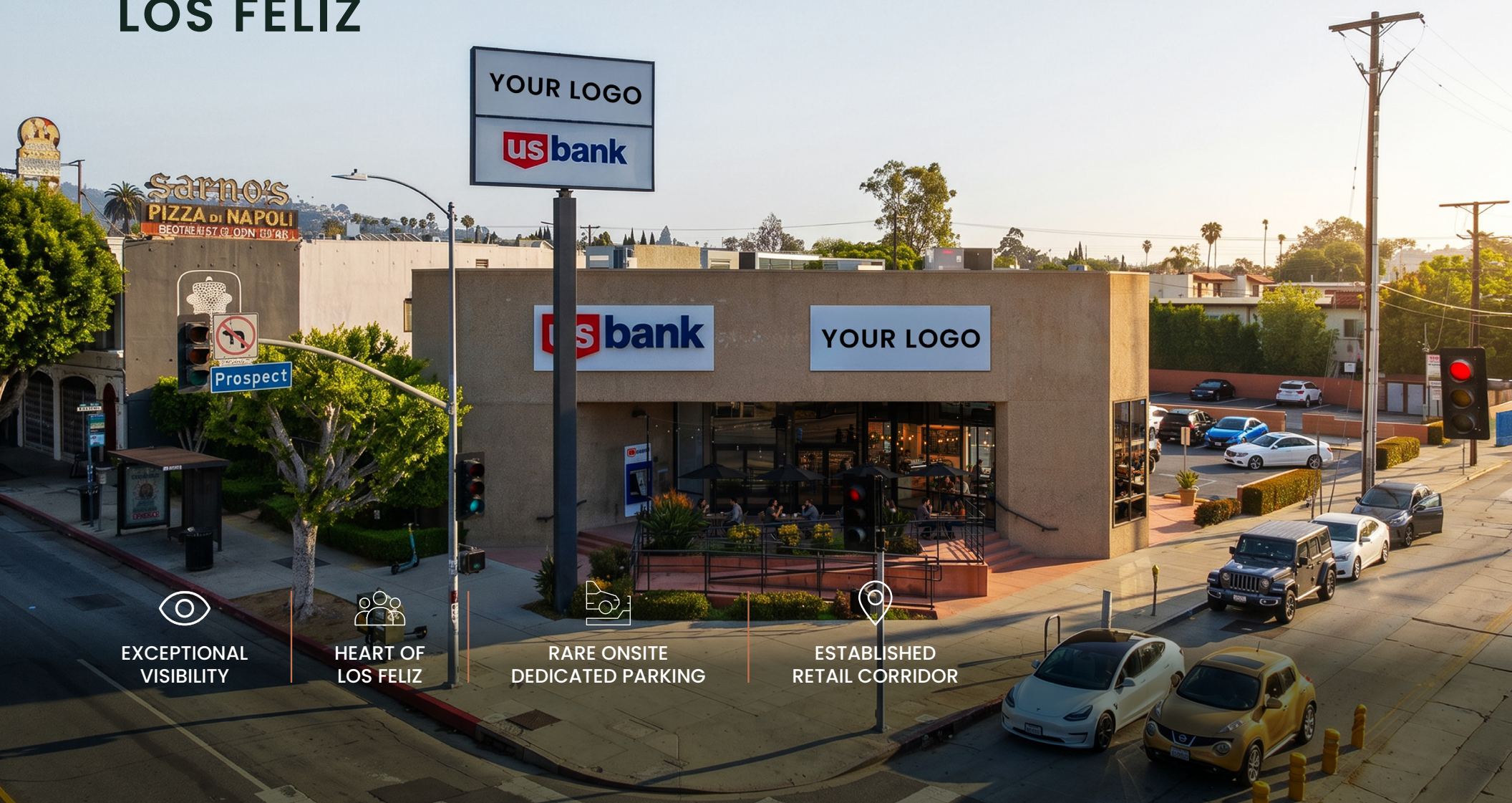


1700

NORTH VERMONT
LOS FELIZ

2ND GEN COFFEE
SPACE **FOR LEASE**

2,050 SF AVAILABLE



EXCEPTIONAL
VISIBILITY



HEART OF
LOS FELIZ



RARE ONSITE
DEDICATED PARKING



ESTABLISHED
RETAIL CORRIDOR

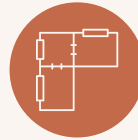
ABOUT THE PROPERTY

The Details



ADDRESS

1700 N VERMONT AVENUE,
LOS ANGELES, CA



AVAILABILITY

2,050 SF



POSSESSION

ARRANGED



PARKING

DEDICATED ON-SITE SURFACE PARKING,
MANAGED BY ON-SITE ATTENDANT



PRICING

UPON REQUEST



HISTORY

FORMER HIGH
VOLUME STARBUCKS



Highlights

- UNBEATABLE HARD-CORNER LOCATION WITH UNPARALLELED VISIBILITY
- RARE ON-SITE ATTENDED PARKING
- NESTLED IN THE HEART OF HIGHLY-DESIRABLE LOS FELIZ, HISTORICALLY EXTREMELY DIFFICULT MARKET TO PENETRATE
- GENERATIONAL OPPORTUNITY TO PLANT A FLAG AT AN A+ INTERSECTION, THIS SPACE IS UNLIKELY TO COME TO MARKET AGAIN



FLOORPLAN

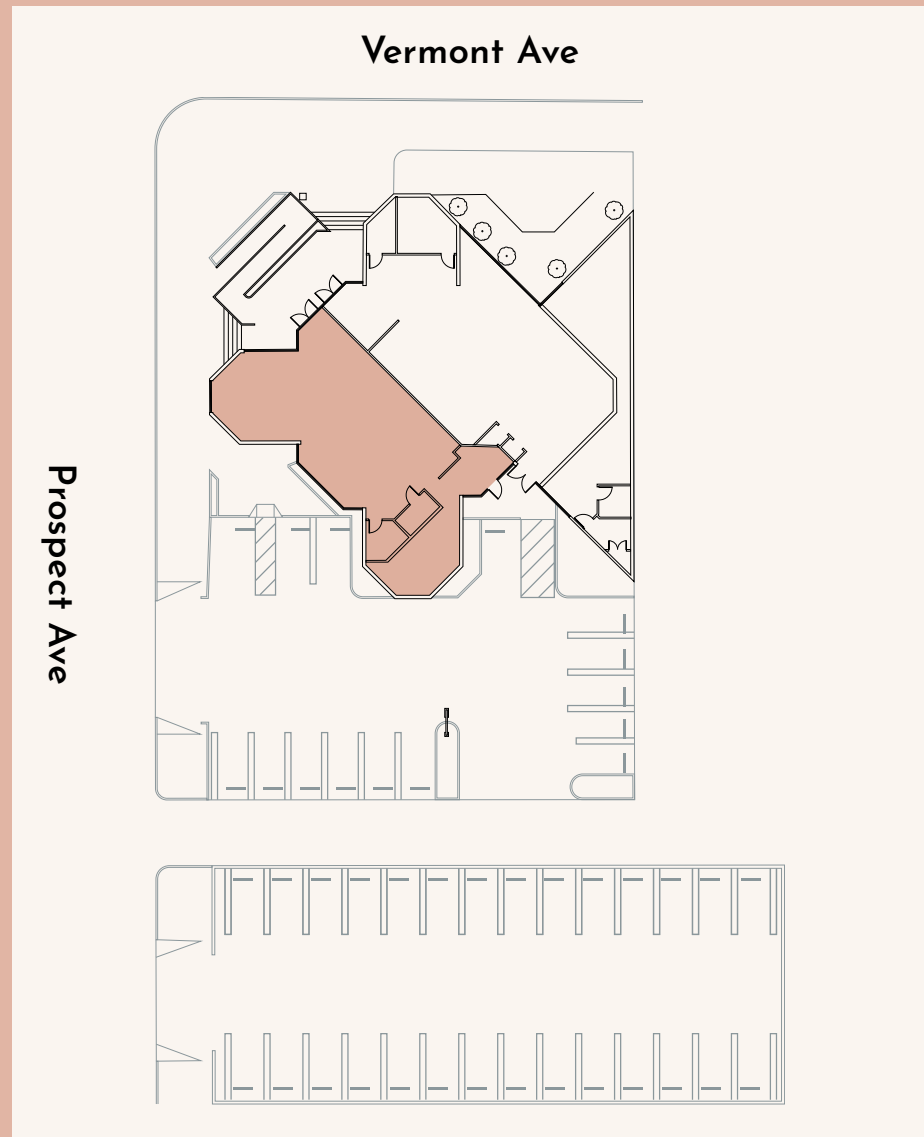
1700 N Vermont Avenue

USE
RETAIL

SQUARE FOOTAGE
2,050 SF

UNIT HIGHLIGHTS

- FORMER STARBUCKS
- EXCLUSIVE PATIO SPACE
- 30'+ PYLON SIGNAGE
- EXISTING CAFE UTILITIES



Neighborhood



Neighborhood

Hollywood Sign

Griffith Observatory

1700 N VERMONT AVENUE

Prospect Ave
becomes
Hollywood Blvd

Vermont Ave

30,000 VPD

Prospect Ave



IDEAL RETAIL DEMOGRAPHICS WITHIN 3 MILES

Demographics

\$115K

AVERAGE HOUSEHOLD
INCOME

45.8 %

COLLEGE DEGREE
OR HIGHER

266.9K

DAYTIME POPULATION

\$904.1M

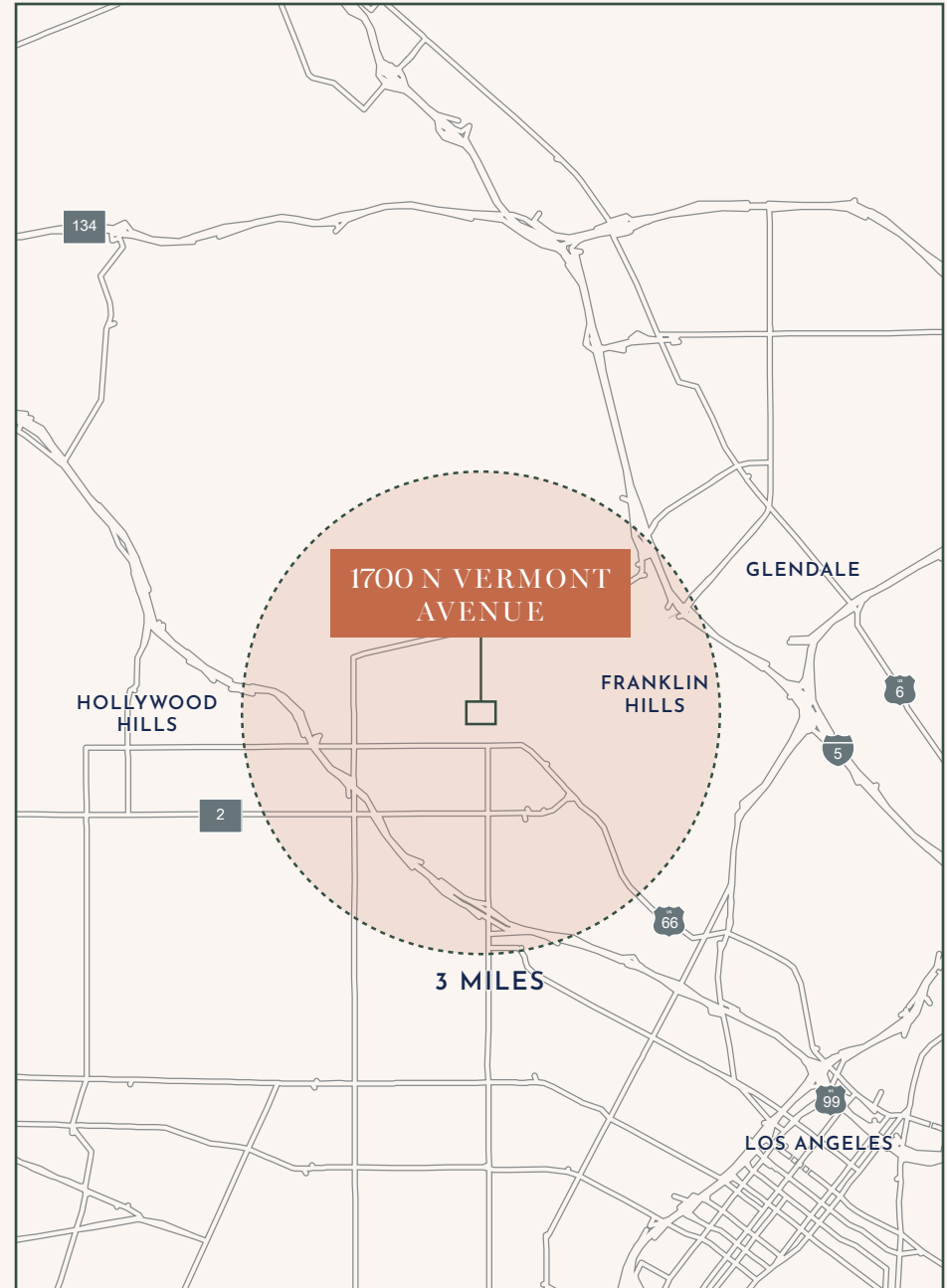
FOOD & BEVERAGE
SPENDING

37.4

MEDIAN AGE

\$1.32M

MEDIAN HOME VALUE



1700 N VERMONT AVENUE

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