



607

N. VERMONT AVE.
LOS ANGELES | CA



FOR LEASE

FLEX SPACE

4,692 SF
AVAILABLE

2,800
OFFICE SF

12 ft
CLEAR HEIGHT

1
GRND. LEVEL DOOR

PROPERTY HIGHLIGHTS

- LOCATED OFF FREEWAY ON/OFF RAMP
- HIGH TRAFFIC STREET
- EXCELLENT FOR FLEX USE
- FENCED YARD WITH PARKING
- BUILDING IS AIR CONDITIONED

FOR MORE INFORMATION PLEASE CONTACT:

DAVID FREITAG
EXECUTIVE VICE PRESIDENT
P: 213.270.2235 | M: 310.413.9390
david.freitag@daumcommercial.com
CADRE #00855673

DAVID MUIR
EXECUTIVE VICE PRESIDENT
P: 213.270.2244
david.muir@daumcommercial.com
CADRE #01210653

RYAN JUDD
ASSOCIATE
P: 213.270.2220 | M: 214.929.6643
rjudd@daumcommercial.com
CADRE #01992275

LINDSAY PARK
ASSOCIATE
P: 213.270.2223 | M: 213.222.5499
lpark@daumcommercial.com
CADRE #02178941

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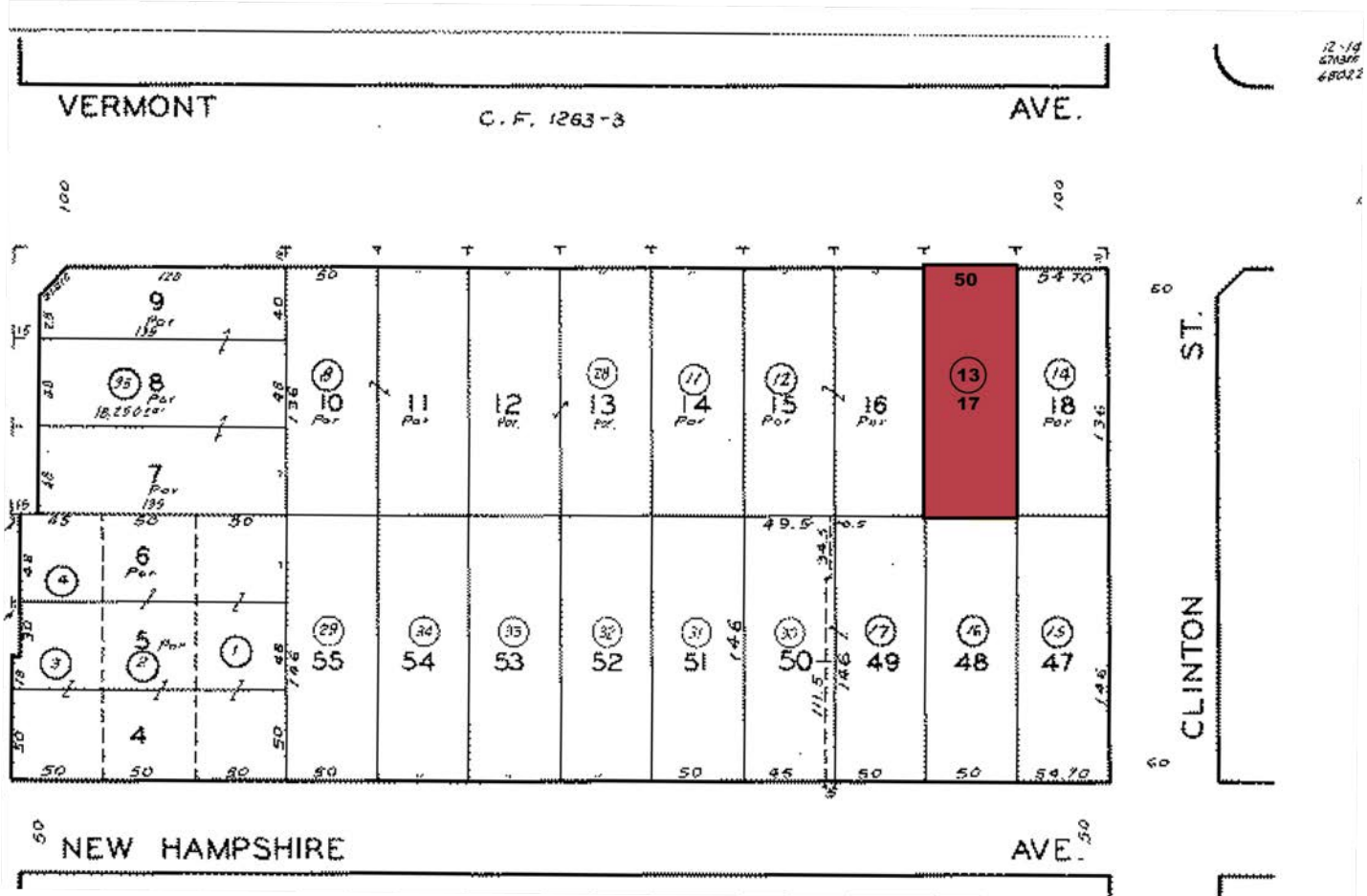
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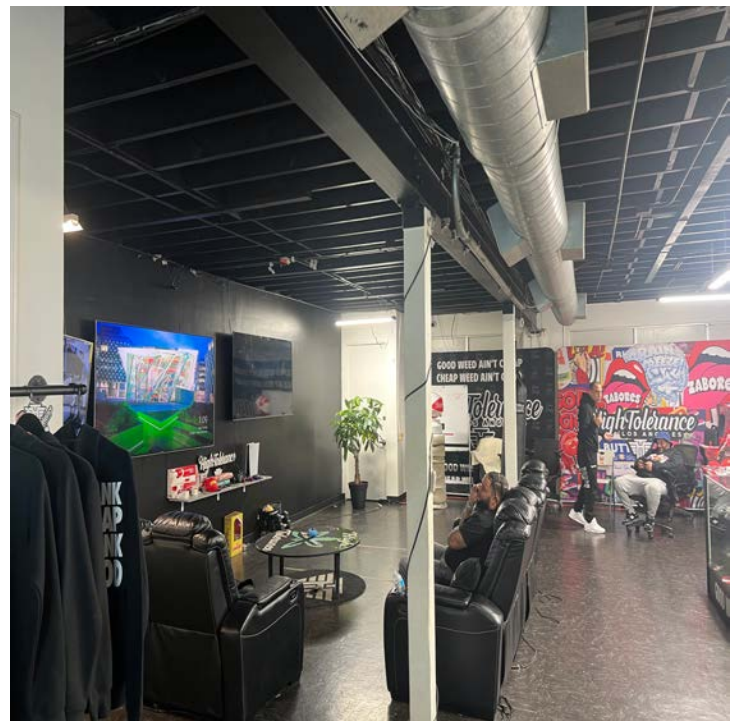
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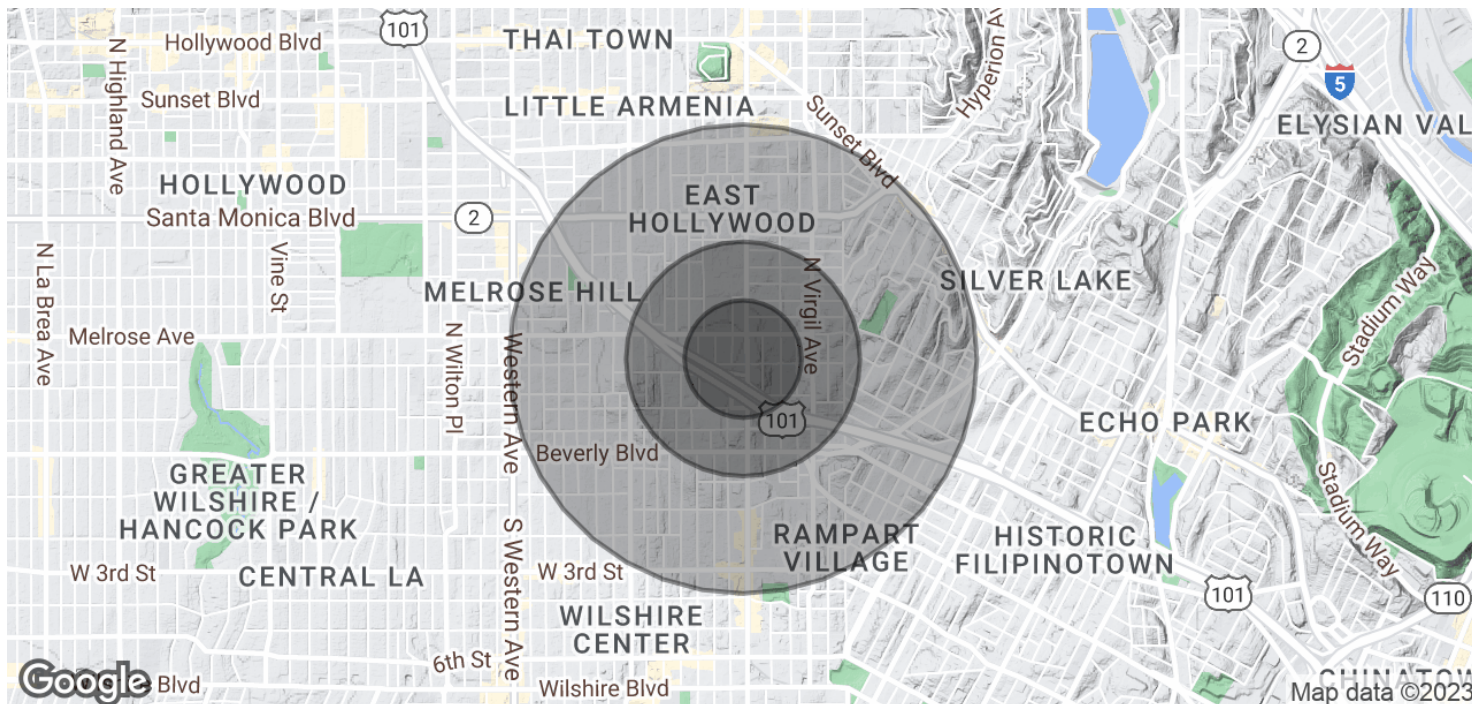
DAUM
COMMERCIAL REAL ESTATE SERVICES

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DEMOGRAPHICS

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1,466	6,870	31,409
# of persons per HH	3.2	3.1	2.8
Average HH income	\$44,354	\$43,343	\$46,542
Average house value	\$625,588	\$624,056	\$627,566

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
N Vermont Ave	Clinton St N	51,689	2022	0.04 mi
N Vermont Ave	Melrose Ave N	41,126	2022	0.06 mi
Clinton St	N New Hampshire Ave E	2,737	2022	0.08 mi
Melrose Ave	N New Hampshire Ave W	16,911	2022	0.11 mi

* Enter Traffic Count Disclaimer Here

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