



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



FREESTANDING LIVE/WORK BUILDING (RESTAURANT) AVAILABLE

10456 S. Vermont Avenue, Los Angeles, CA 90044



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ASHER PERGAMENT
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FREESTANDING RESTAURANT
LOS ANGELES

EXCLUSIVELY LISTED BY

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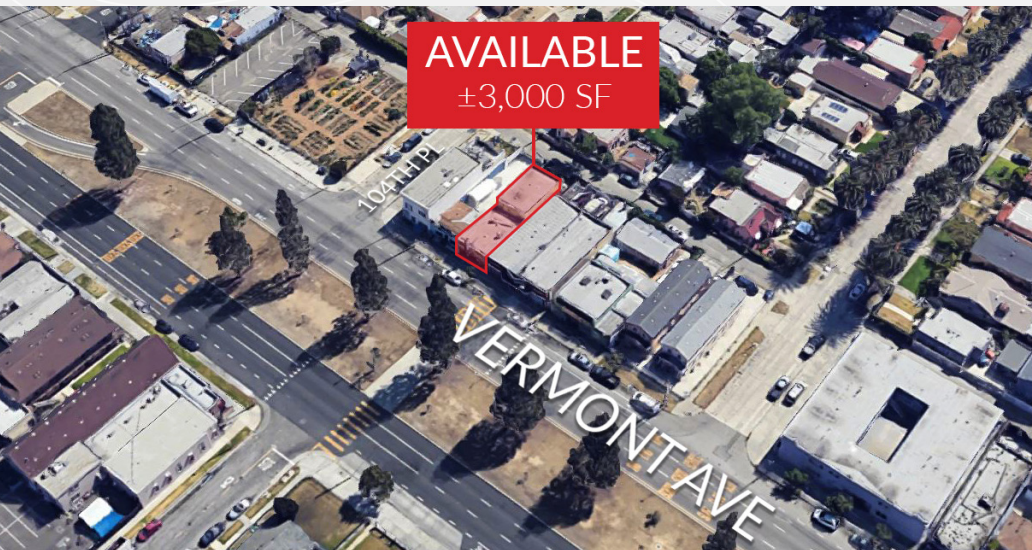
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

FREESTANDING RESTAURANT
LOS ANGELES

PROPERTY FEATURES

10456 S. Vermont Avenue, Los Angeles, CA 90044



MIN/MAX AVAILABLE ±700-3,000 SF FREESTANDING RESTAURANT AVAILABLE

- ✓ Ideal for restaurant, retail, warehousing, office, and/or living space
- ✓ Equipped with current improvements, including a commercial kitchen for takeout services
- ✓ Includes retail and warehouse spaces to accommodate various business needs
- ✓ Upstairs living or office space with bedrooms for added flexibility
- ✓ Secure gated parking for up to four cars
- ✓ Ground floor: small takeout only restaurant, retail storefront, and a rear warehouse/common space
- ✓ 2nd floor: 2 bedroom/1 bath apartment/office
- ✓ Spaces may be leased separately

AREA AMENITIES

- ✓ Close proximity to 110 & 105 Freeway
- ✓ Located within eastern border of Westmont
- ✓ Centrally located within a dense residential block

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	51,131	348,437	1,048,397
Avg. HH Income	\$57,213	\$69,942	\$71,542
Daytime Pop	40,025	274,321	827,862
Traffic Count	± 25,982 CPD ON STREET		

FREESTANDING RESTAURANT
LOS ANGELES

INTERIOR PHOTOS

10456 S. Vermont Avenue, Los Angeles, CA 90044





AVAILABLE

**SUPERIOR
GROCERS.**

the **Y**
MARK

BANK OF AMERICA



CHASE

SUBWAY

AERIAL MAP



Ralphs

**O'Reilly
AUTO PARTS**

**&Smart
&Final.**





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