

NEW

PRICE



**AUTOMOTIVE
RETAIL
SPACE
FOR LEASE**



*Exclusive listing by Mike Tolj
Tolj Commercial Real Estate
DRE NO: 01373646*

7015 & 7021 South Vermont Avenue, Los Angeles, CA 90044



PROPERTY HIGHLIGHTS

- *Large Automotive Retail Space*
- *Secure Gated Property*
- *Street Frontage Visibility*
- *Conveniently near the 110 & 10 Freeways*
- *Minutes to Downtown Los Angeles*

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LEASE TERMS

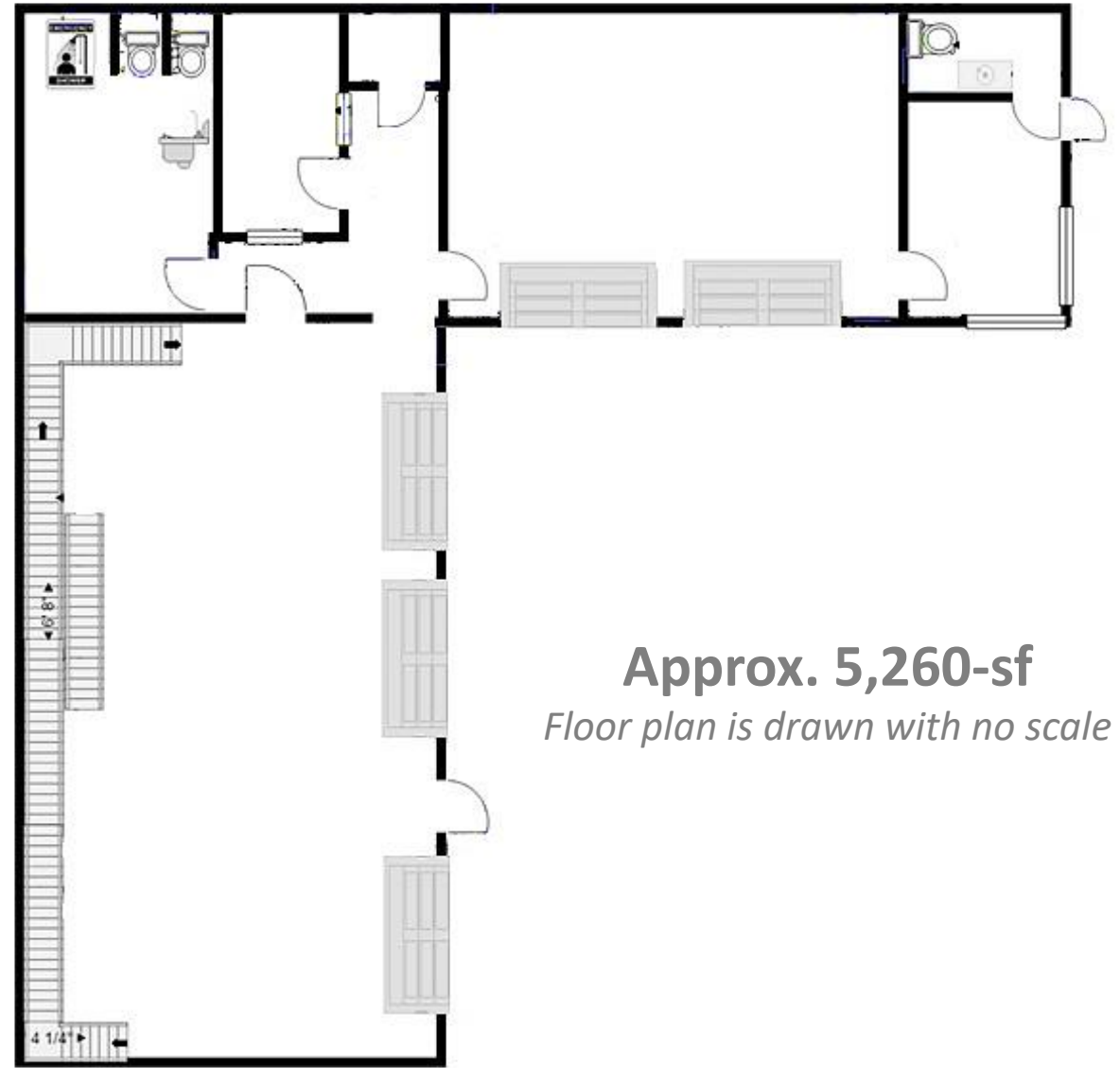
Automotive Retail Center is located Southeast of Downtown Los Angeles. The subject property is suitable for mechanical auto repair, auto sales, smog check services, and other related retail uses.

Square Footage:	Approx. 5,260
Lot Size:	Approx. 12,196
Rental Rate:	\$2.10 per sf per month
Term:	1-5 Years + (Modified Gross)
Number of Bays:	Approx. 10
Utilities:	Separately metered
Parking Ratio:	Approx. 3.8/1000



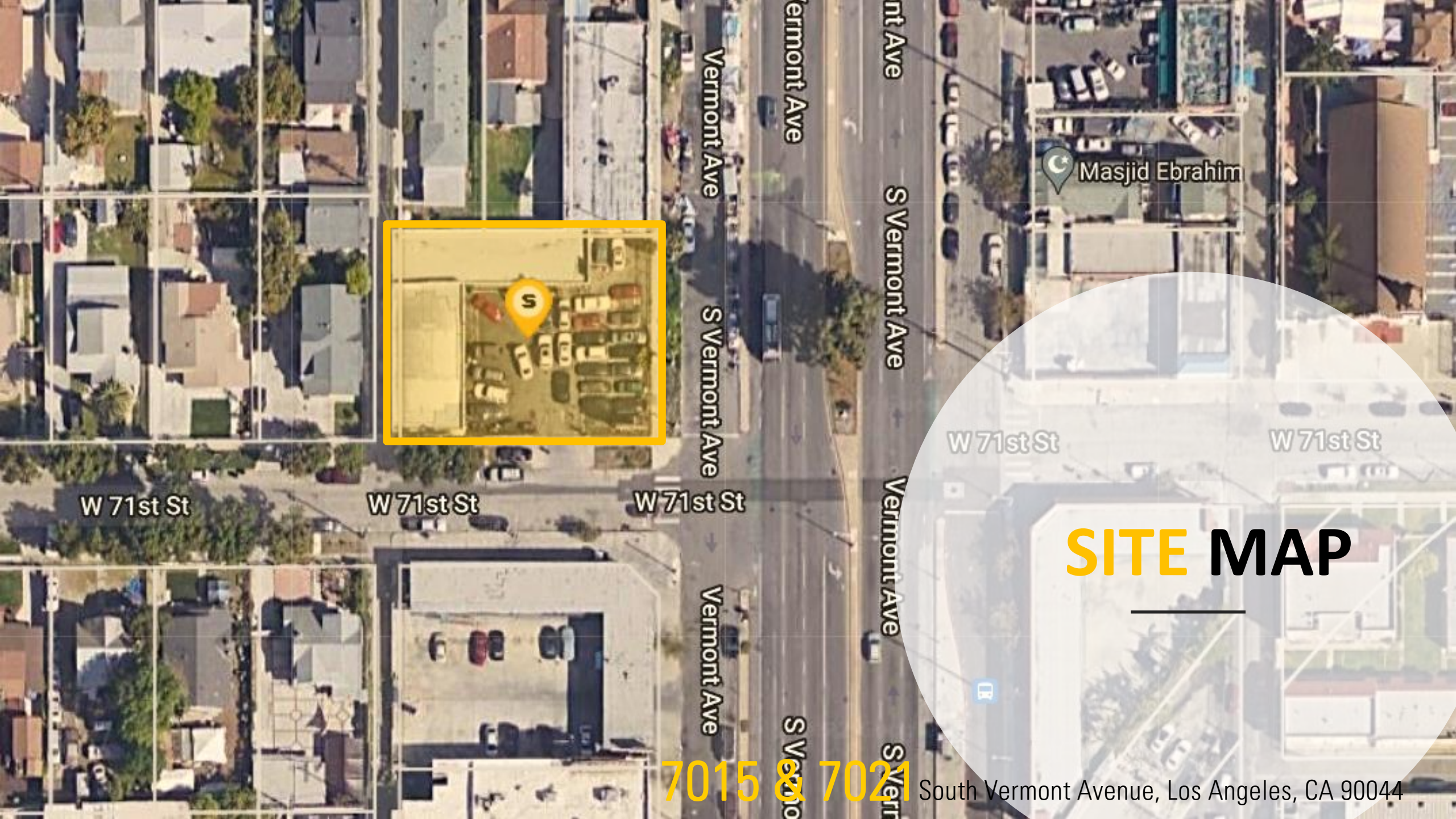
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FLOOR PLAN



Approx. 5,260-sf
Floor plan is drawn with no scale

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Masjid Ebrahim

W 71st St

W 71st St

SITE MAP

7015 & 7021

South Vermont Avenue, Los Angeles, CA 90044

W 71st St

W 71st St

W 71st St

Vermont Ave

S Vermont Ave

S Vermont Ave

Vermont Ave

Vermont Ave

S Vermont Ave

Vermont Ave

INTERIOR PHOTOS



7015 & 7021 South Vermont Avenue, Los Angeles, CA 90044

TRAFFIC COUNTS



480

2022 Est. daily traffic counts



Street: W 70th St
Cross: S Vermont Ave
Cross Dir: E
Dist: 0.05 miles

23,733

2022 Est. daily traffic counts



Street: S Vermont Ave
Cross: W Florence Ave
Cross Dir: S
Dist: 0.02 miles

34,219

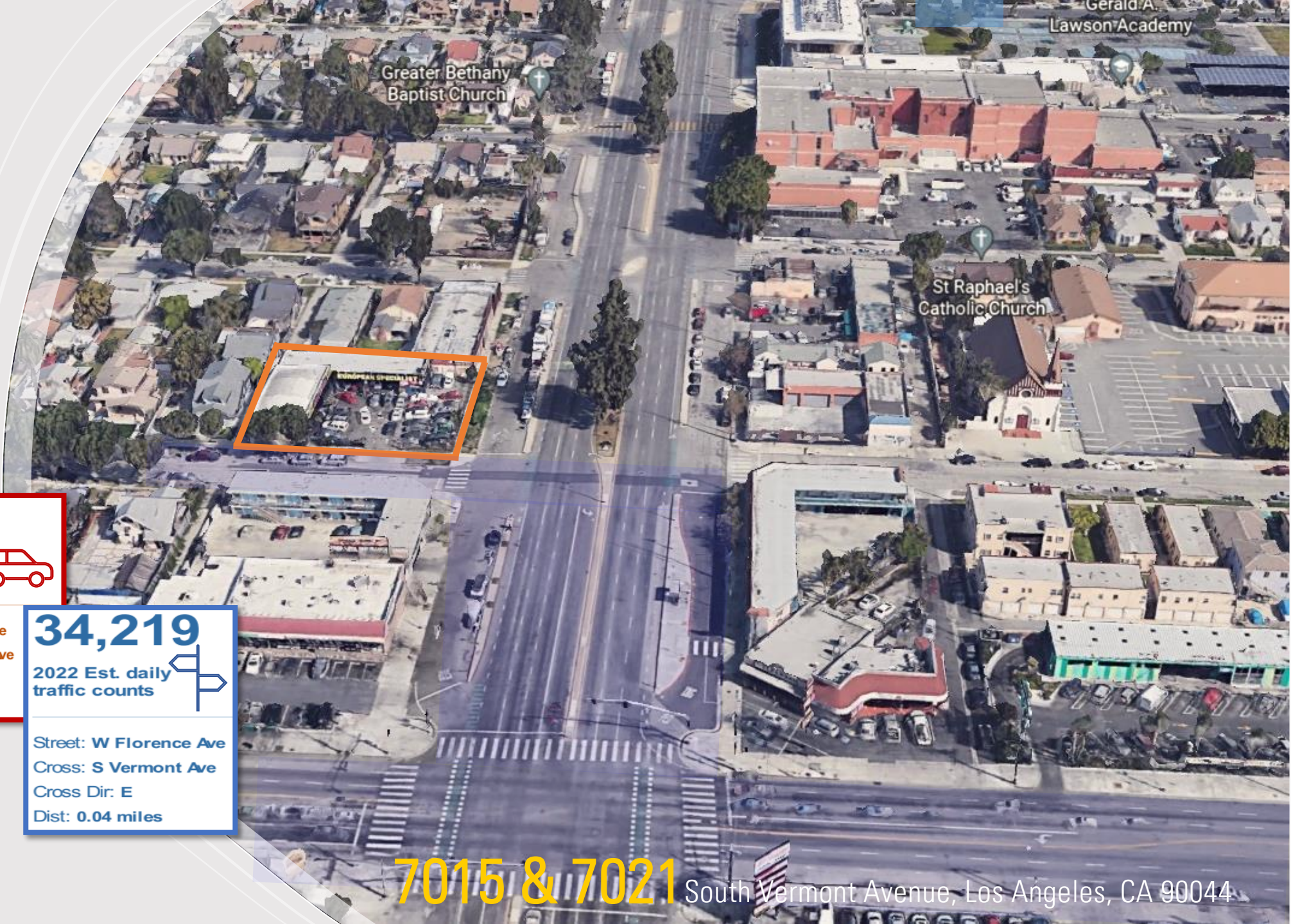
2022 Est. daily traffic counts



Street: W Florence Ave
Cross: S Vermont Ave
Cross Dir: E
Dist: 0.04 miles

7015 & 7021

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7015 & 7025 South Vermont Avenue, Los Angeles, CA 90044

BROKER CONTACT INFORMATION



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