

**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*

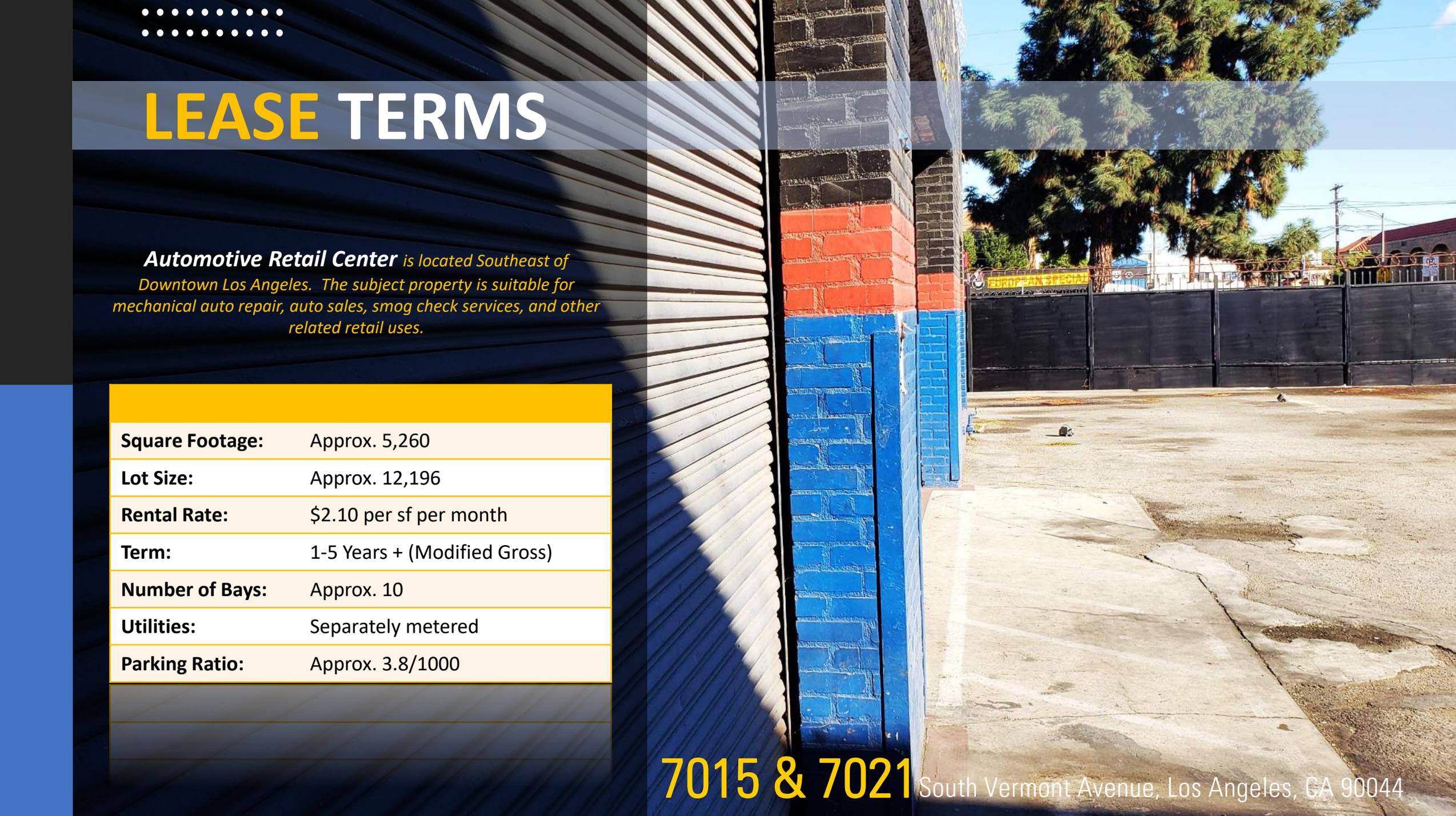
**7015 & 7021** South Vermont Avenue, Los Angeles, CA 90044



# LEASE TERMS

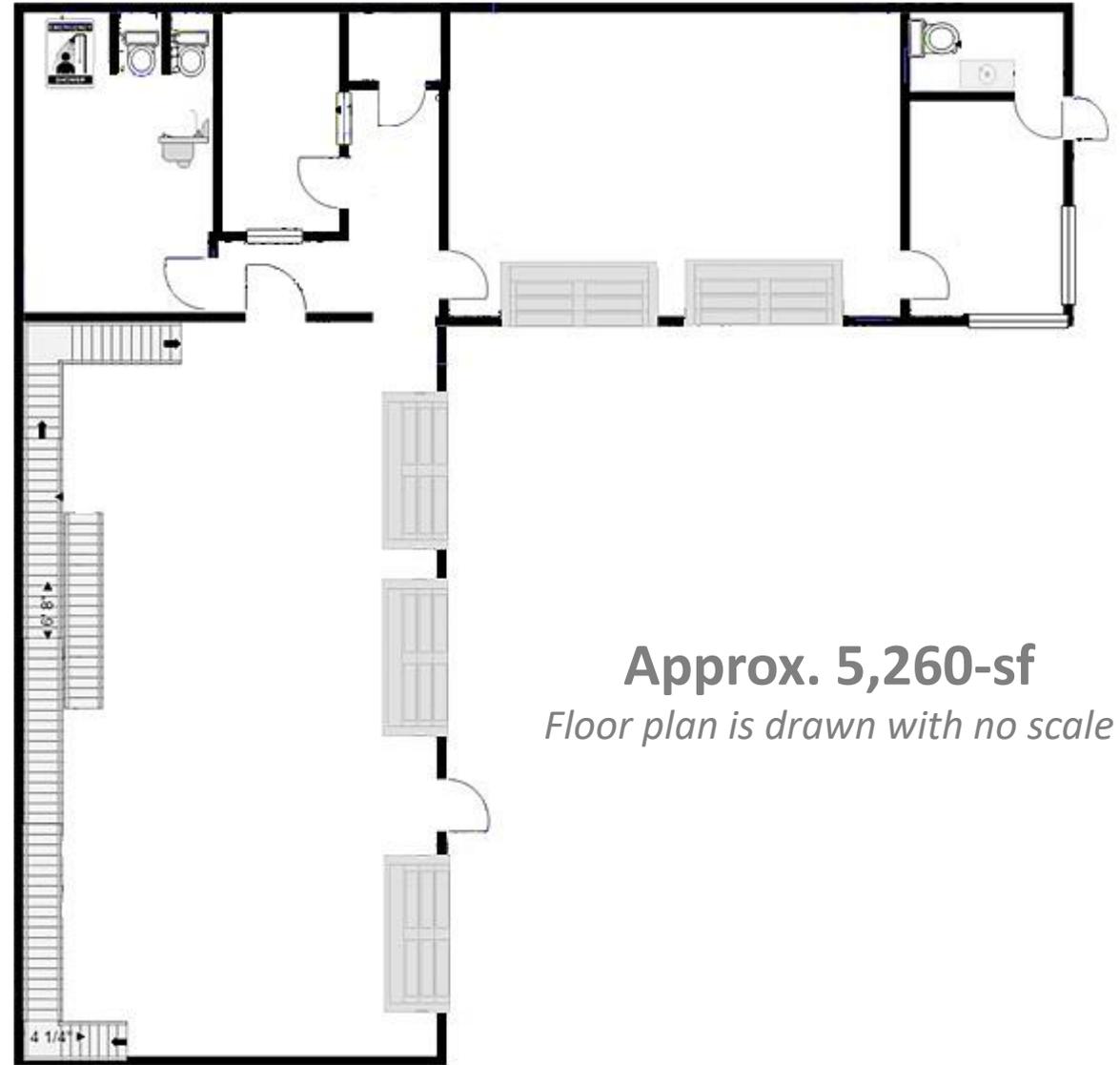
*Automotive Retail Center is located Southeast of Downtown Los Angeles. The subject property is suitable for mechanical auto repair, auto sales, smog check services, and other related retail uses.*

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



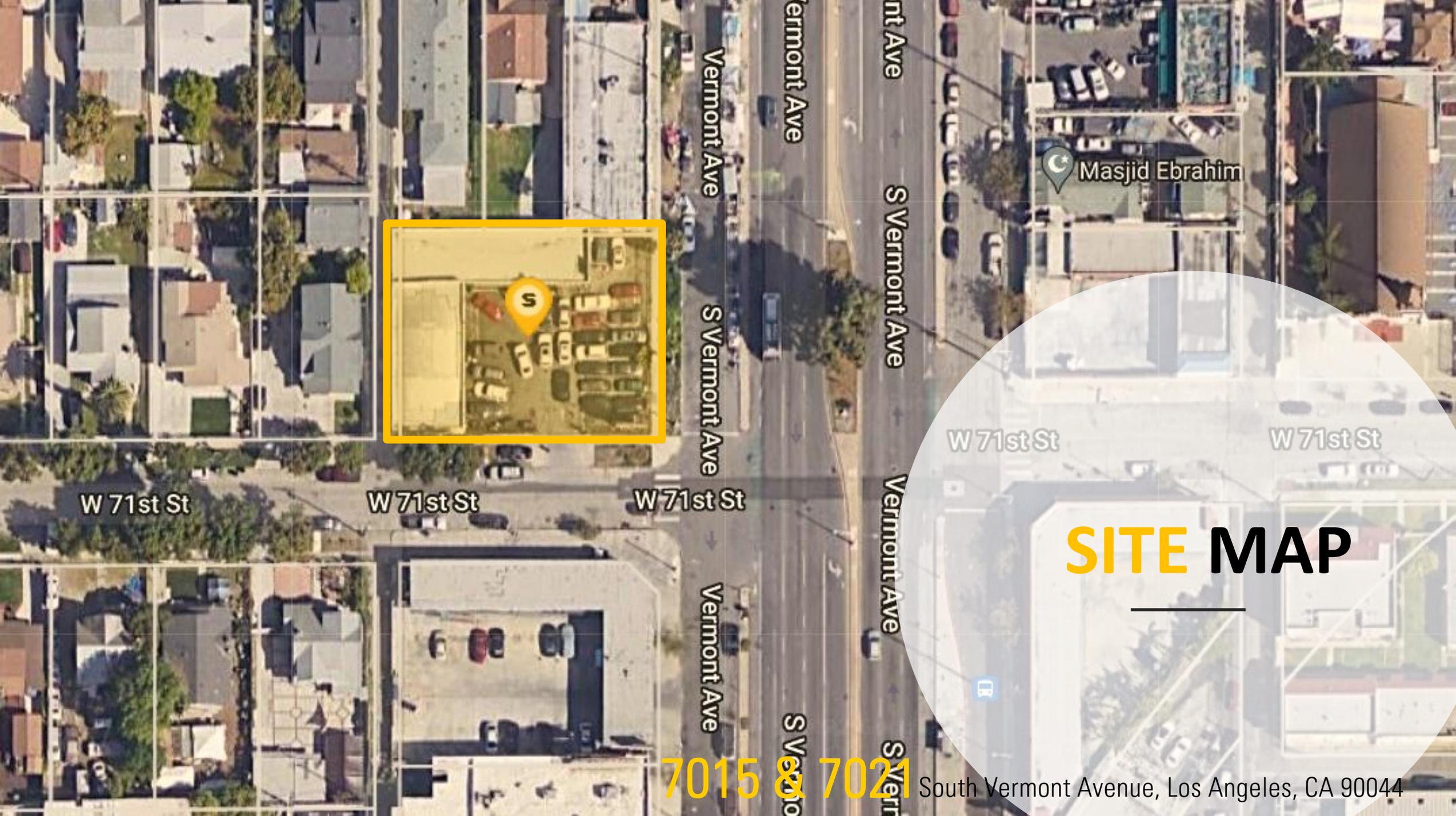
**7015 & 7021** South Vermont Avenue, Los Angeles, CA 90044

# FLOOR PLAN



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

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



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

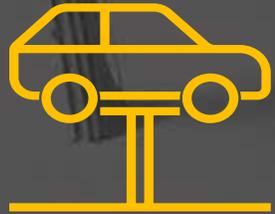
Vermont Ave

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**

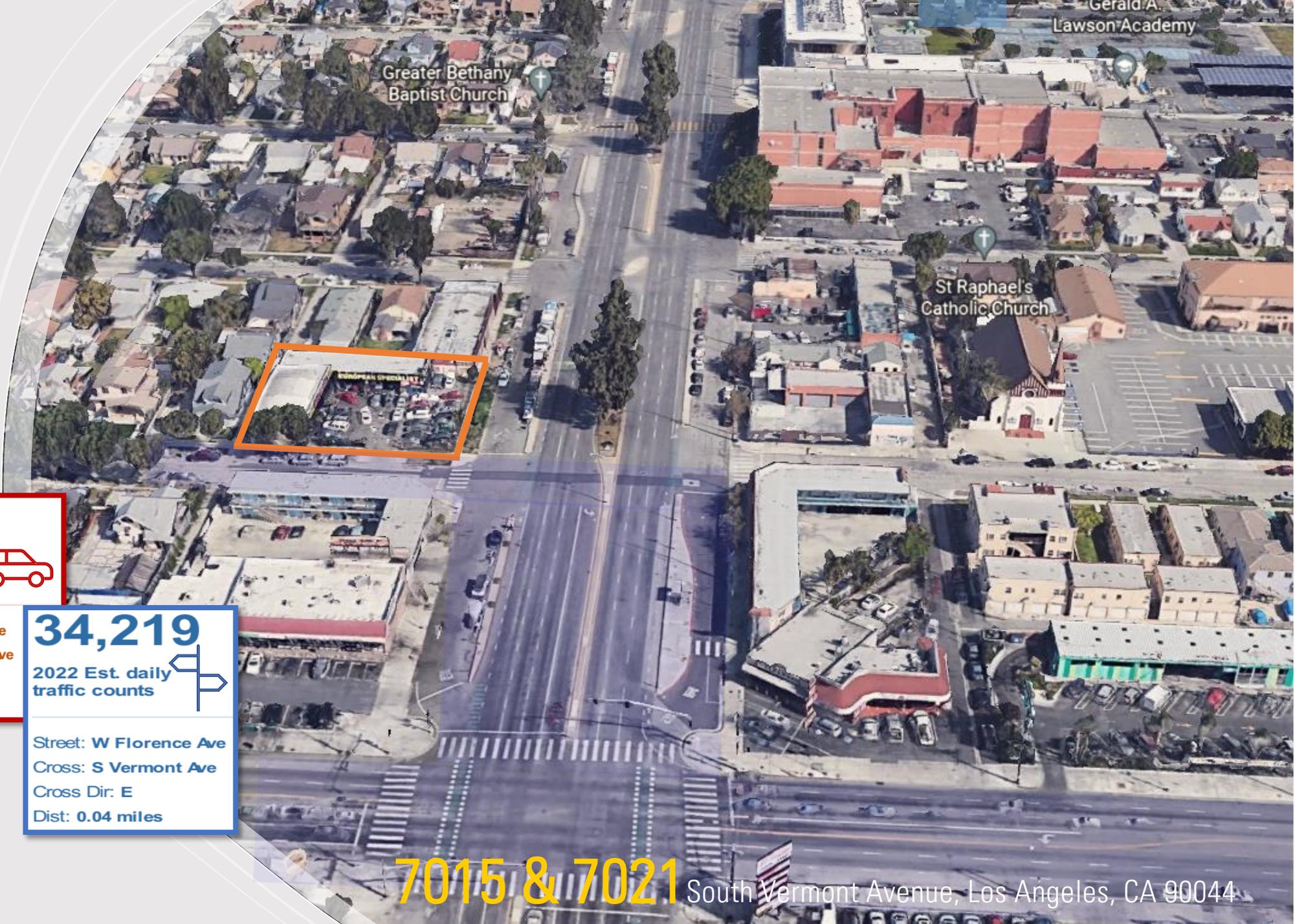
2022 Est. daily traffic counts



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

**7015 & 7021**

South Vermont Avenue, Los Angeles, CA 90044



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

**BROKER CONTACT INFORMATION**



**Mike Tolj, MBA**  
**Commercial Broker**  
**DRE No. 01373646**  
**Work: 323.258.4946**  
**Cell: 323.317.2561**  
**mike@toljcommercial.com**

***Disclaimer:** The information together with any projections or other data has been furnished for sources, which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties to conduct independent investigation of all information.*

**930 Colorado Boulevard, Suite 1, Los Angeles, CA 90041**



[www.toljcommercial.com](http://www.toljcommercial.com)