10201 S. Vermont Ave.

ESTABLISHED MARKET + BUILDING | LOS ANGELES, CA

OFFERING MEMORANDUM





KARINE HANEYAN
REALTOR® DRE 02100210
818.445.8900
KARINE@JHAGENTS.COM
KARINEHANEYAN.COM

JOHNHART COMMERCIAL·RE

eXp

RAYMOND ESPINOZA
REALTOR® DRE 01429254
EXP REALTY OF
SOUTHERN CALIFORNIA, INC.
562.658.8739



Own the Corner. Run the Business.

Established Neighborhood Market + Building | Los Angeles, CA

Run the market yourself, or lease it to an operator

An established neighborhood food market, in business for 25 years, is being sold together with the building because the owner is retiring. The corner property is seen from both streets, with prominent signage and on-site parking. The market is licensed for hot food and holds a tobacco license, and $3,400 per month in additional month-to-month rental income adds to the opportunity.

FINANCING OVERVIEW

Purchase & Financing	Amount
Purchase price	$890,000
Down payment — 25%	$212,500
Loan amount — 75%	$637,500

Assumes 7% interest with a 25-year amortization and 1.25% annual property taxes.

Monthly Income & Costs	Amount
Loan payment	$4,506
Property taxes — estimated	$885
Building insurance — estimated	$300
Total monthly costs	**$5,691**
Less monthly lease income	-$3,400
Monthly out-of-pocket cost	**$2,291**

Monthly lease income offsets $3,400 of the $5,691 in monthly costs.

Property Snapshot

Offered At	Building Size	Lot Size	Year Built
$890,000	1,620 SF	5,517 SF (0.13 AC)	1996
Zoning	**Parking**	**Stories**	**APN**
LCC3	8 uncovered spaces	1	6060-024-022

Extra Income

Source	Monthly Income	Terms
Recycling business (part of parking area)	$2,700	Month-to-month
2 clothing donation booths	$400	Month-to-month
Truck parking space	$300	Month-to-month
Total Additional Rental Income	**$3,400 / mo**	

Business Highlights

- 25 years in business
- Established neighborhood food market
- Licensed for hot food
- Tobacco license
- Seen from both streets
- Prominent signage
- On-site parking

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Property Photos









Location

Neighborhood Overview

The surrounding 90044 ZIP code is home to about 94,800 residents in roughly 26,600 households, with a youthful median age of 31.7 and a large share of family households (73%). Average household income is about $72,700, and nearly 89% of the labor force is employed. With an average of 3.5 people per household, the neighborhood generates steady, everyday demand for groceries, prepared food and convenience goods.

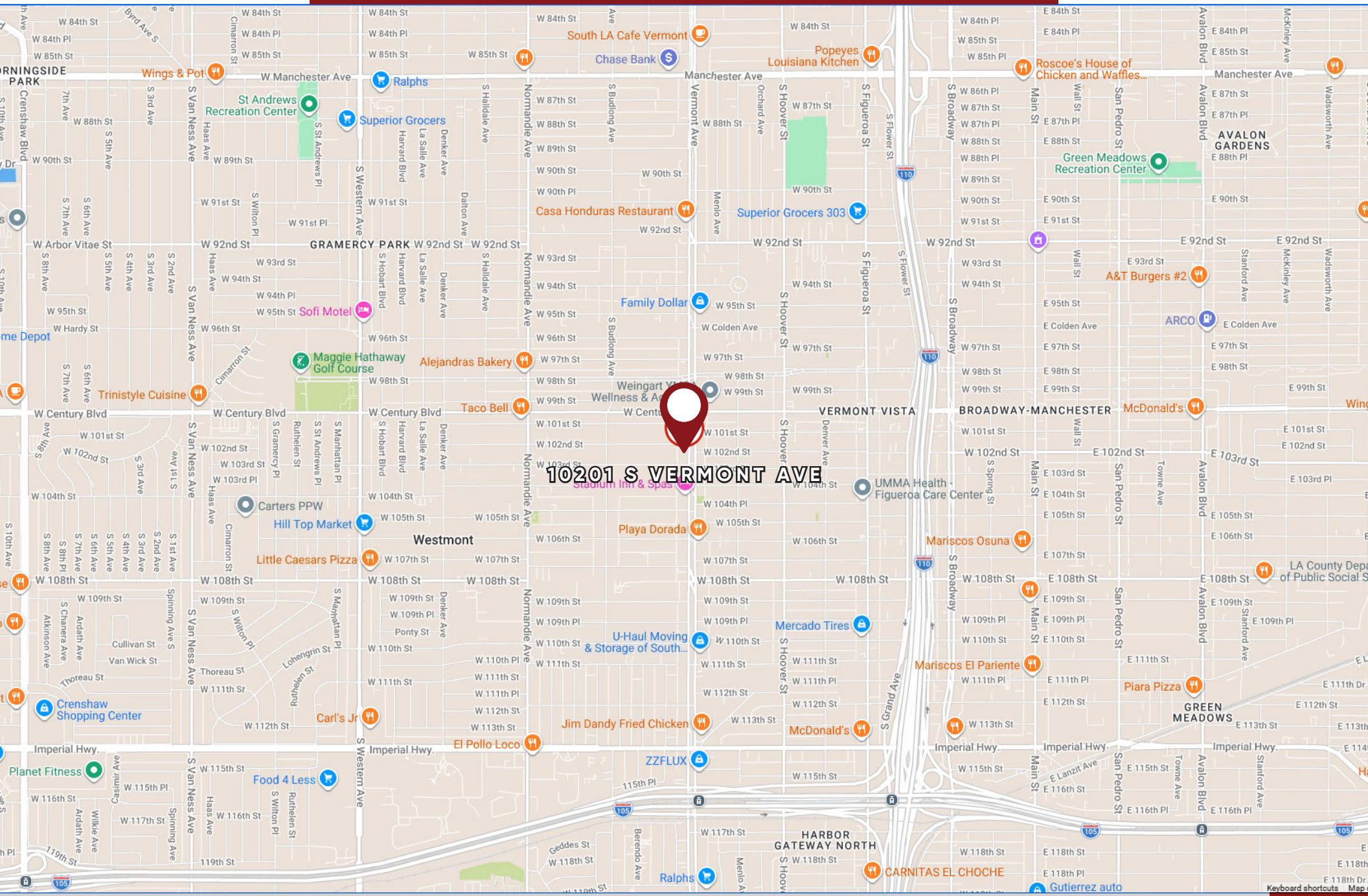
Convenience & Access

The property sits on Vermont Avenue about a mile from the Metro C Line Vermont/Athens station and the Century Freeway (I-105), with the Harbor Freeway (I-110) just beyond. Grocery stores, dining, fueling and value retail such as Target, Home Depot and Ross are all within a few miles, while Jesse Owens Community Regional Park and Los Angeles Southwest College are each about a mile away. A corner location seen from both streets, with on-site parking and nearby transit, offers convenience for customers and strong appeal for owner-users and investors alike.

Category	Nearby	Distance
Transit	Metro C Line - Vermont/Athens	1.1 mi
Freeway	Century Freeway (I-105)	1.0 mi
Dining	Pizza Hut / Dulan's Soul Food Kitchen	0.1 / 0.9 mi
Fuel	7-Eleven	0.5 mi
Grocery	Ralphs / Superior Grocers	1.3 / 1.4 mi
Park	Jesse Owens Community Regional Park	1.1 mi
College	Los Angeles Southwest College	1.3 mi
Retail	Target / Home Depot / Ross	2.2-2.3 mi

Sources: U.S. Census Bureau, American Community Survey 2020-24 5-year estimates (ZIP code tabulation area 90044); OpenStreetMap. Distances are approximate straight-line miles from the property.

AREA LAYOUT



Karine Haneyan | 818.445.8900

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eXp

JOHNHART COMMERCIAL-RE

DRE 01873088
DRE 02100210
DRE 01429254

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
Harbor Fwy (I-110)	Century Blvd	317,000	0.71 mi
Century Fwy (I-105)	Vermont Ave	283,000	1.04 mi
Century Fwy (I-105)	Jct I-110	262,000	1.22 mi
Harbor Fwy (I-110)	Jct I-105	295,000	1.22 mi
Harbor Fwy (I-110)	Manchester Ave	317,000	1.28 mi
Harbor Fwy (I-110)	El Segundo Blvd	268,000	1.93 mi
Harbor Fwy (I-110)	Florence Ave	311,000	2.21 mi
Century Fwy (I-105)	Crenshaw Blvd	283,000	2.36 mi
Century Fwy (I-105)	Central Ave	258,000	2.41 mi
Harbor Fwy (I-110)	Gage Ave	311,000	2.73 mi

Source: Caltrans annual average daily traffic (AADT), state highways and freeways only; local street counts not included. Volume shown is the higher of the two directions' counts. Distances are approximate straight-line miles from the property.

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REAL ESTATE

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COMMERCIAL · RE

DRE 01873088

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