



5505

S Vermont Ave
Los Angeles
CA 90020

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JOIN EVERYTABLE AT
The Vermont Corridor, Site 2!

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PROPERTY HIGHLIGHTS

The Vermont Corridor is a heavily occupied headquarters building for 3,000+ government employees.



Newly renovated ground floor retail



Warm shell delivery with build-to-suit opportunity



Built-in customer base between two office towers



New HVAC and 120/208V, 3-phase electrical panel



Double ceiling heights



New bus stop infrastructure & side walks

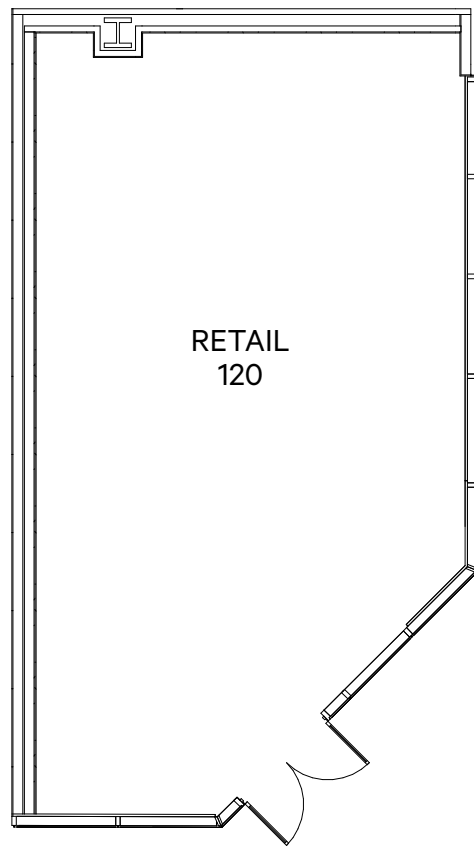


SITE PLAN



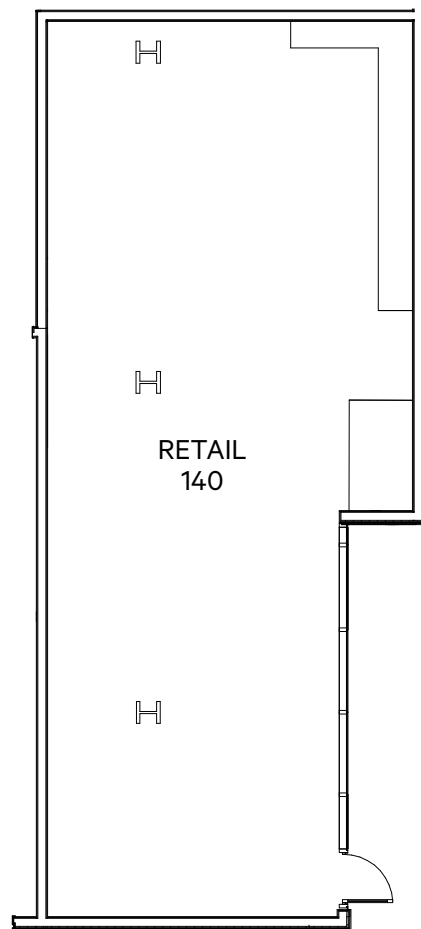
FLOOR PLANS

SUITE 120:
799 SF



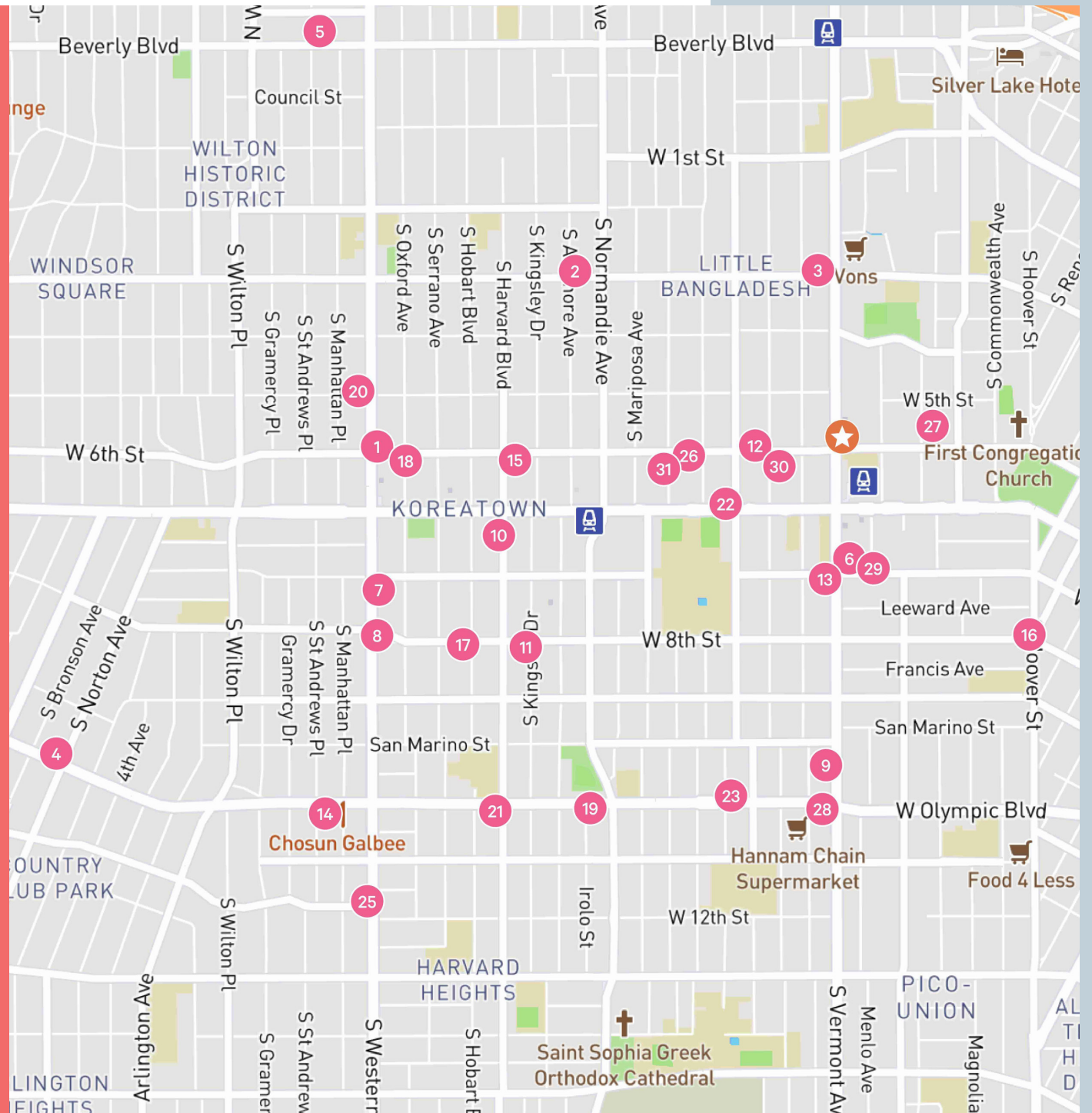
FLOOR PLANS

SUITE 140:
1,166 SF



TRADE MAP

- 1 Lapaba
- 2 Jinsol Gukbap
- 3 Biryani Kabob House
- 4 Soban
- 5 Antico Nuovo
- 6 Kobawoo House
- 7 Sun Nong Dan
- 8 Pollo A La Brasa
- 9 Park's BBQ
- 10 mdk noodles (Myung Dong Kyoja)
- 11 Pigya
- 12 Dan Sung Sa
- 13 Lee Ga
- 14 Mapo Dak Galbi
- 15 Ahgassi Gopchang
- 16 Eight Street Soondae
- 17 Borit Gogae
- 18 Jilli
- 19 Guelaguetza
- 20 Hanbat Sul Lung Tang
- 21 Lasung House
- 22 Open Market
- 23 Surawon Tofu House
- 24 Jang Choong Dong Jokbal
- 25 Master Ha
- 26 YeoGiYo
- 27 Yeems Coffee
- 28 Picnic Coffee
- 29 Alchemist Coffee Project
- 30 Oakobing
- 31 MeloMelo



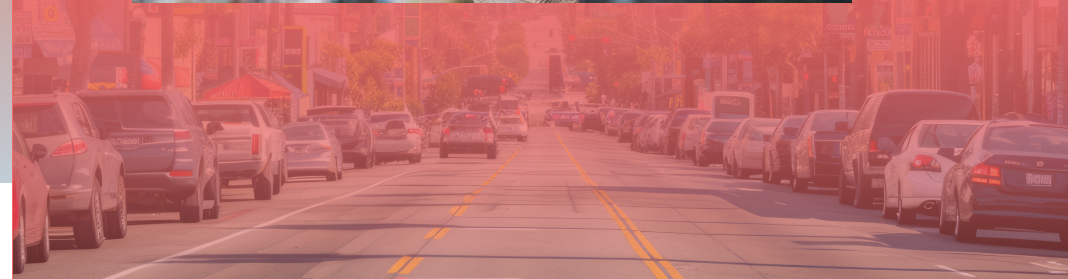
AREA OVERVIEW

Located in Koreatown, known best for the vibrant culture, food and beverage operators, and the night life.

Vermont Ave is the jumping off point for the culinary scene in Koreatown, this location is blocks away from multiple restaurants and cafes that bring in a lot of foot traffic.

Easily accessible by public transportation, located just one block away from the Vermont/ Wilshire Metro station.

Neighboring tenants include: Brothers Sandwich, TaKe Sushi, Chi Chi LA, Supamu Okinawa Onigiri, Dumbstruck Coffee, Woo Hyang Woo, Escala, KazuNori, and many more.



DEMOGRAPHICS

2025
BUSINESSES:

35,841

2025
EMPLOYEES:

350,831

2025
POPULATION:

617,552

2025 DAYTIME
POPULATION:

680,887



AGE 30-34:

69,833 /
11.3%

2025 AVERAGE
HOUSEHOLD INCOME:

\$100,506



CONTACT INFO



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