

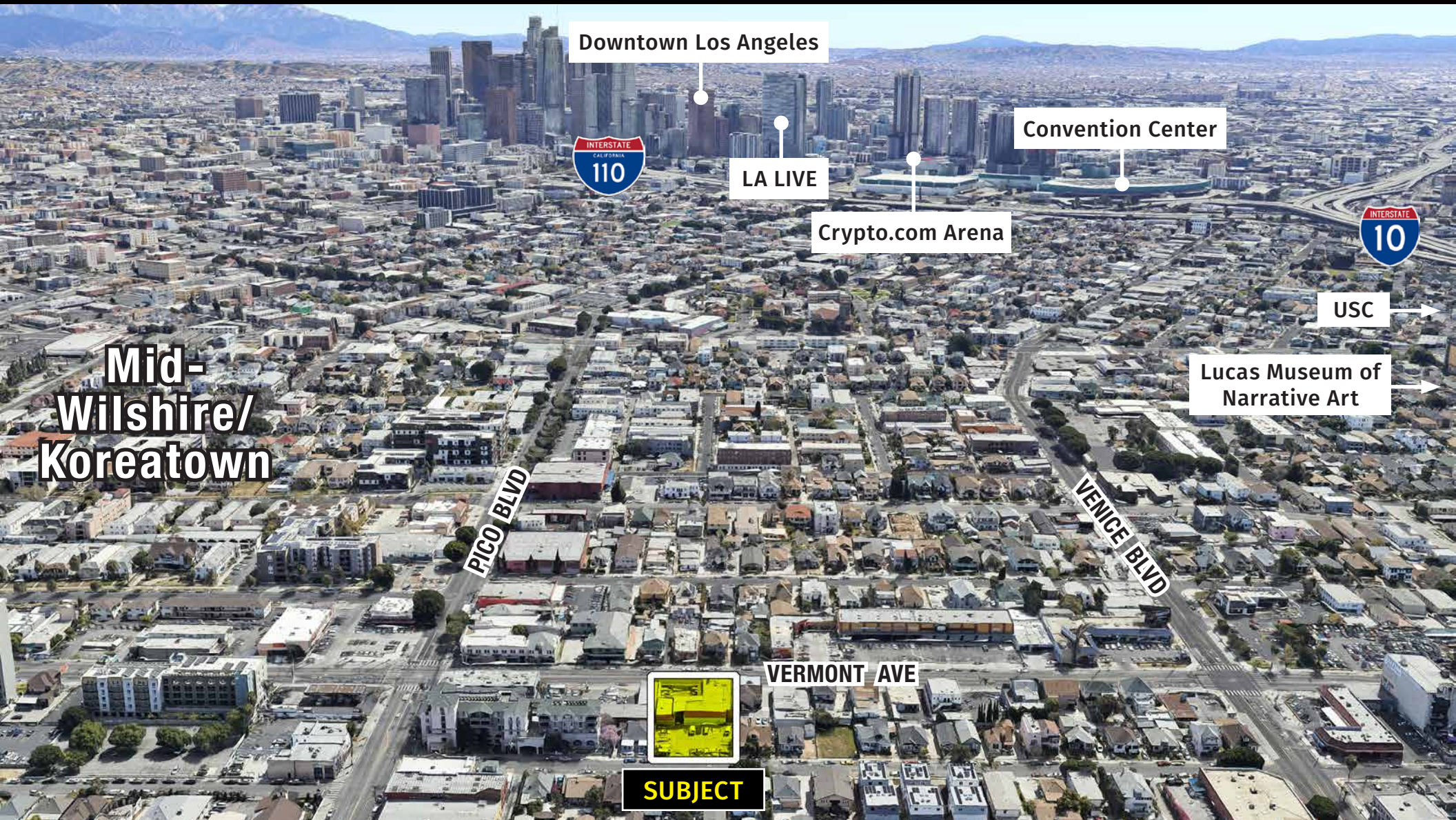
**FOR SALE OR LEASE NEAR DTLA & USC**

*Ideal for Developer or Owner/User*

**6,480± SF of Buildings on 18,250± SF of Land For Sale**

**COMPASS**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential



**1331 S VERMONT AVE, LOS ANGELES, CA 90006**

- Multi-Family Development,  
Owner/User or Tenant Opportunity
- 6,480± SF Commercial Building  
on 18,250± SF of Land
- Close to DTLA and USC
- Heavy Traffic Frontage

*Exclusively offered by*

**MARTIN S. BECK**

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1331 S VERMONT AVENUE  
LOS ANGELES, CA 90006

## Property Details

Total Building Area:	6,480± SF
Land Area:	18,250± SF
Stories:	One
Year Built:	1932
Parking:	30± Surface Spaces
Lot Dimensions:	100' x 182.5'
Zoning:	LA C2-2D-CPIO
Assessor's Parcel Number:	5075-001-008
TOC:	Tier 3
Current Land Use:	Restaurant Building
Traffic Count:	39,820 Vehicles Per Day (2022)

Please do not disturb occupant  
Call Broker for appointment to show

## Property Highlights

- Prime multi-family or mixed-use development purchase opportunity
- Current zoning allows 45 market units by right\*
- Tier 3 TOC encourages the construction of affordable housing near bus and train stations with a 70% increase in density/ 50% increase in FAR
- Also ideal for owner/user or tenant restaurant/catering business (existing grease trap clarifier) or retail use
- Two existing buildings with abundant parking
- Block-to-block parcel between Vermont Avenue and New Hampshire Avenue
- Prime location just south of Pico Boulevard and 1-mile west of Downtown Los Angeles
- 1.5-miles north of USC and 2.1-miles north of the Memorial Coliseum and the \$1-billion George Lucas Museum of Narrative Art (estimated 2023 completion)
- Southeast gateway to Mid-Wilshire and Koreatown

**ASKING PRICE: \$6,399,000 (\$350.63 PER SF LAND)**

**LEASE RENTAL: TBD (CALL BROKER)**

\* Buyer to verify with City of Los Angeles

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# Vermont Avenue Photo



# New Hampshire Avenue Photo



# Property Photos



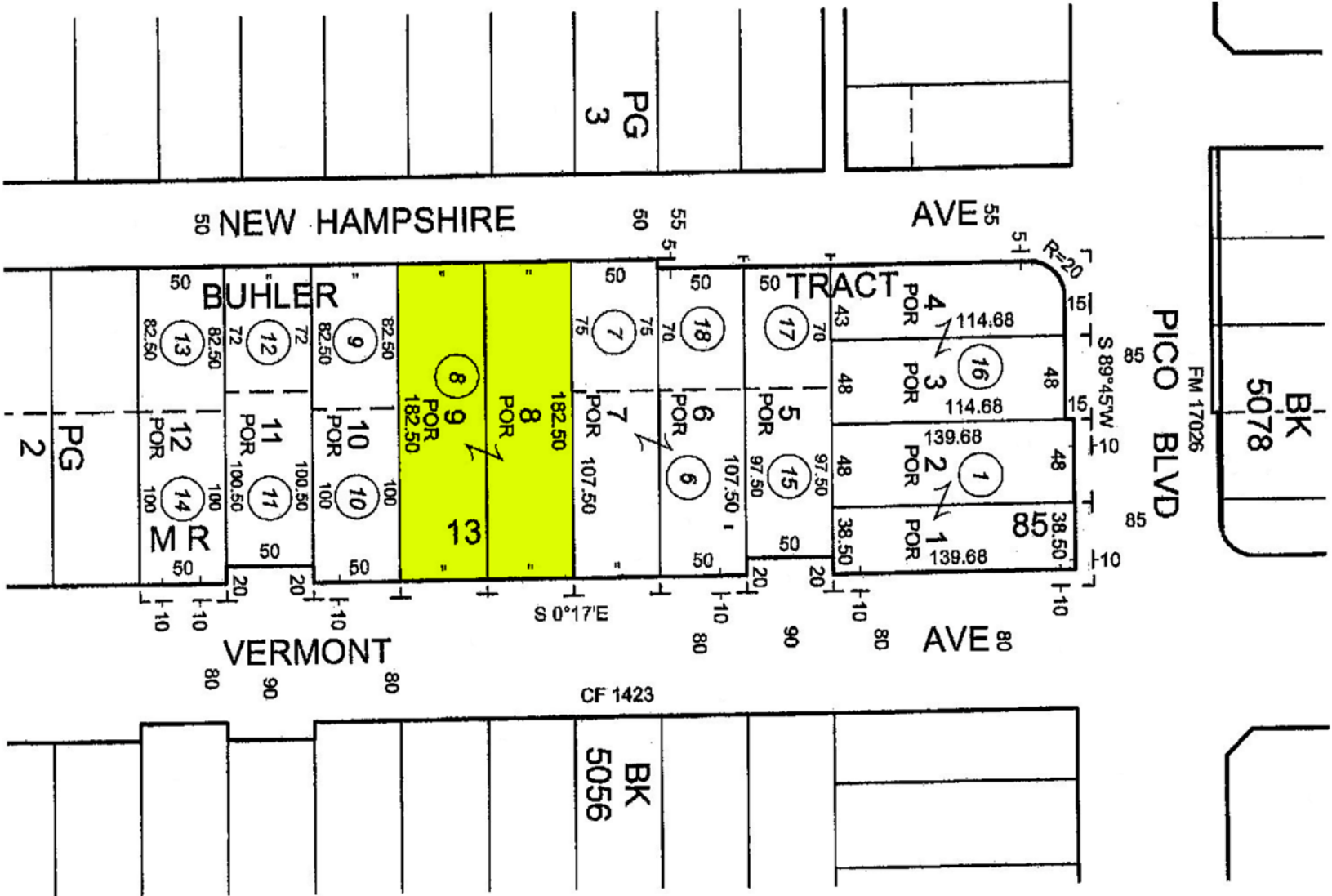
Aerial Photo



New Hampshire Avenue

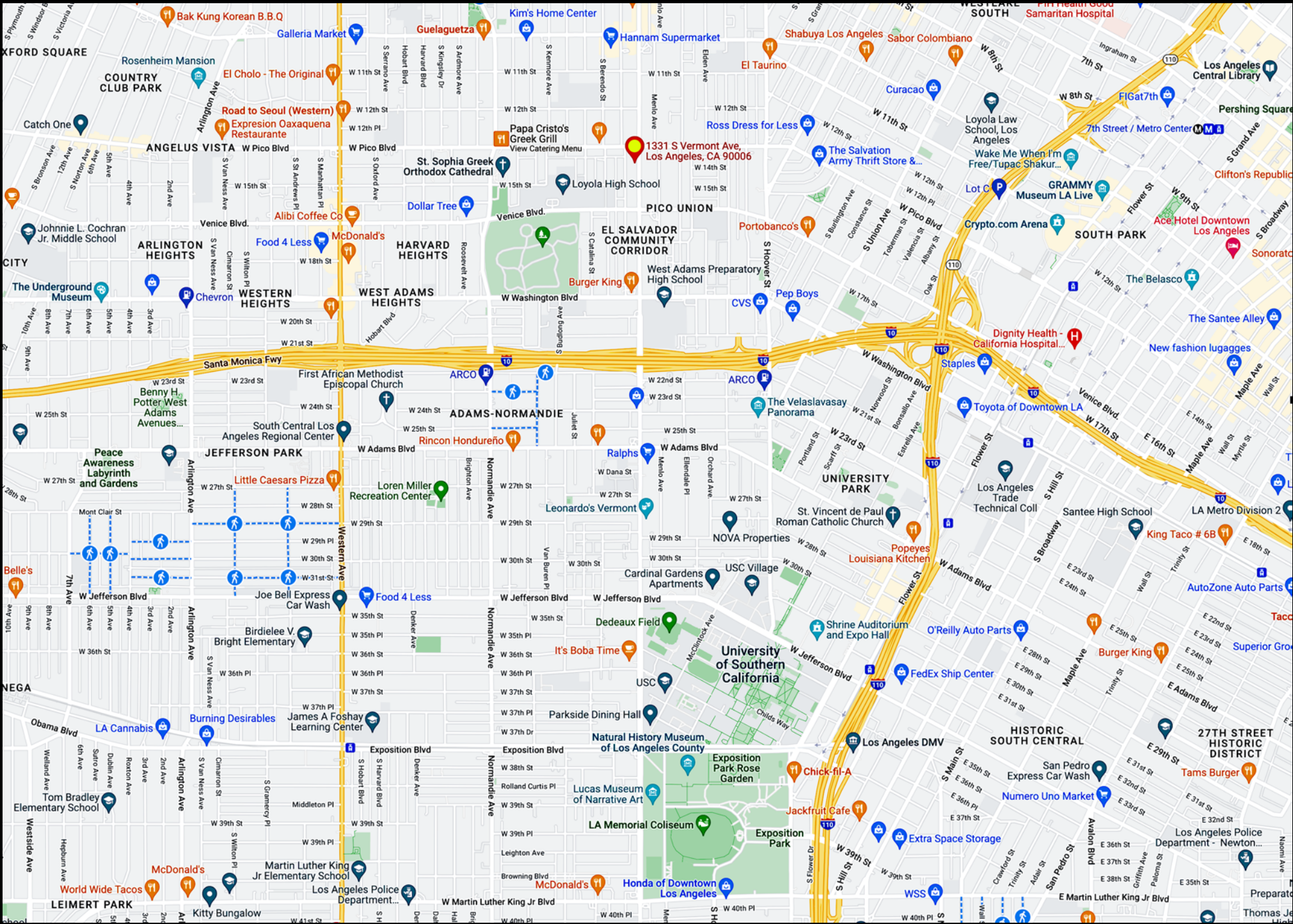
Vermont Avenue

# Plat Map





# Area Map



# Aerial View to the South



# George Lucas Museum of Narrative Art



## The \$1-Billion Lucas Museum of Narrative Art is on Track to Premiere in 2023

The Lucas Museum of Narrative Art broke ground in March 2018 and is currently under construction in Los Angeles's Exposition Park. It will be built on the site of what is currently Lots 2 and 3 at the Los Angeles Memorial Coliseum. The museum's location off Vermont Avenue, just south of Exposition Boulevard, is a short walk from the Expo/Vermont Station of the Metro Expo Line.

Co-founded by George Lucas and Mellody Hobson and led by director and CEO Sandra Jackson-Dumont, the Lucas Museum of Narrative Art was designed by renowned architect Ma Yansong of MAD Architects with Stantec as the architect-of-record. An 11-acre campus with extensive new green space designed by Studio-MLA will embrace the

museum's 300,000 square foot building, which will feature 100,000 square feet of gallery space, two state-of-the-art theaters, and dedicated spaces for learning and engagement, dining, retail, and events.

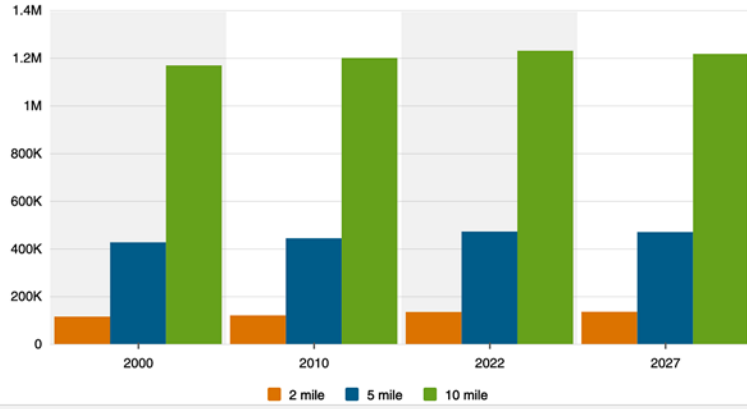
As the first museum to focus exclusively on storytelling through images, the Lucas Museum of Narrative Art™ believes that visual storytelling can connect us and help shape a more just society. With a growing collection that encompasses artworks from across cultures, places, times, and mediums, including paintings, sculptures, murals, photography, comic art, book and magazine illustrations, and the arts of filmmaking, the Lucas Museum will explore narrative art's potential to prompt questions, invite opinions, inspire community, and move people to think about the impact of images on our world.

The Lucas Museum of Narrative Art takes an inclusive approach to visual storytelling, exploring academically rooted and mass-produced art forms as well as new modes of creative practice. Encompassing all forms of visual narrative, including painting, sculpture, photography, video, performance, and installation, narrative art can provide a window onto lived experience, elicit emotion, ignite imagination, or move us to action.

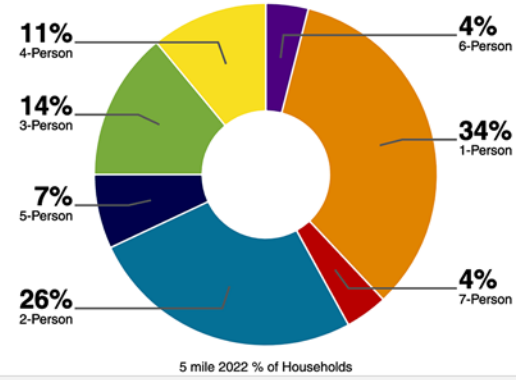
"The Lucas Museum of Narrative Art will be an architectural wonder, a cultural treasure, and a center of storytelling and creativity at the heart of a reimagined Exposition Park," said Los Angeles Mayor Eric Garcetti. "I thank Mellody Hobson and George Lucas for their incredible generosity and vision, which will inspire countless Angelenos and visitors from around the world."

# Neighborhood Demographics

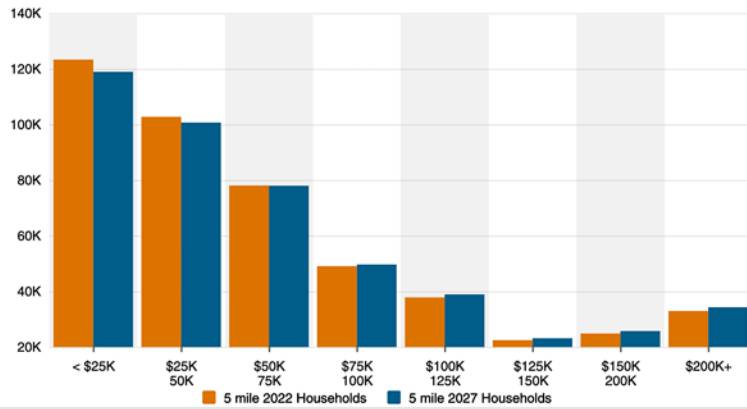
Households



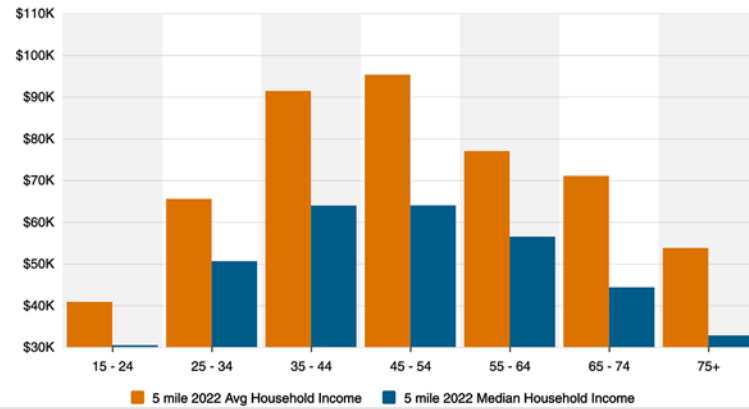
Household Size



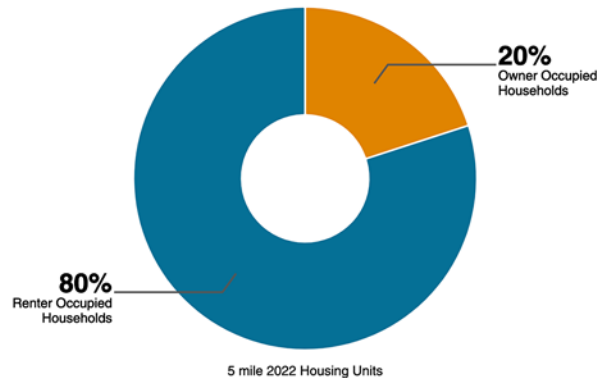
Household Income



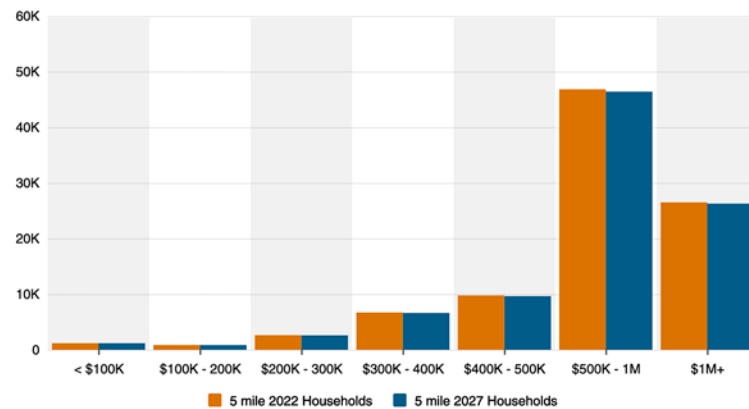
Household Income By Age



Housing Occupancy



Home Values



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18,250± SF of Land

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