

## PRIME FREESTANDING AUTOMOTIVE PROPERTY "FOR LEASE" (MEDICAL/FOOD/OTHER USES POSSIBLE!)

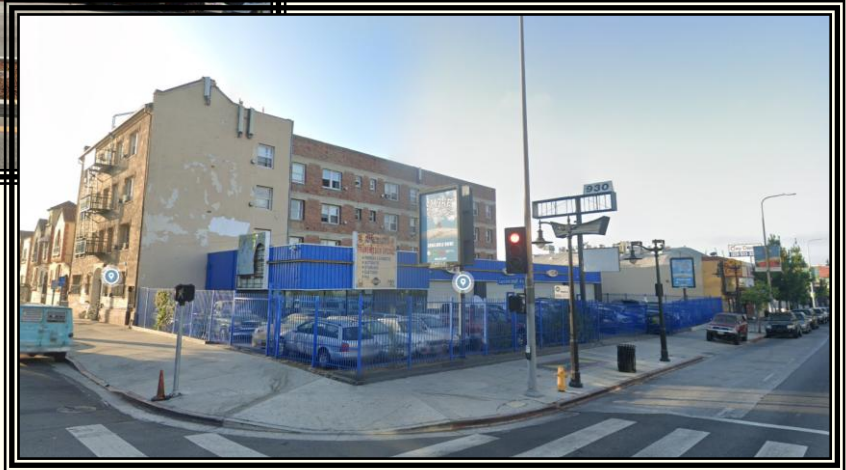
4,050\* +/- SQ. FT. OF BUILDING ON 10,198\* +/- SQ. FT. OF LAND

**\$13,500.00 PER MONTH, NNN (\$0.60 p.s.f.)**



**Ground Lease  
Possible!!!**

**Great  
Corner!!!**



**930 N. VERMONT AVENUE, LOS ANGELES, CA 90029**

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

**Richard L. Paley**

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DRE: 00966353

**Alex S. Paley**

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DRE: 02073925

\* Lessee to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

## **FREESTANDING AUTOMOTIVE PROPERTY FOR LEASE (MEDICAL – FOOD ALSO ACCEPTABLE)**

<b>LOCATION:</b>	930 N. Vermont Avenue, Los Angeles, Ca 90029 (Corner of Lockwood Avenue, two (2) blocks south of Santa Monica Boulevard)
<b>BUILDING:</b>	4,050 +/- square feet of building* (Four (4) auto bays with office)
<b>LAND:</b>	10,198 +/- square feet of land*
<b>LEASE PRICE:</b>	\$13,500.00 per month, NNN (\$2,500.00 per month)
<b>ZONING/YEAR BUILT:</b>	LAC2 - 1970
<b>AVAILABLE:</b>	June 2026
<b>APN #:</b>	5539-009-011
<b>PARKING:</b>	Secured parking lot along with ample street parking
<b>CURRENT USE:</b>	Automotive Repair Shop
<b>COMMENTS:</b>	This property offers a great location on Vermont Avenue directly across from Los Angeles City College and two (2) blocks south of Santa Monica Boulevard. High Traffic counts with a Metro Subway Station located one (1) block away. Four (4) double bays along with excellent secured parking make this an ideal location for any successful Automotive Business. Also open to other possible uses like Medical, Food & others!

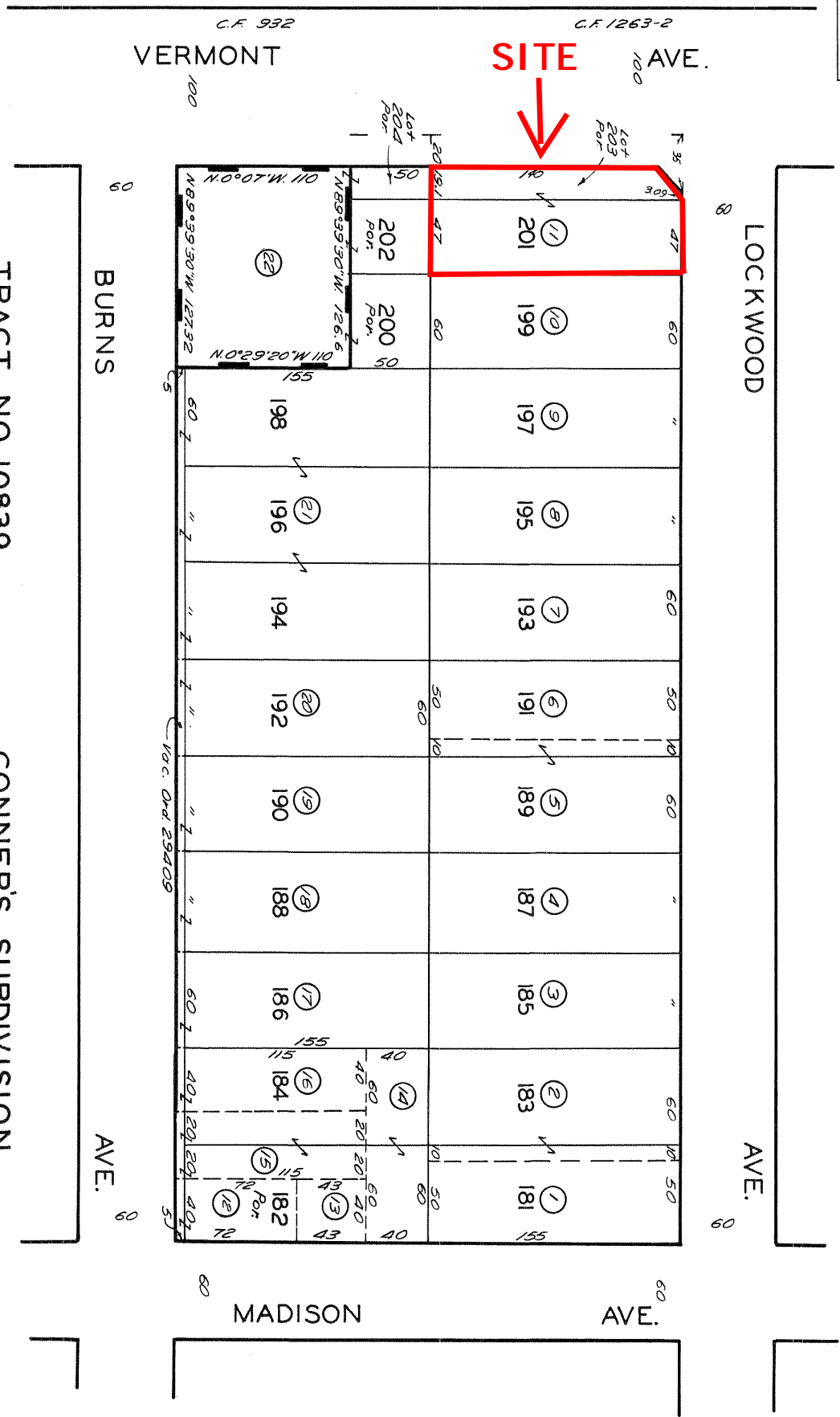
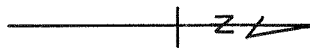
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CODE 13  
TRACT NO. 10839  
M.B. 191-23

CONNER'S SUBDIVISION  
OF THE JOHANNSSEN TRACT  
M.R. 15-86

FOR PREV. ASSM'T. SEE: 1669-9

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

930 N. VERMONT AVENUE, LOS ANGELES, CA 90028