

600 N VERMONT AVENUE

Los Angeles, CA 90004



PRIME MIXED-USE DEVELOPMENT SITE

OPPORTUNITY ZONE



Although the Owner and Broker believe the information to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained herein.

PRESENTED BY:

E. JAZ PINCA

Land & Major Assets Consultant

ejpinca@gmail.com

949-636-8632

DRE CA Lic. #01832110



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AT-A-GLANCE



Lot Area: **±1.10 ACRES**



Proposed Project: **+102 Residential Units**
+18,000 SF Commercial Space
(Ground Floor)



Zoning: **LA C2-1 & LA R3-1**
TOC TIER 3



APNs: **5539-022-011, 5539-022-012**
5539-022-024, 5539-022-034



Asking Price: **\$18,250,000**

PROPERTY HIGHLIGHTS

- Prime North Vermont Avenue corner location
- Entitlements near completion: +102 residential units and +18,000 sq.ft. ground floor commercial space
- Parking plan includes one level subterranean & ground floor
- Signalized northeast corner of Vermont Avenue & Clinton Street
- 2017 traffic count at Vermont Avenue and Clinton Street: 52,315 vehicles per day
- One block north of the Hollywood (101) Freeway
- Close to Metro Red Line subway stations at Vermont/Beverly and Vermont/Santa Monica
- Easy access to Koreatown, Hollywood, Downtown Los Angeles
- Located in Opportunity Zone

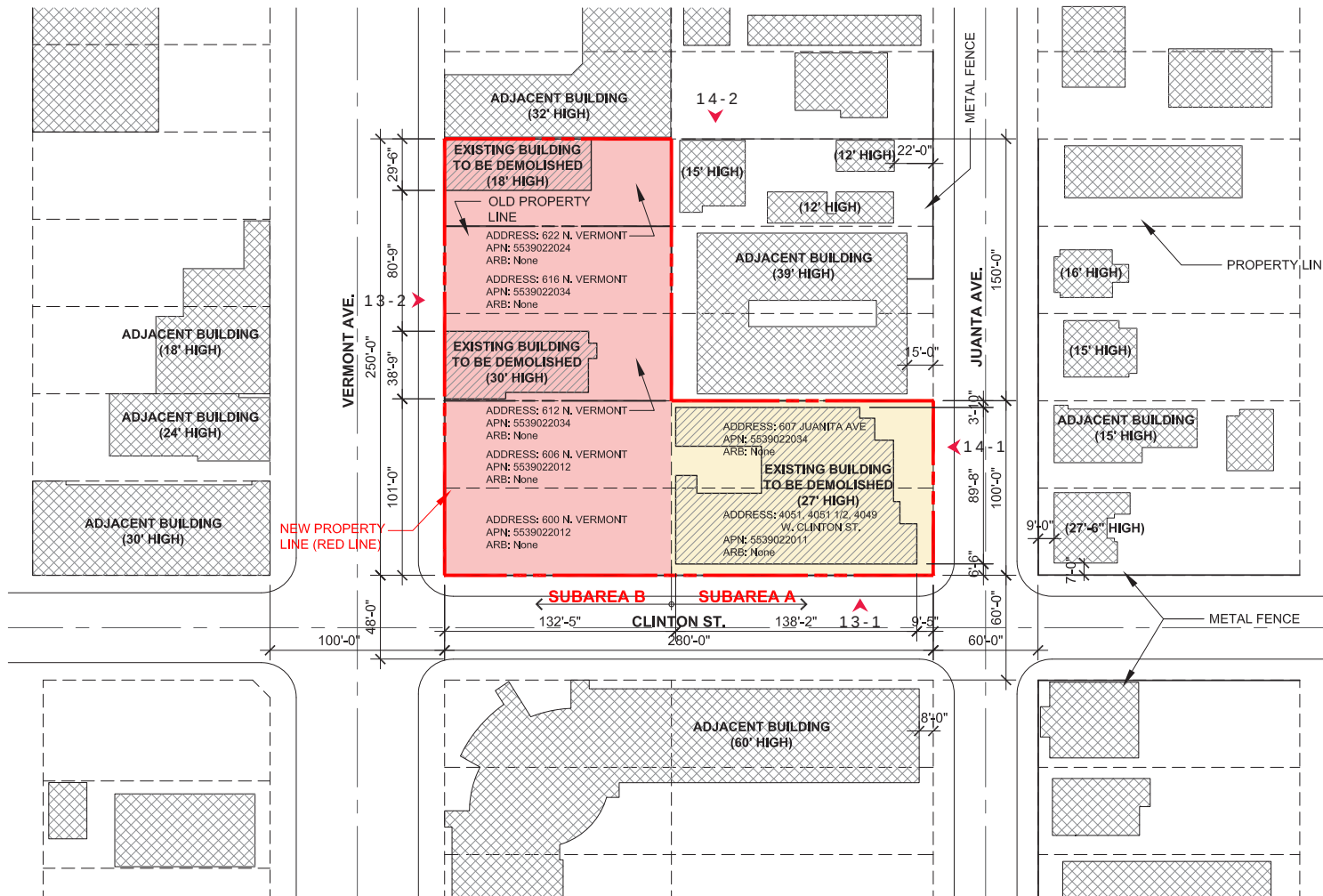
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EXISTING PROPERTY



LEGEND:

Subarea A

Lot Size: ±0.35 acre

APNs: 553-902-2034

553-902-2011

Subarea B

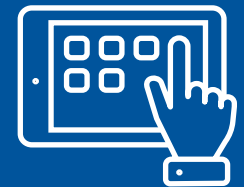
Lot Size: ±0.75 acre

APNs: 553-902-2024

553-902-2034

553-902-2012

— New Property Line

[CLICK TO DOWNLOAD](#)

ARCHITECT RENDERINGS



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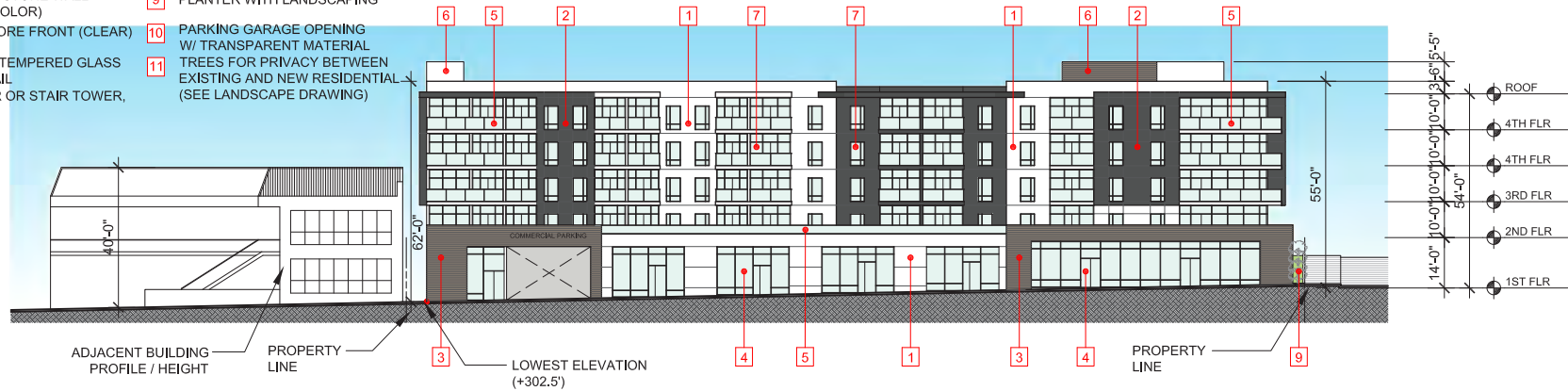
ARCHITECT RENDERINGS



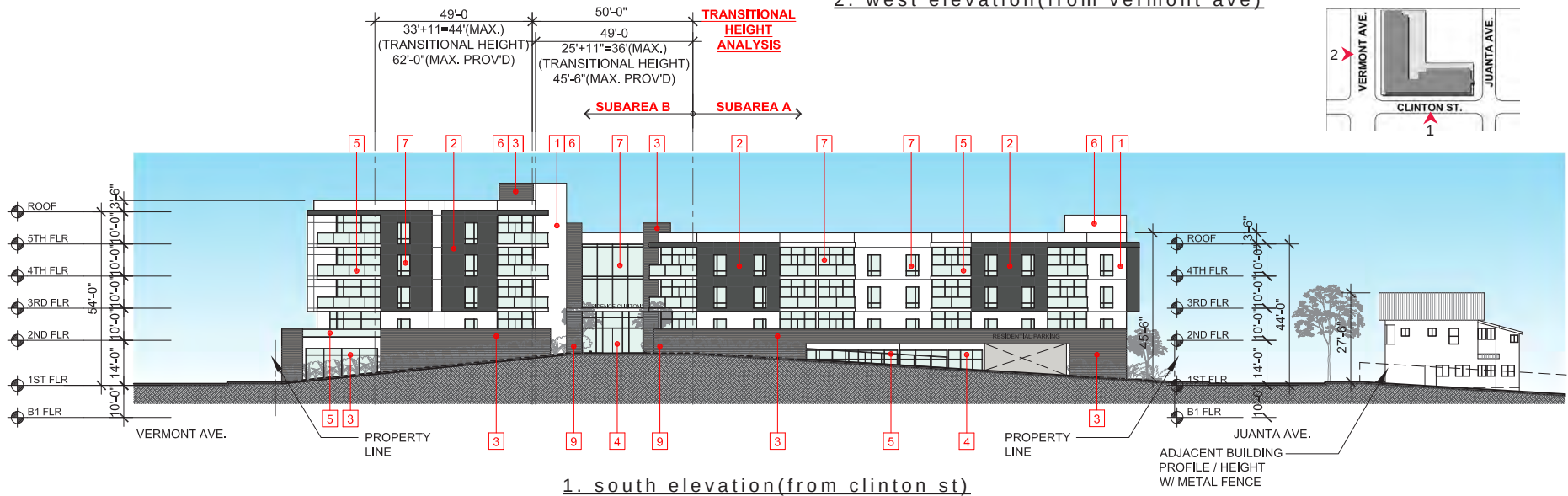
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MATERIAL LEGEND

- | | |
|---|---|
| 1 EXTERIOR PLASTER (WHITE COLOR - SMOOTH FINISH) | 7 RECESSED GLASS WINDOW / DOOR FOR RESIDENTIAL |
| 2 EXTERIOR PLASTER (GRAY COLOR - SMOOTH FINISH) | 8 PLANTER WITH LANDSCAPING |
| 3 EXTERIOR STONE WALL (BROWN COLOR) | 9 PLANTER WITH LANDSCAPING |
| 4 GLASS STORE FRONT (CLEAR) | 10 PARKING GARAGE OPENING W/ TRANSPARENT MATERIAL |
| 5 3'-6" HIGH TEMPERED GLASS GUARD RAIL | 11 TREES FOR PRIVACY BETWEEN EXISTING AND NEW RESIDENTIAL (SEE LANDSCAPE DRAWING) |
| 6 ELEVATOR OR STAIR TOWER, BEYOND | |



2. west elevation (from vermont ave)



1. south elevation (from clinton st)

600 N. VERMONT

south / west elevation

scale: 1"=30' 0' 5' 10' 20' 40'

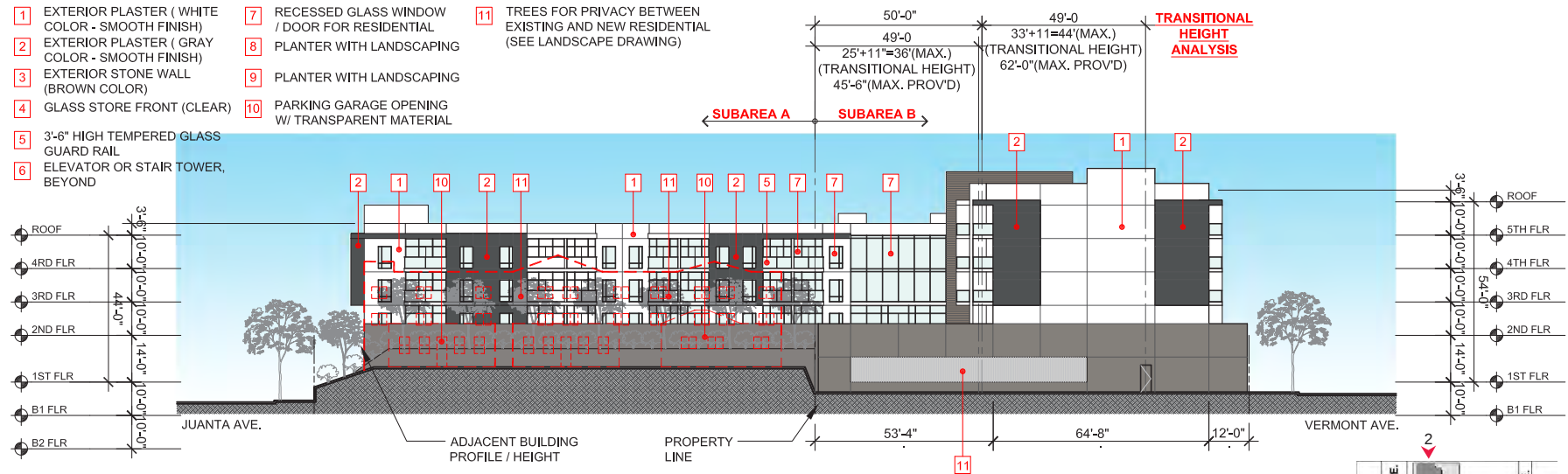
June, 2017 EWAI



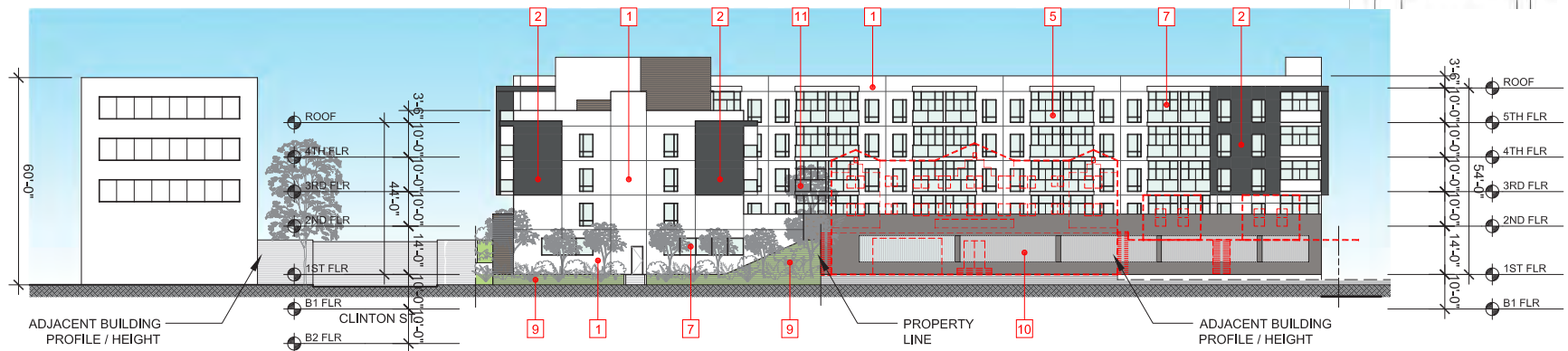
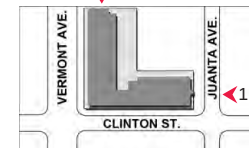
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2. north elevation



1. east elevation

600 N. VERMONT

east / north elevation

scale: 1"=30' 0' 5' 10' 20' 40'

June, 2017

EWAI



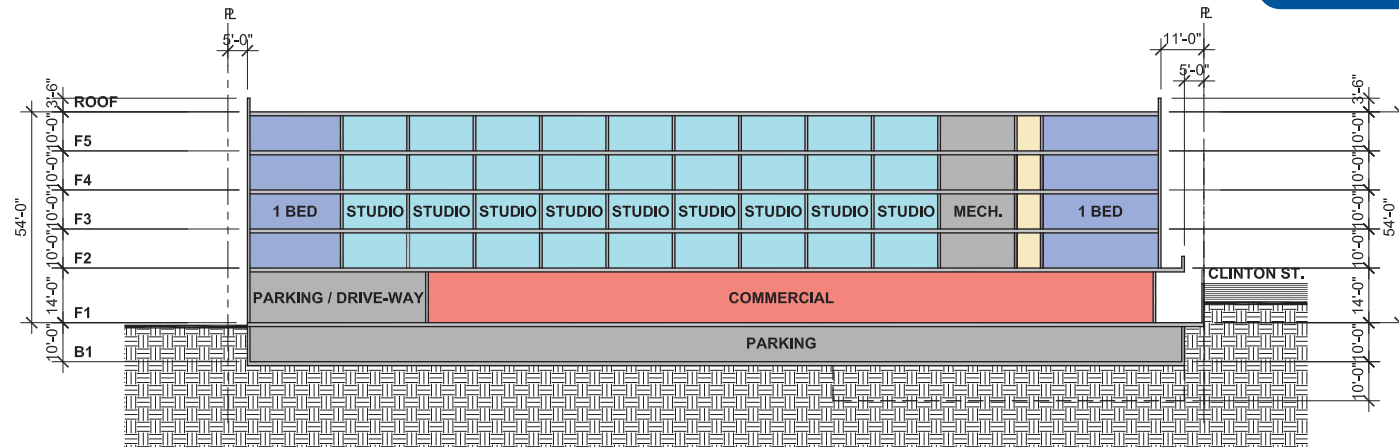
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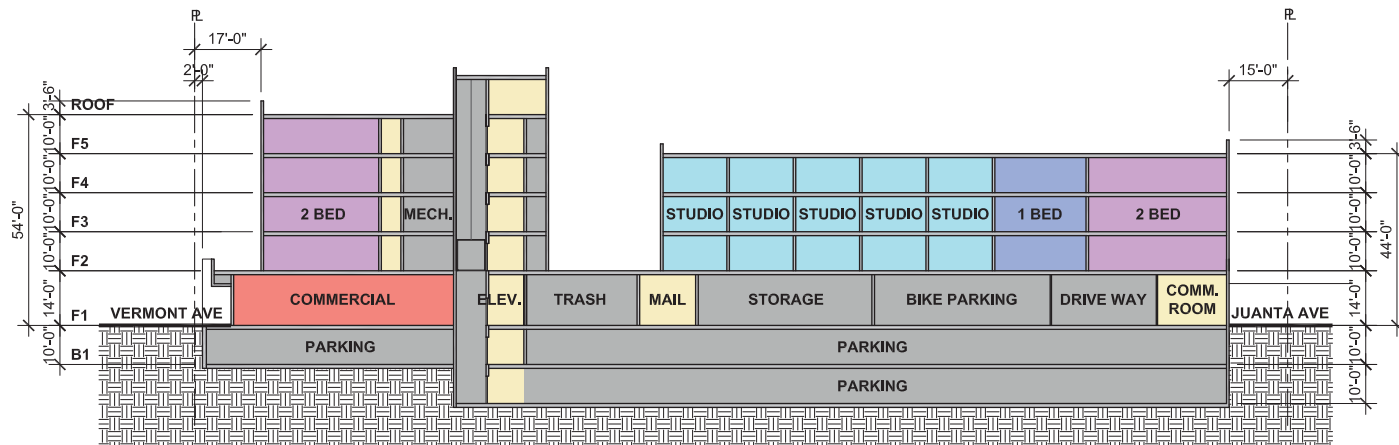
ARCHITECT RENDERINGS



CLICK TO DOWNLOAD



2. SECTION B-B



1. SECTION A-A

600 N. VERMONT

building sections

scale: 1"=30'



June, 2017

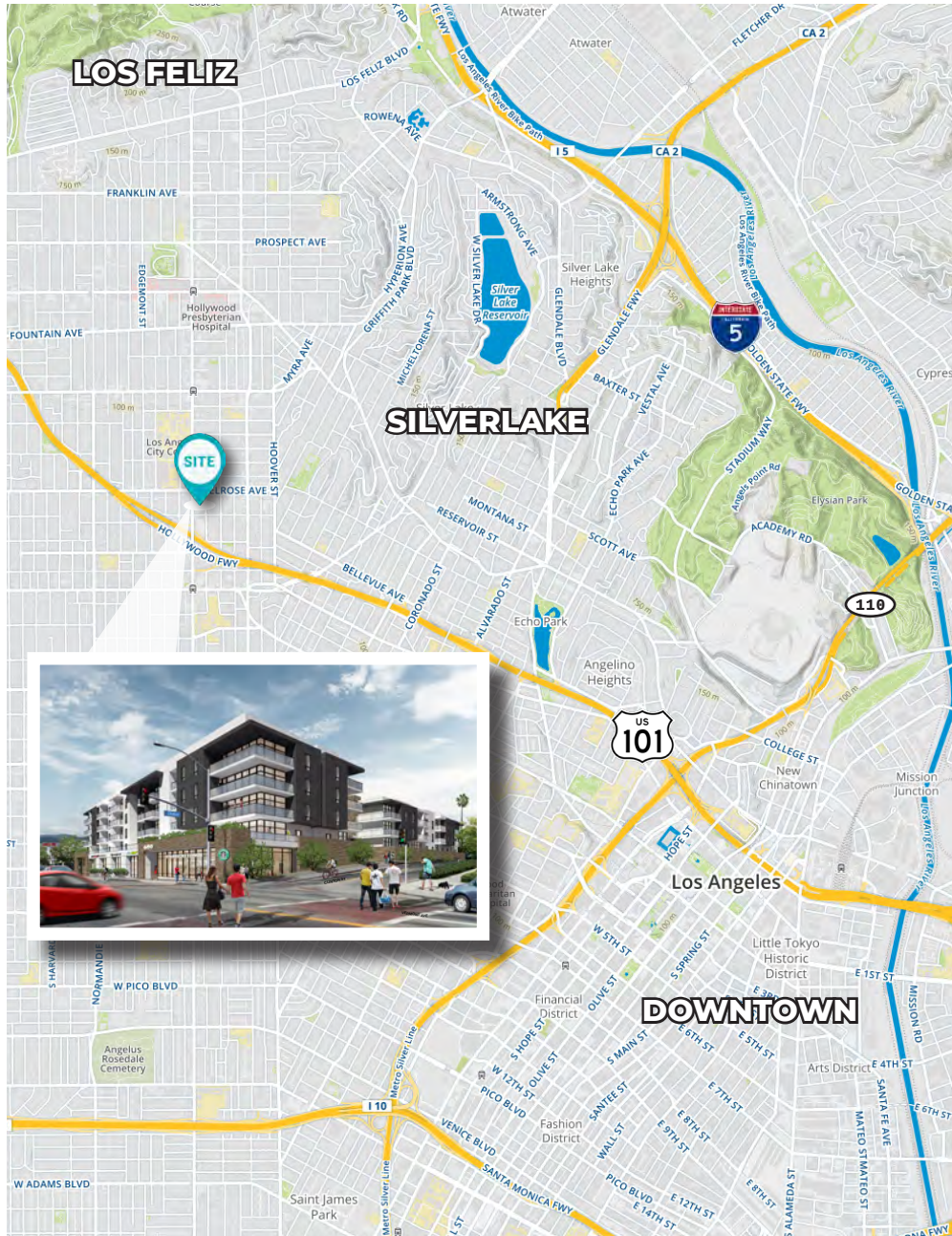
EWAI



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Walk Score®



90

Walk Score

WALKER PARADISE



63

Transit Score

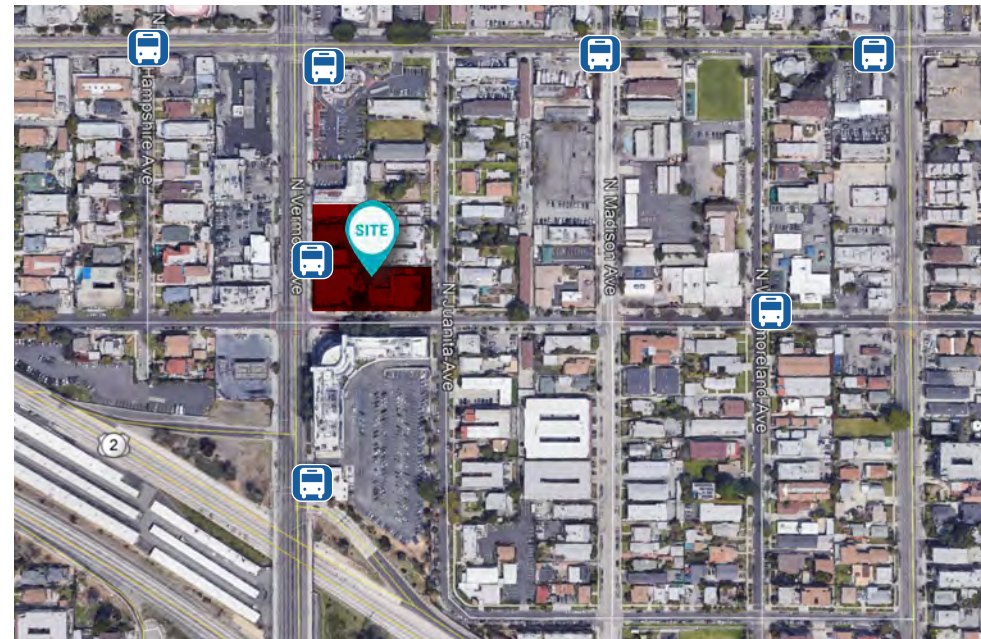
GOOD TRANSIT



66

Bike Score

BIKEABLE



200 ft walk to 204 Metro Line

500 ft walk to 754 Metro Rapid Line



5-min. walk to Los Angeles City College

17-min. walk to Children's Hospital of LA



1.2-mile drive to Vons Grocery Store

0.2-mile drive to Highway 101



7-min. drive to West Hollywood & Los Feliz

8-min. drive to Silver Lake

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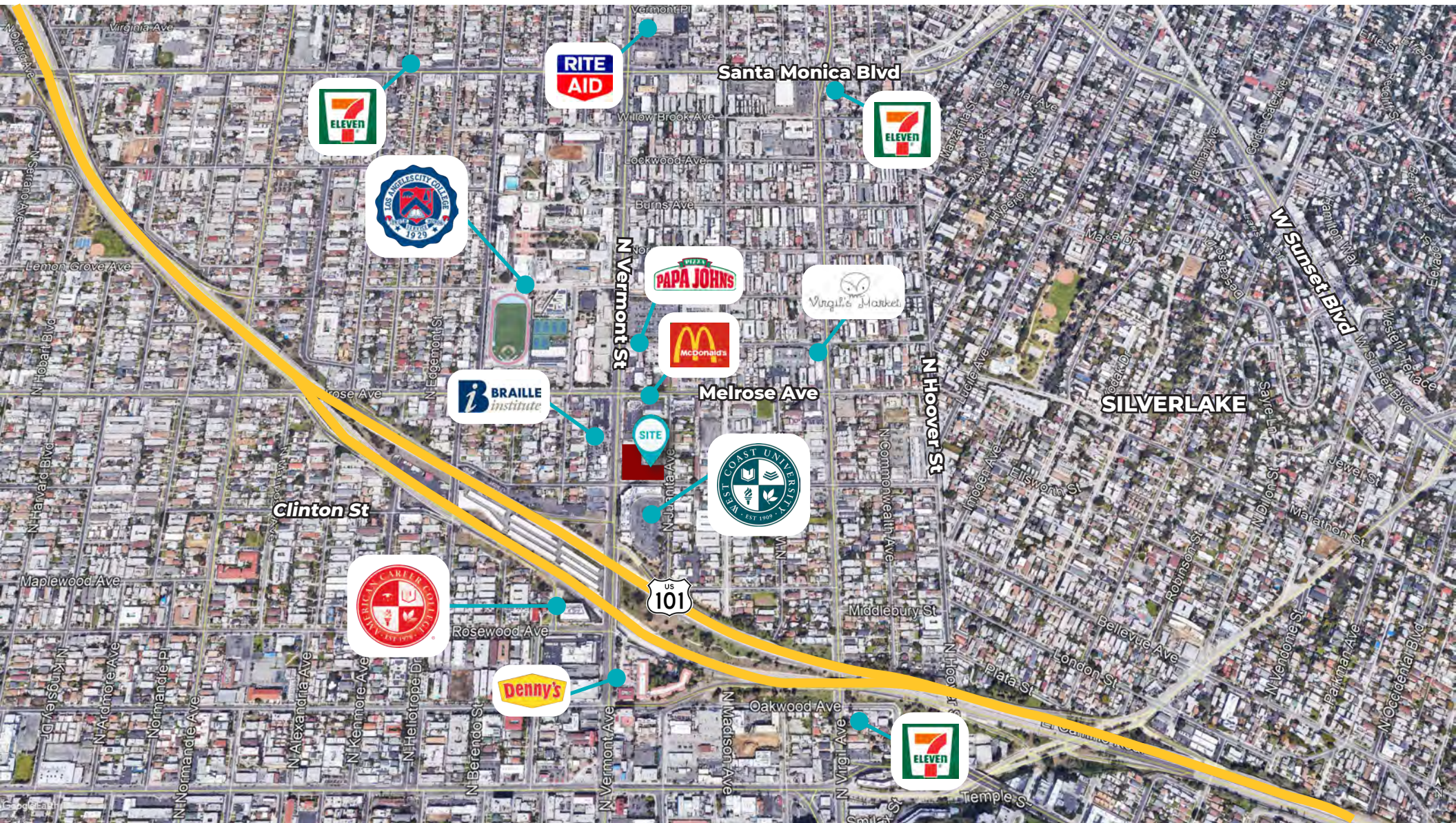
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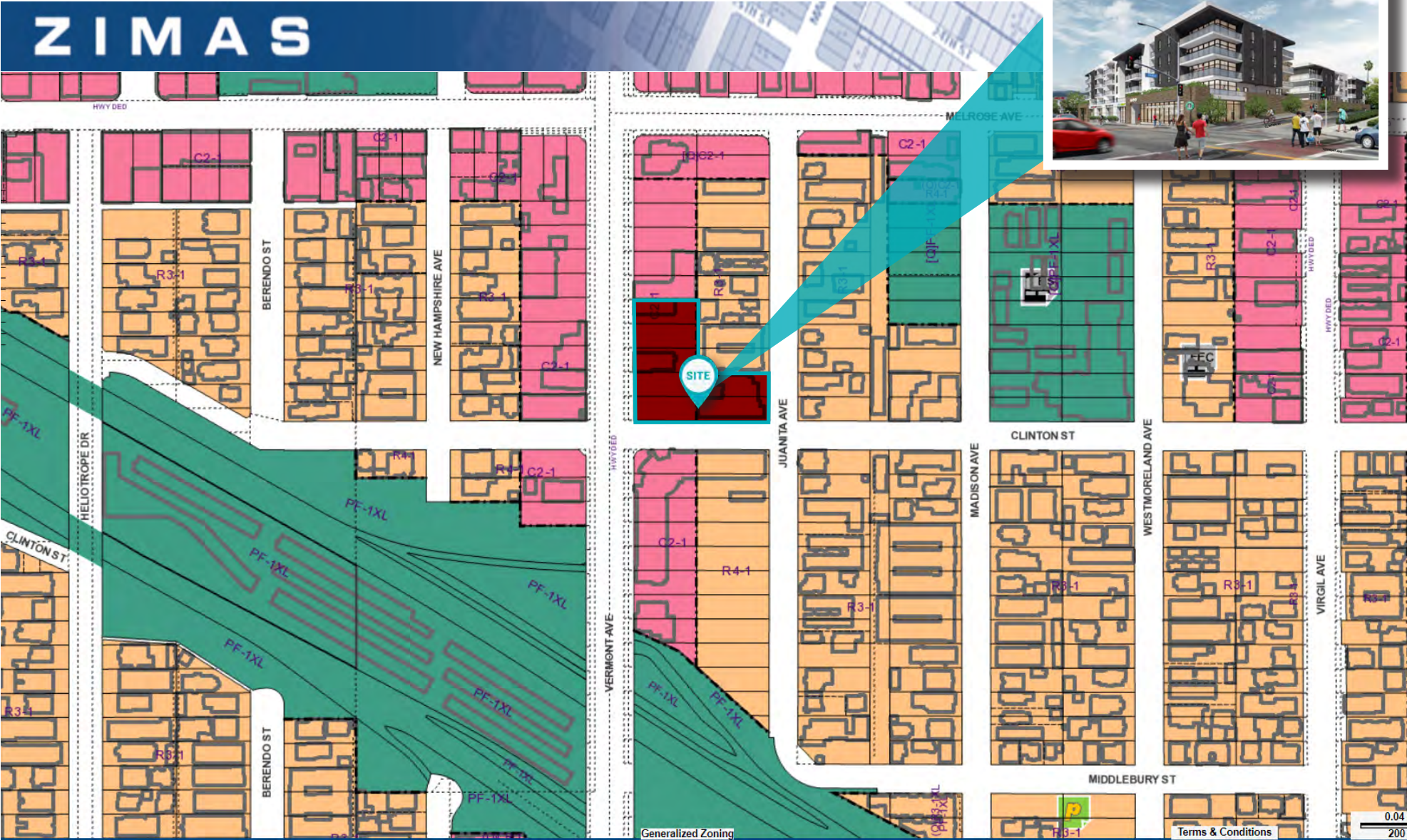
NEARBY CONVENIENCES



SITE MAP

600 N VERMONT AVENUE

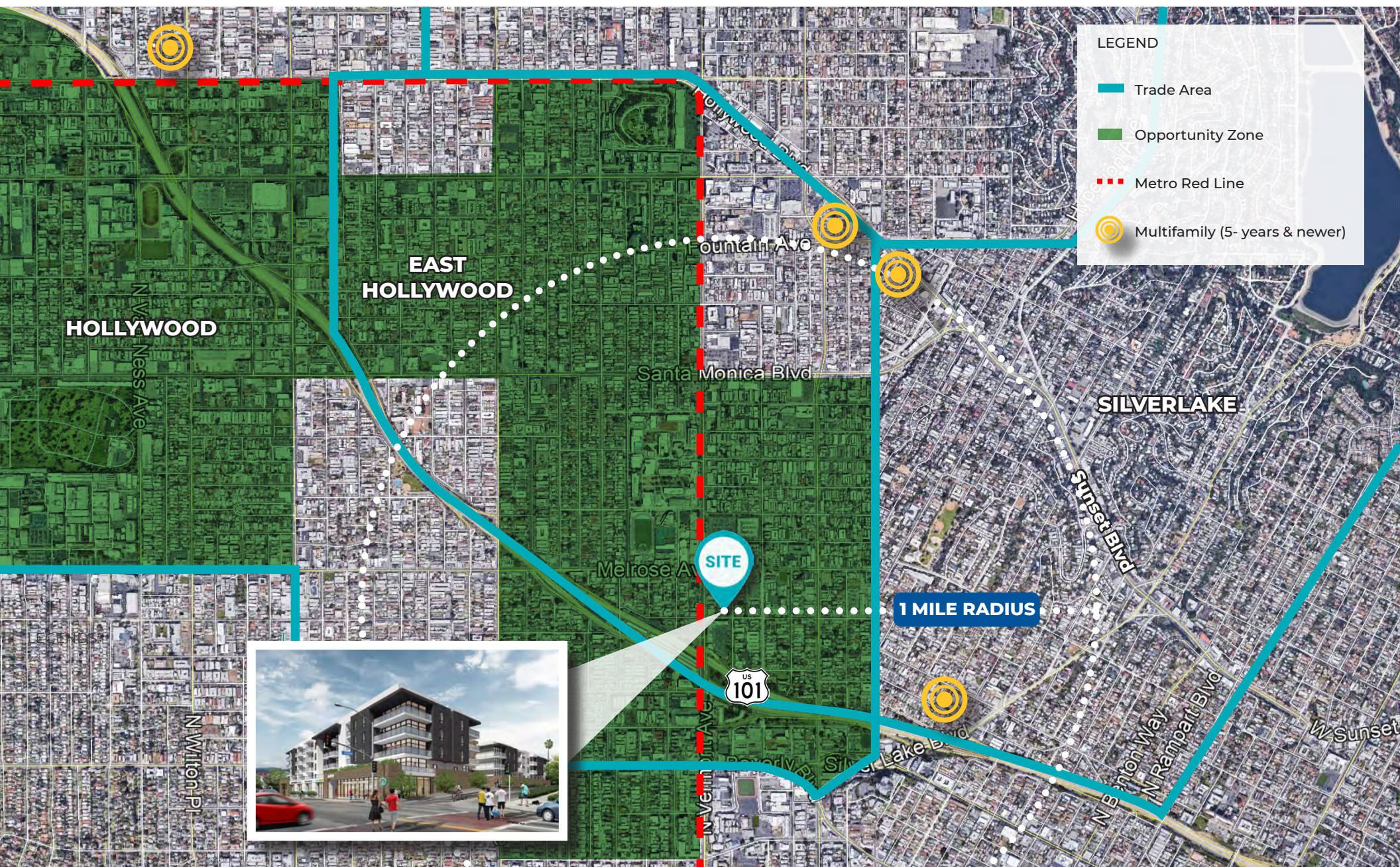
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LEGEND

-  Trade Area
-  Opportunity Zone
-  Metro Red Line
-  Multifamily (5- years & newer)





CA OPPORTUNITY ZONES

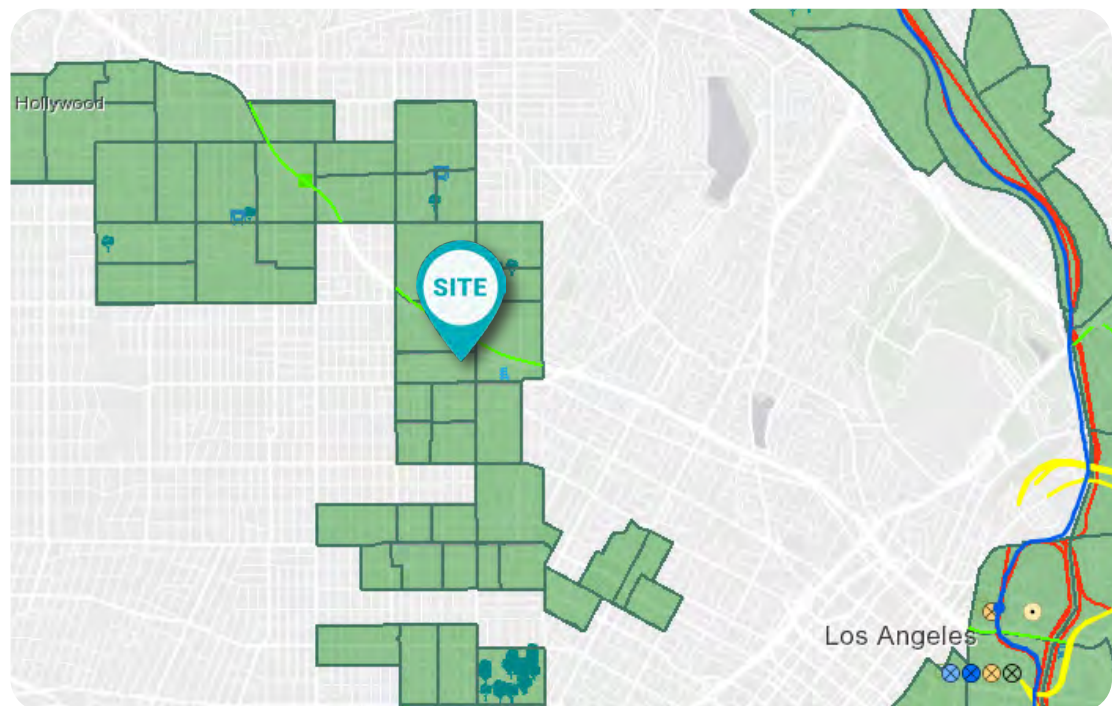
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Created to revitalize economically distressed communities using private investments rather than taxpayer dollars. Opportunity Zones have been designated in all 50 states in the US, the District of Columbia, and five US possessions. To stimulate private participation in the Opportunity Zone program, taxpayers who invest in Qualified Opportunity Zones are eligible to benefit from substantial capital gains tax incentives available exclusively through the program.

600 N VERMONT AVENUE is within the so called Opportunity Zone area as indicated in the state's integrated Opportunity Zone Interactive Map.



TAX BENEFITS

#1 DEFERRAL OF CAPITAL GAINS

#2 REDUCTION IN CAPITAL GAINS

#3 STEP UP IN BASIS

For further details, please refer to the website below:
http://dof.ca.gov/forecasting/demographics/opportunity_zones

For the map shown below, please visit:
<https://opzones.ca.gov/oz-map/>



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Los Angeles

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The most drastic supply hike is predicted to be in Los Angeles. In 2020, there are an expected 17,600 units coming in the City of Angels, the largest supply it has seen in more than 20 years. It's also about double the average from the past decade.

~ Julia Falcon, **HousingWire**
January 31, 2020

“

According to a recent report from NAI Capital, Los Angeles apartment rents increase 0.6% in the 1st quarter and nearly 3% over last year, the market has maintained record-high rents and developers have continued to meet high proformas.

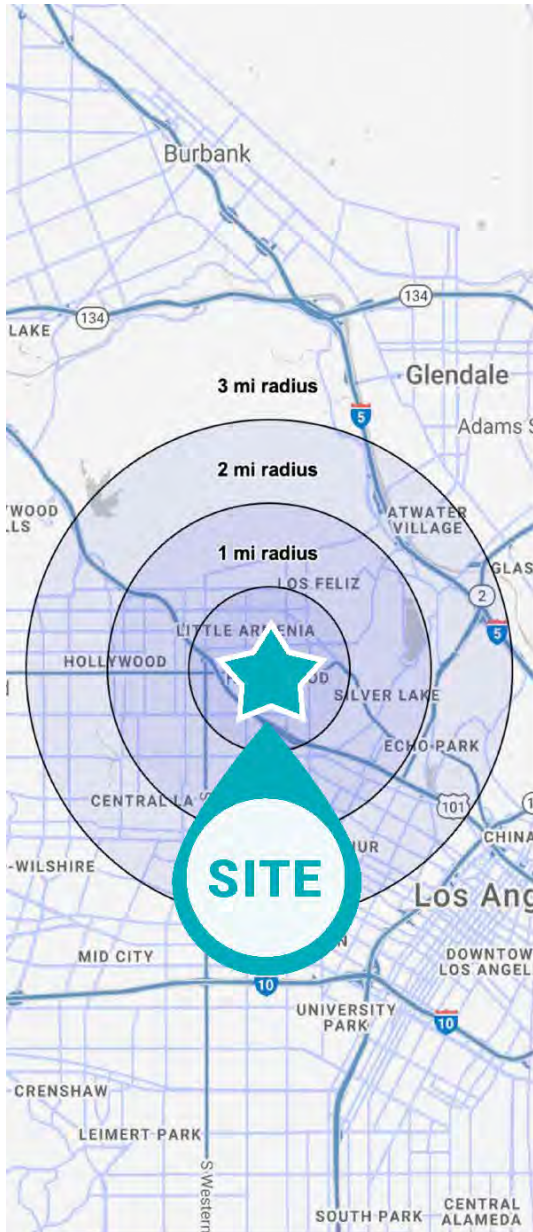
~ Kelsi Maree Borland, **GlobeSt.**
June 4, 2019

APARTMENT RENTAL RATE



Average Price (±)		Type
1-2 MILES		
\$1,701	- \$2,453	Studio
\$2,043	- \$2,452	One Bedroom
\$2,932	- \$3,604	Two Bedrooms
<1 MILE		
\$1,944	- \$2,728	Studio
\$2,049	- \$2,506	One Bedroom
\$3,496	- \$4,073	Two Bedrooms

DEMOGRAPHICS



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Population

	1-MILE	2-MILE	3-MILE
2019 Estimated Population	89,398	277,022	526,909
2024 Projected Population	89,237	276,689	527,556
2019 Est. Median Age	36.0	36.5	35.9

Housing & Households

2024 Projected Households	34,760	118,100	221,110
2019 Est. Total Housing Units	35,577	121,209	227,440
2019 Est. Owner-Occupied	8.9%	14.0%	14.6%
2019 Est. Renter-Occupied	88.8%	83.4%	82.6%

Employment & Businesses

2019 Est. Average Household Income	\$58,448	\$75,730	\$76,263
2019 Est. Total Businesses	4,041	12,525	27,897
2019 Est. Total Employees	31,778	91,967	199,150
2019 White Collar Workers	52.5%	59.4%	58.0%
2019 Blue Collar Workers	47.5%	40.6%	42.0%

Household Expenditures

2019 Est. Total Household Expenditure	\$1.68 B	\$6.76 B	\$12.69 B
2019 Est. Apparel	\$59.59 M	\$240.23 M	\$451.56 M
2019 Est. Entertainment	\$91.81 M	\$375.36 M	\$705.35 M
2019 Est. Food, Beverages, Tobacco	\$264.03 M	\$1.04 B	\$1.96 B
2019 Est. Furnishings, Equipment	\$57.08 M	\$233.04 M	\$437.65 M
2019 Est. Health Care, Insurance	\$152.22 M	\$606.43 M	\$1.14 B
2019 Est. Household Operations, Shelter, Utilities	\$560.01 M	\$2.23 B	\$4.18 B



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ABOUT



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Jaz Pinca has a rare insight into the Southern California real estate market. He has been a full time Realtor since 2007, thriving despite what many would consider a down market.

Reliable, high-touch service, fueled by a strong motivation, Jaz brings a great understanding of the market combined with the use of the latest technology and market analytics utilizing Core's exclusive consumer based tools & services, Jaz successfully assisted his buyers to achieve the best deal and sellers to get the highest sales price.

To date, Jaz has completed millions of dollars of real estate transaction throughout Southern California. In 2010, he received the 'Top Producer' award from his former company in Newport Beach.

Jaz Pinca never stops finding ways to grow his knowledge and expertise. He constantly invests on ways to improve his already dynamic marketing techniques and to further advance his negotiation skills. He speaks English and Tagalog - the Filipino language, and has recently begun to study Chinese to help international clients who are attracted to the luxury homes and real estate portfolios all over Southern California.