

DAUGHRITY REAL ESTATE • SHARION YOUNG • EXP REALTY OF CALIFORNIA

OFFERING MEMORANDUM — FOR LEASE

2928 W. Vernon Avenue

Street-Front Retail • Los Angeles, California 90008

± 2,096 SF

\$5,764 / MONTH

\$33.00/SF NNN

5-YEAR TERM

THE OPPORTUNITY

Executive Summary

2928 W. Vernon Avenue offers approximately 2,096 square feet of street-front retail and commercial space on the Vernon Avenue commercial corridor in South Los Angeles, positioned just west of Crenshaw Boulevard in the Leimert Park trade area.

The property presents a right-sized, highly visible storefront suited to neighborhood retail, café and food & beverage, professional services, health & wellness, and other neighborhood-serving concepts. The space is offered on a Triple Net (NNN) basis at \$5,764 per month — \$33.00 per square foot annually — with a five-year term available.

The offering combines three advantages rarely found together at this price point: direct corridor frontage with strong signage visibility, walkable access to one of Los Angeles' most culturally significant districts, and proximity to the Metro K Line — connecting the corridor to LAX, Inglewood, and the broader regional rail network.

Daughrity Real Estate, in cooperation with Sharion Young of eXp Realty of California, is pleased to present this opportunity to qualified tenants and their representatives.

AVAILABLE SPACE

± 2,096 SF

MONTHLY BASE RENT

\$5,764

ASKING RATE

\$33.00 / SF / YR

LEASE STRUCTURE

Triple Net (NNN)

TERM

Five (5) Years

AVAILABILITY

Immediate



Storefront elevation — 2928 W. Vernon Avenue

TERMS

The Offering

Lease terms summary — all terms subject to final executed lease documents

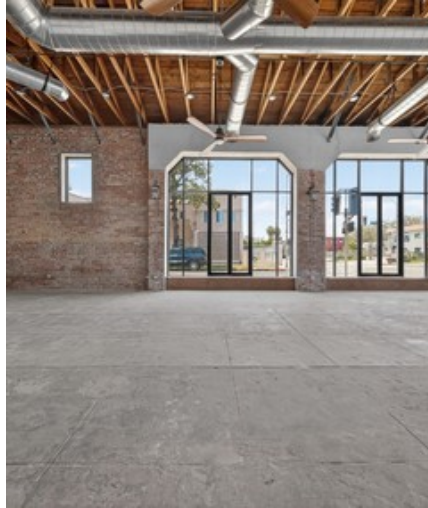
PROPERTY ADDRESS	2928 W. Vernon Avenue, Los Angeles, CA 90008
AVAILABLE SPACE	± 2,096 SF street-front retail / commercial
ASKING RENT	\$5,764 per month (\$33.00 / SF / year)
LEASE TYPE	Triple Net (NNN)
LEASE TERM	Five (5) years
AVAILABILITY	Immediate
IDEAL USES	Retail · café & food service · professional services · health & wellness · showroom
SIGNAGE	Storefront signage opportunity on Vernon Avenue
LOCATION	Vernon Avenue corridor, west of Crenshaw Boulevard — Leimert Park trade area
TRANSIT	Minutes from Metro K Line Leimert Park Station (Crenshaw & Vernon)

Lease Notes

- All permitted uses are subject to landlord approval and applicable governmental permits and zoning.
- NNN expenses, utilities, square footage, and property information to be independently verified by tenants.
- The space is offered as-is unless otherwise negotiated in the final lease documents.
- Short-term production / location licensing may also be considered — inquire with the listing brokers.

THE SPACE

Property Highlights



STREET-FRONT VISIBILITY

Direct frontage and signage exposure on the Vernon Avenue commercial corridor.

RIGHT-SIZED FOOTPRINT

± 2,096 SF — large enough to operate with presence, efficient enough to keep occupancy costs controlled.

FLEXIBLE LAYOUT

Open retail floor suited to showroom, café, service, or professional configurations.

STOREFRONT GLAZING

Window line merchandising opportunity facing the corridor.

NEIGHBORHOOD-SERVING FIT

Positioned for retail, café & food & beverage, professional services, health & wellness, and showroom uses.

MOVE-IN READY TERMS

Immediate availability with a five-year term — long-term runway for build-out amortization.

Interior photography depicts available space. Condition, layout, and features to be verified by prospective tenants during inspection.

POSITIONING

Location & Transit

2928 W. Vernon Avenue sits on the Vernon Avenue commercial corridor just west of Crenshaw Boulevard, in the heart of one of South Los Angeles' strongest neighborhood trade areas — Leimert Park, Baldwin Hills, View Park, and the greater Crenshaw district.

The Metro K Line's Leimert Park Station is located underground at Crenshaw Boulevard and Vernon Avenue — approximately a half-mile from the property — with trains running every 10 minutes through most of the day.¹ The K Line connects the corridor directly to Inglewood, the future LAX Metro Transit Center, and the regional rail network, and transfers to the E Line at Expo/Crenshaw.²

For a storefront retailer, the practical effect is daily pedestrian and commuter flow along a corridor already anchored by neighborhood-serving businesses — and a station node that continues to concentrate foot traffic, events, and investment at Crenshaw & Vernon.

KEY DISTANCES (APPROX.)

Metro K Line — Leimert Park Sta. **0.6 mi**

Leimert Park Village **0.6 mi**

Crenshaw Boulevard **0.6 mi**

Baldwin Hills Crenshaw **1.4 mi**

Expo/Crenshaw (E Line) **1.8 mi**

Downtown Los Angeles **6 mi**

LAX **7 mi**



Corridor context — Vernon Avenue, Los Angeles

1. Metro K Line — station locations & service — <https://kline.metro.net/faqs/>

2. K Line (Los Angeles Metro) — line overview — [https://en.wikipedia.org/wiki/K_Line_\(Los_Angeles_Metro\)](https://en.wikipedia.org/wiki/K_Line_(Los_Angeles_Metro))

Market Overview & Momentum

The Vernon Avenue and Crenshaw Boulevard corridors are in the middle of a sustained, multi-year reinvestment cycle — led by transit infrastructure and one of the largest public-art investments in Los Angeles history.

Metro K Line. Opened October 2022, the K Line serves 13 stations from Expo/Crenshaw to Westchester/Veterans, placing the property's trade area on a permanent rapid-transit spine with direct service toward Inglewood and LAX-area connections.¹

Destination Crenshaw. A \$100 million, 1.3-mile open-air museum and cultural corridor along Crenshaw Boulevard — from Leimert Boulevard to 60th Street — celebrating Black Los Angeles through permanent art, design, and gathering spaces.² Its northern anchor, Sankofa Park at Crenshaw & Leimert, sits adjacent to the Leimert Park Metro station; construction restarted in 2026 backed by \$3.3 million in Baldwin Hills Conservancy funding and a \$1 million county grant.³

Annual events. Signature corridor events — including the Kingdom Day Parade, which routes past the Crenshaw & Vernon station area each January — deliver recurring, high-volume pedestrian traffic directly into the trade area.⁴

\$100M

Destination Crenshaw art corridor

1.3 MILES

open-air museum on Crenshaw Blvd

13 STATIONS

Metro K Line — opened Oct 2022

THE TENANT TAKEAWAY

Storefront space on this corridor benefits from compounding traffic drivers — rail, cultural tourism, and recurring events. Tenants who position early secure below-trend rents before the corridor reprises.

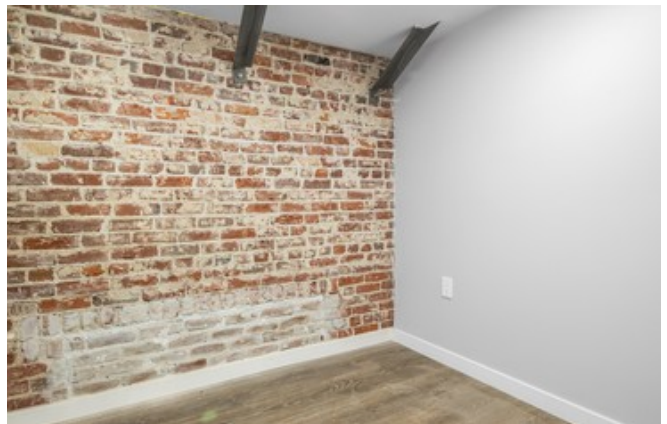
1. K Line (Los Angeles Metro) — line overview — [https://en.wikipedia.org/wiki/K_Line_\(Los_Angeles_Metro\)](https://en.wikipedia.org/wiki/K_Line_(Los_Angeles_Metro))

2. Destination Crenshaw — project overview — <https://destinationcrenshaw.la/>

3. The LA Local — Sankofa Park funding — <https://thelocalocal.org/neighborhoods/south-la/sankofa-park-denstination-crenshaw-construction-grant/>

4. Metro — Kingdom Day Parade transit guide — <https://thesource.metro.net/go-metro-to-the-kingdom-day-parade-on-monday/>

Property Gallery



CONTACT

Broker Team & Confidentiality

DAUGHRITY REAL ESTATE

James Daughrity

310.596.6730

jamesdaughrity@gmail.com

Brokerage · Advisory · Management

EXP REALTY OF CALIFORNIA

Sharion Young

(661) 674-8221

sharionyoung.exprealty.com

CA DRE #02098653

Offered in cooperation — Daughrity Real Estate × Sharion Young, eXp Realty of California

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by Daughrity Real Estate in cooperation with Sharion Young of eXp Realty of California solely for the use of prospective tenants and their advisors evaluating the lease of the space at 2928 W. Vernon Avenue, Los Angeles, California. It is confidential and may not be reproduced or distributed without written consent.

The information contained herein has been obtained from sources believed reliable, including public records and third-party sources, but has not been independently verified and is not guaranteed. Prospective tenants should independently verify square footage, zoning, permitted uses, NNN expenses, utilities, transit distances, and all other property and lease information, and are encouraged to conduct their own due diligence. All uses are subject to landlord approval and applicable governmental permits.

This memorandum is not an offer to lease. All terms are subject to change or withdrawal without notice, and any transaction is subject to execution of definitive lease documents.

SOURCES

1. Metro K Line — station locations & service — <https://kline.metro.net/faqs/>
2. K Line (Los Angeles Metro) — line overview — [https://en.wikipedia.org/wiki/K_Line_\(Los_Angeles_Metro\)](https://en.wikipedia.org/wiki/K_Line_(Los_Angeles_Metro))
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5. Metro — Kingdom Day Parade transit guide — <https://thesource.metro.net/go-metro-to-the-kingdom-day-parade-on-monday/>