

101

N VIRGIL AVE

LOS ANGELES, CA 90004

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01 EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS

We are pleased to introduce a rare commercial kitchen opportunity located in Los Angeles at 101 N Virgil Avenue. This recently renovated property features state-of-the-art equipment and a modern layout—perfectly positioned to serve today's booming ghost kitchen and food production market.

Whether you're an owner-user searching for high-quality commercial space or an investor seeking strong returns, this property delivers. The flexible tenancy allows for seamless transition into owner-occupancy or, alternatively, offers excellent potential to capitalize on strong local rental rates for long-term investment gains.

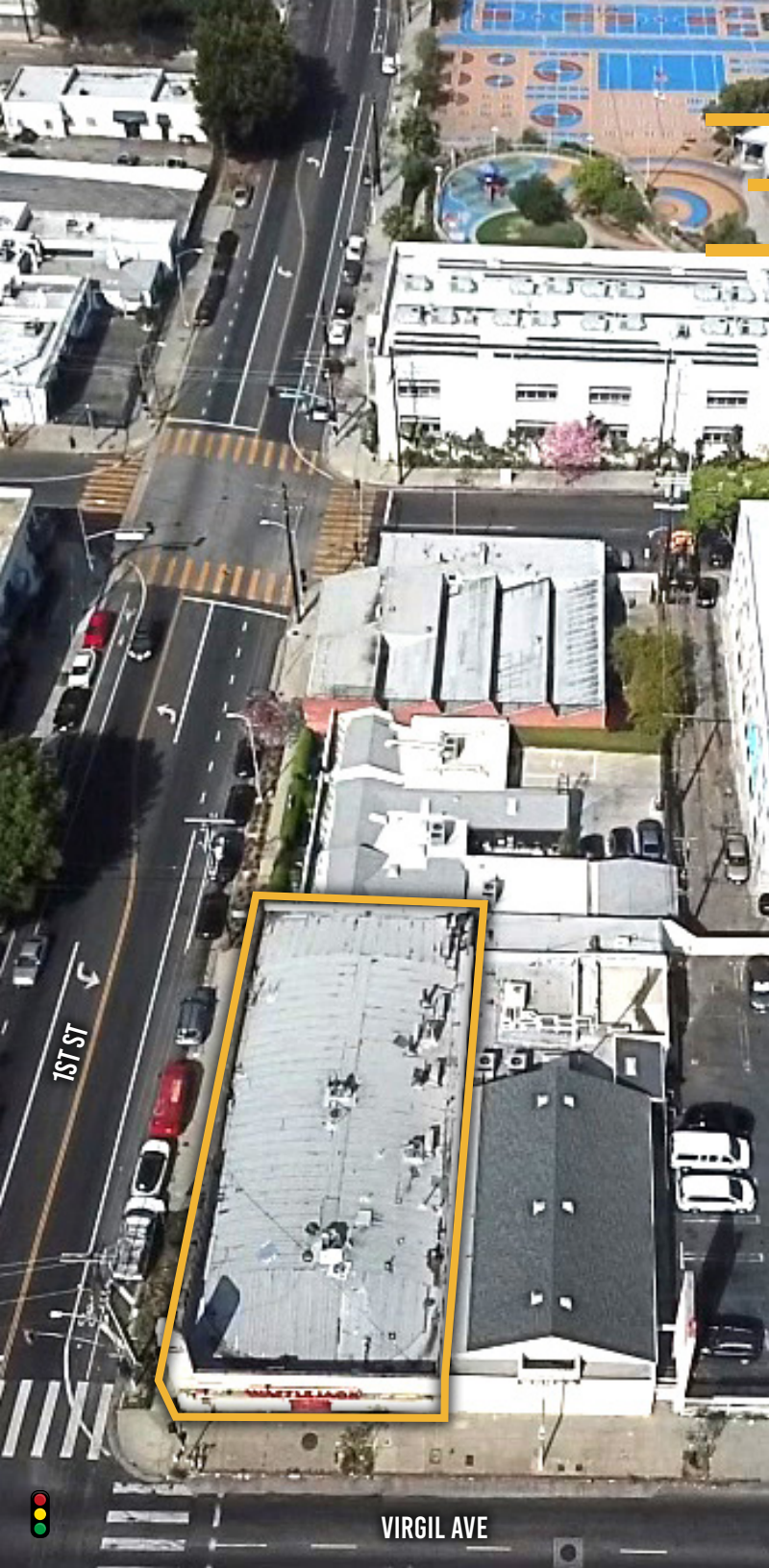
Strategically designed and meticulously equipped, this space is ideal for culinary entrepreneurs in need of a turnkey setup. Whether you're launching a new concept, expanding production, or pioneering an innovative culinary venture, this kitchen provides the infrastructure needed to thrive.

This is more than a workspace—it's a fully functional culinary ecosystem built to support efficiency, creativity, and growth.

KEY FEATURES:

- Fully renovated commercial kitchen
- Premium-grade appliances and infrastructure
- Ideal for ghost kitchens, catering services, or food manufacturing
- Flexible lease structure for both users and investors
- Strong rental demand and visibility on a high-traffic street





02 PROPERTY OVERVIEW & ZONING

ADDRESS:

101 N VIRGIL AVE
LOS ANGELES, CA 90004

SALE PRICE:

\$2,250,000

APN:

5501-007-006

TOTAL BUILDING SIZE:

5,750 SF

TOTAL LOT SIZE:

5,750 SF

TOTAL ACREAGE:

0.13 AC

ZONING:

M1-1

YEAR BUILT:

1946





03 LOCATION & MARKET



RAMPART VILLAGE

Discover Rampart Village & MacArthur Park: A Cultural and Urban Oasis in Los Angeles

Welcome to Rampart Village—a charismatic neighborhood nestled in the vibrant heart of Los Angeles. Perfectly situated between Koreatown and Echo Park, Rampart Village blends urban charm with everyday convenience. The area is rich in cultural diversity, reflected in its eclectic mix of international cuisines, dynamic arts scene, and striking historic architecture.

Boasting high walkability, Rampart Village makes daily errands easy and offers excellent access to public transportation, including the Metro Purple and Red lines. Residents enjoy the ease of city living with grocery stores like Ralphs and Galleria Market, alongside cozy coffee shops and popular dining spots that make the area a true culinary hotspot.

Leisure opportunities abound, from catching a game at Dodger Stadium to hiking the Wildflower Trail in Echo Park—complete with sweeping views of the Hollywood Sign, Hollywood Hills, and Downtown LA skyline. Fitness and recreation are just steps away with the Shatto Recreation Center and nearby green spaces like Lafayette Park, ideal for outdoor games, weekend picnics, or peaceful retreats in nature.

Living in Rampart Village means being minutes from key destinations: the beaches of Santa Monica, the historic neighborhood of Filipino town, and the bustling streets of Downtown LA. Daily conveniences like medical centers, the Wilshire financial district, Starbucks, and Target are all within walking distance, bringing city essentials to your doorstep.

At the heart of this neighborhood lies MacArthur Park, a historic 32-acre public park known for its picturesque lake and vibrant cultural presence. Named after General Douglas MacArthur, the park features a large man-made lake divided into East and West sections, connected by a pedestrian bridge and surrounded by walking paths. Paddle boat rentals offer a relaxing way to enjoy the water, while the lake's waterfowl adds a peaceful natural element.

MacArthur Park also boasts sports fields, playgrounds, and picnic areas, making it a favorite for families and locals alike. The Levitt Pavilion, an outdoor amphitheater, and a historic bandshell provide a stage for free concerts and cultural events year-round, contributing to the park's artistic identity. Immortalized in the famous 1968 song “MacArthur Park” by Jimmy Webb, the park holds a unique place in pop culture history.

While the park has faced challenges in the past, ongoing revitalization efforts have helped transform it into a welcoming space where community, culture, and nature come together.

Together, Rampart Village and MacArthur Park offer a distinctive blend of residential tranquility, urban vibrancy, and cultural richness—truly embodying the spirit of Los Angeles living.



ECHO PARK

Experience Echo Park: History, Creativity, and Culture in the Heart of LA

Echo Park is a vibrant neighborhood located in east-central Los Angeles, just northwest of Downtown. Flanked by Silver Lake to the west and Chinatown to the east, Echo Park is one of LA's original suburbs—dating back to a time when the city's streets were unpaved and horse-drawn carriages were the norm. Its legacy lives on through a stunning collection of well-preserved Victorian-era homes, particularly on the iconic Carroll Avenue, offering a glimpse into the city's historic roots.

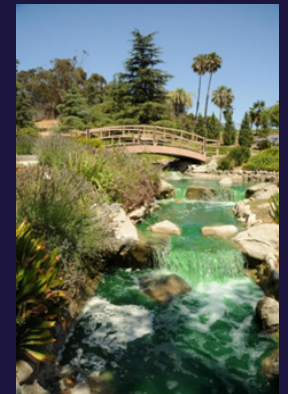
Today, Echo Park is a thriving, culturally diverse community that has evolved into a creative hub, drawing in artists, musicians, and trendsetters from across the city. The neighborhood pulses with originality, from its indie boutiques and vintage shops to quirky cafes, craft cocktail bars, and globally inspired eateries.

Its prime location and easy freeway access make it a launching pad for exploring the greater LA area, while its local charm continues to attract those seeking authentic, offbeat experiences. Echo Park has quickly become one of the city's most sought-after and fast-growing neighborhoods.

NEIGHBORHOOD HIGHLIGHTS:

- **Baxter Street Stairs** – A challenging urban staircase with panoramic views of the city.
- **Elysian Park** – One of LA's oldest and largest parks, perfect for scenic hikes and picnics.
- **Echo Park Time Travel Mart** – A whimsical shop and literacy center disguised as a time travel supply store.
- **Bedrock LA** – A full-service music studio complex beloved by local and national artists.
- **Subliminal Projects Gallery** – A contemporary art gallery founded by Shepard Fairey, spotlighting emerging and established artists.
- **Echo Park Film Center** – A nonprofit media arts organization dedicated to filmmaking and education.
- **iam8bit Gallery** – A creative space celebrating video game and pop culture-inspired art.
- **Carroll Avenue** – A historic street lined with 19th-century Victorian homes, often featured in film and TV.

Echo Park seamlessly blends old-school charm with modern creativity, offering a unique slice of LA that continues to inspire and evolve.



04 DEMOGRAPHICS & MAPS

NEIGHBORHOOD DEMOGRAPHICS



1,128,471
POPULATION
WITHIN 5 MILES



\$86,456
AVERAGE HH INCOME
WITHIN 5 MILES



458,564
HOUSEHOLDS
WITHIN 5 MILES



37.80
MEDIAN AGE
WITHIN 5 MILES



\$948,141
MEDIAN HOME VALUE
WITHIN 5 MILES

05 RETAILER MAP



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