



FOR LEASE

RETAIL & RESTAURANT OPPORTUNITY

1701 W. SUNSET BLVD | ECHO PARK

district
REALTY GROUP



TERMS & SPECIFICATIONS

ASKING RATE
NEGOTIABLE

SIZE
2,519-4,450 RSF
+1,044 SF Rear Patio Area

PROPERTY HIGHLIGHTS

- Rare Bow Truss Ceilings
- 2 Hoods (9 and 10 Feet +/-)
- Walk-In Cooler (150 SF +/-)
- CUB For Full Liquor (8-2am Friday and Saturday, 8-12am Sun-Thurs)
- 199 Interior Seats + 59 Patio Seats
- Plentiful Adjacent Parking
- Adjacent Tenants: Sticky Rice, Masa, El Prado, Triple Beam Pizza, Sage, Bar Flores, Lowboy, Walgreens, Lassens, and Many Others
- Highly Trafficked Prime Corner Location

THE AREA

- Heavy Automobile Traffic
- Walkable to Dodger Stadium
- Located On The Same Street As The Echo Park Farmers' Market (Every Friday)

**All uses, sizes, information, and dimensions contained herein must be verified by buyer/tenant and subject to terms and conditions.*

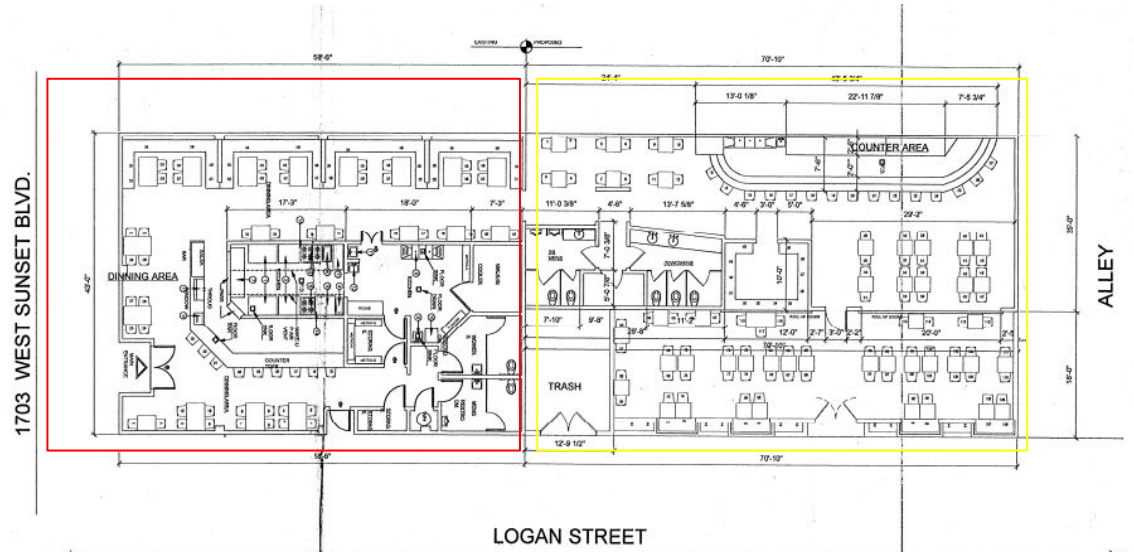
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FLOOR PLAN

2,519 SF Restaurant Space

1,931 SF Raw Space

ROOM FINISH SCHEDULE		SEATING CHART		LEGEND	
1. KITCHEN - CEILING (GLOSS WHITE) WALLS (METAL GALV. PANEL) FLOOR (TILE)		EXISTING DINING AREA	81	⊗	ILLUMINATED EXIT SIGN
		BAR DINING AREA	59		
		PATIO DINING AREA	59		
APPLIANCE SCHEDULE					
1. STEAM TABLE - 48" X 32"					
2. TABLE TOP GRIDDLE - 36" X 32"					
3. 6 TOP BURNER - 36" X 32"					
4. FRYER - 15" X 32"					
5. CHARBROILER - 36" X 32"					
6. 4 TOP BURNER - 24" X 32"					
7. PIZZA TABLE - 24" X 7'-0"					
8. 3 COMPARTMENT SINK - 24" X 6'					
9. PREP. SINK - 15" X 17"					
10. PREP. TABLE - 24" X 24"					
11. MONK SINK - 15" X 17"					
12. HAND SINK - 15" X 17"					
13. POT BURNER - 18" X 42"					
14. CHEF'S FRIDGE - 5'-0" X 2'-6"					
15. SODA MACHINE					
16. CASH REGISTER					



EXISTING FLOOR PLAN

SCALE 1/8" = 1'-0"

— EXISTING WALL

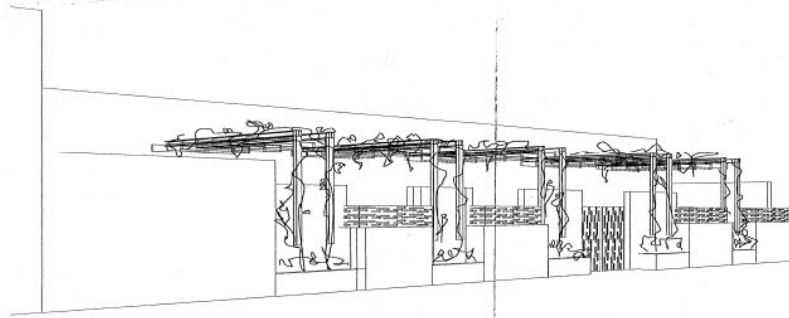
PROPOSED FLOOR PLAN

SCALE 1/8" = 1'-0"

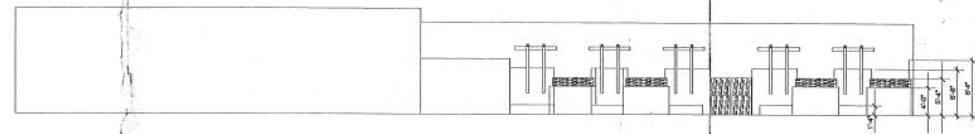
— EXISTING WALL

▨ PROPOSED WALL

EXHIBIT "A"
Page No. _____ of _____
Case No. 20A 3012-5173 CDP-CV



LOGAN STREET PERSPECTIVE



LOGAN STREET ELEVATION

THE NEIGHBORHOOD



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