

2205 N BROADWAY

LOS ANGELES, CA 90031

BAR SPACE WITH ACTIVE TYPE 40 ABC LICENSE

FOR SALE OR LEASE

FIRE-GRILLED CHICKEN

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2205 N
BROADWAY, LOS ANGELES



Executive Summary

2205 N Broadway presents a rare opportunity to acquire a freestanding commercial building in the heart of Lincoln Heights, one of Los Angeles' oldest and most culturally rich neighborhoods. The property features 1,950 SF of ground-level space plus a 566 SF basement, with high ceilings and a flexible layout. Currently operating as a pool hall and beer bar, it includes a grandfathered Type 40 liquor license permitting onsite and offsite beer sales from 9 AM to 1 AM daily.

Built in 1896, the property combines historic character with zoning benefits under the LAC2 State Enterprise Zone and Opportunity Zone, offering potential tax incentives and redevelopment flexibility. Its prime Broadway frontage provides strong visibility and proximity to Downtown LA, Chinatown, Echo Park, and Frogtown, alongside major projects like the Lincoln Heights Jail redevelopment and the \$1B LA River restoration.

2205 N Broadway is more than just a bar—it is a one-of-a-kind neighborhood asset with historic roots, modern potential, and significant upside for owner-users or creative retail operators in one of LA's most authentic and evolving submarkets.

PROPERTY SUMMARY

Address	2205 N Broadway, Los Angeles, CA 90031
Building Size	1,950 SF (plus 566 SF basement)
Available Space	2,328 SF (total rentable area)
Building Class	C (Retail / Bar)
Year Built	1896
Typical Floor Size	1,762 SF (ground floor)
Lot Size	0.05 AC / 1,976 SF
Zoning	LAC2 – State Enterprise Zone & Opportunity Zone
Use	Pool Hall & Beer Bar (Type 40 License)
Availability	Immediate

Key Features:

- Freestanding building with strong Broadway visibility
- Grandfathered bar use with Type 40 liquor license
- Beer sales onsite & offsite, 9 AM – 1 AM daily
- High ceilings, flexible layout + basement storage
- Central Lincoln Heights location
- Near \$1B LA River restoration & Jail adaptive reuse
- Close to DTLA, Chinatown, Echo Park & Frogtown
- In Enterprise Zone & Opportunity Zone



Aerial View

2205 N Broadway,
Los Angeles, CA 90031

South Ave 22

N Broadway

N Broadway

South Ave 22

Photo Gallery



NEIGHBORING TENANTS



Beauty Box



Tierra Mia Coffee



Moo's Craft BBQ & Taproom



La Monarca Bakery



El 7 Mares Playita



The Airliner



Ziou ziou



Benny boy brewing

MARKET OVERVIEW

The property at 2205 N Broadway is strategically located in Lincoln Heights, one of Los Angeles' oldest and most historic neighborhoods, now undergoing a major cultural and economic resurgence. Known for its strong community roots, growing artist presence, and proximity to some of LA's most dynamic neighborhoods, Lincoln Heights offers both authenticity and growth potential. The property benefits from excellent visibility along Broadway, one of the community's busiest corridors, with direct access to Downtown LA, Chinatown, Echo Park, and Frogtown.

Lincoln Heights continues to attract a diverse tenant mix including bars, restaurants, creative studios, and neighborhood-serving retailers. The submarket has seen a recent influx of new businesses and adaptive reuse projects, further enhancing its appeal. Most notably, the historic Art Deco Lincoln Heights Jail is being transformed into a vibrant mixed-use development featuring commercial, residential, and community spaces. At the same time, the nearby \$1 billion LA River restoration project is expected to drive further growth, connectivity, and revitalization.

With robust public transit access, strong neighborhood demographics, and increasing demand from young professionals, artists, and families, Lincoln Heights offers a dynamic live-work-play environment. The combination of historic character, cultural authenticity, and new development momentum positions this neighborhood as a compelling retail and lifestyle hub.





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