

CBRE

ECHO EXCHANGE

1487 - 1489
W SUNSET BLVD

ECHO PARK, CA

SMALL RESTAURANT-READY SPACES AND MORE

FOR LEASE

PORTIA ST
SUNSET BLVD



JOIN:



MONKISH

Helen's



slurpin' ramen bar

STEREOSCOPE
COFFEE CO

Gyoza Bar

DUMBSTRUCK COFFEE

FOR LEASE

ECHO EXCHANGE

1 4 8 7 - 1 4 8 9
W SUNSET BLVD

ECHO PARK, CA

FOR RETAIL LEASE INQUIRIES

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10,715 SF
GLA



875 - 1,767 SF
AVAILABLE



IMMEDIATE
DELIVERY



22 SPACES
PARKING



RESTAURANT
READY SPACES



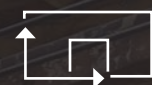
CUB TYPE 47
LIQUOR LICENSE

FOR LEASE

1487-1489 SUNSET BLVD LOS ANGELES CA 90026



SUNSET BLVD // ECHO PARK



±200' ON
SUNSET BLVD
FRONTAGE



(96) WALKER'S
PARADISE
WALKSCORE



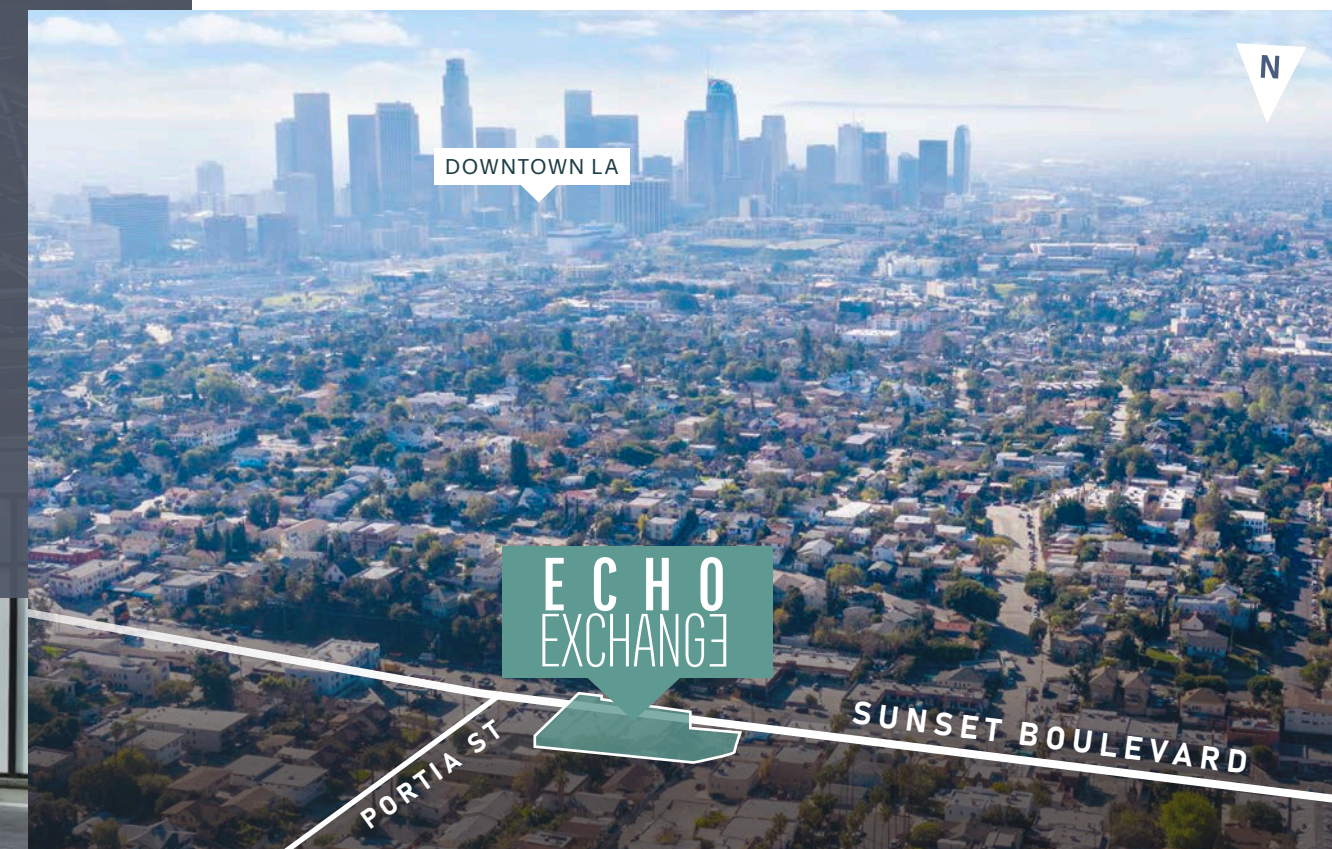
±32-34K CARS/DAY
ON SUNSET BLVD
TRAFFIC COUNTS

Echo Exchange is a newly remodeled project completed in 2022. The buildings feature a modern brick and double height storefront with an expansive glass-line and anodized aluminum.

The property's location on Sunset Boulevard consistently exhibits strong vehicle and foot traffic from residents, visitors, commuters, Dodgers fans, and nearby work force. In the established Echo Park - Silverlake market that has historically exhibited year-over-year value growth, this asset benefits from their strong immediate demographics, and proximity to several transformative development projects currently under entitlement.



PRIME RESTAURANT & RETAIL FOR LEASE ON SUNSET BLVD



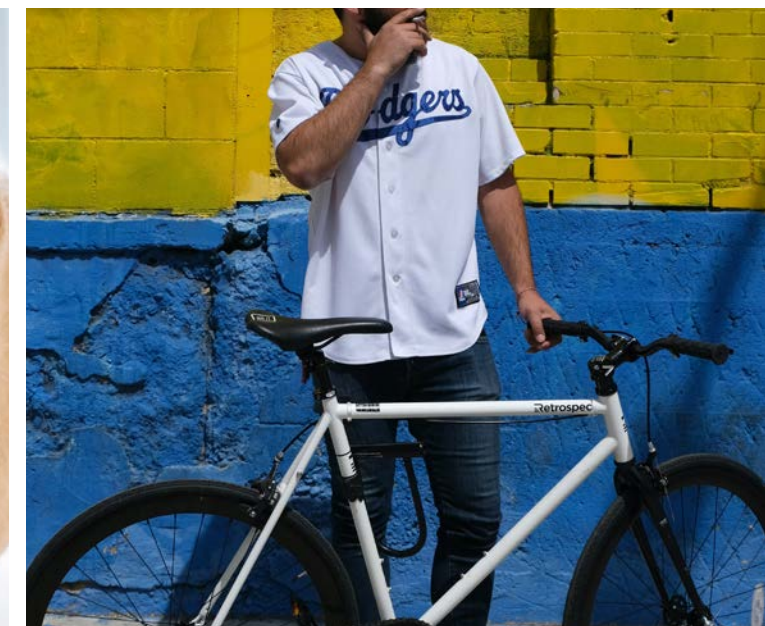
ECHO EXCHANGE

HIGHLIGHTS

- HISTORIC BUILDING RENOVATED AND FULLY MODERNIZED WITH UPGRADED BUILDING SYSTEMS
- EXPOSED BRICK AND UNIQUE WOODEN TRUSS WITH SKYLIGHTS
- HIGH CEILINGS (16"-26" IN UNITS C-K)
- ALL GLASS AND STEEL STOREFRONTS DELIVERED
- 22 SHARED PARKING SPACES + AMPLE STREET PARKING - CODE APPROVED FOR RETAIL, RESTAURANT & FITNESS USES

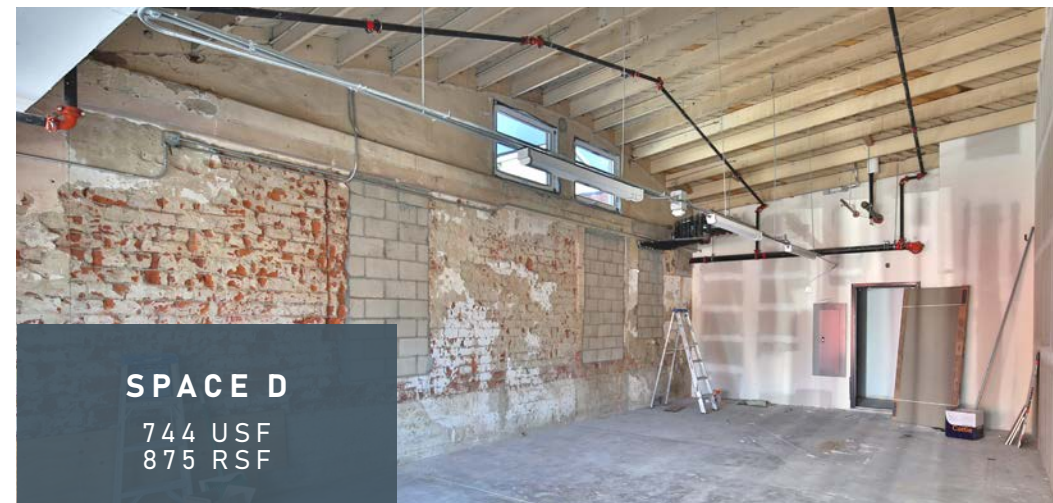


SUNSET BOULEVARD





SPACE C
758 USF
892 RSF



SPACE D
744 USF
875 RSF

- COMMUNAL GREASE INTERCEPTOR
- ELECTRICAL PANELS INSTALLED
- HVAC MOUNTED ON ROOF
- NEW GLASS AND ALUMINUM STOREFRONTS
- GAS, WATER, AND SEWER STUBBED TO SPACE
- MCUB FOR TYPE 47 LIQUOR LICENSE



LITTLEJOY



MONKISH BREWING



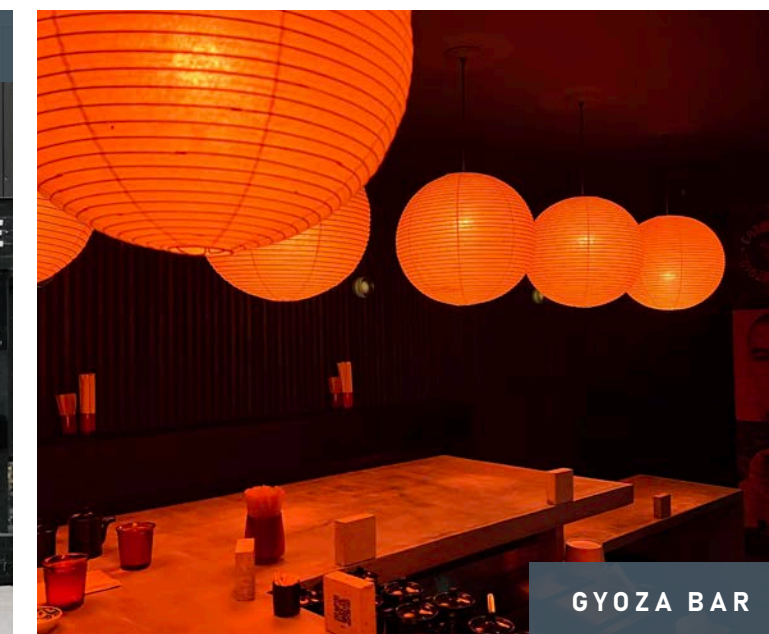
QUARTER SHEETS PIZZA



SLURPIN RAMEN BAR



STEREOSCOPE COFFEE



GYOZA BAR



AREA OVERVIEW //
PRIME LOS ANGELES ENCLAVE

Echo Park is the jumping off point for many of the most interesting and dynamic neighborhoods in Los Angeles. With proximity to 4 major freeways: the I-5, the CA-2, the CA-110, and the US-101, Echo Park is bordered by Silver Lake, Los Feliz, Chinatown, Downtown, Hollywood, and convenient to Glendale, Koreatown and more.

Apart from marquee national destinations like Dodgers Stadium and regional draws like Echo Park Lake and Elysian Park, Sunset Blvd. continues to be a bustling draw for many of the city's top chefs and innovative retailers.

Echo Park is approaching a juncture with many large-scale developments under entitlement which will propel the neighborhood into a true live-work-play destination.

DEMOGRAPHICS (1 MILE RADIUS)

 POPULATION	Est Population 43,702 1 MILE	Daytime Population 36,753 1 MILE	 INCOME	Average Income (HOUSEHOLD) \$80,734 1 MILE	
 GENERATIONS	Generations 33% Millennials '81 - '98	 BUSINESSES	Employees 6,937 1 MILE	 EMPLOYEES	Businesses 1,132 1 MILE



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