

# Sunset and Alvarado

1016 N Alvarado St, Los Angeles, CA 90026

Presented by  
Monarch Realty Holdings

**1016**  
**N ALVARADO STREET**  
LOS ANGELES, CALIFORNIA

**ECHO PARK**  
**RETAIL SPACE**  
**FOR LEASE**

**FITNESS BUILDING RECENTLY RENOVATED**



## Price: \$1.50 /SF/MO

Position your business at the crossroads of culture and commerce in Echo Park, one of L.A.'s most dynamic and desirable neighborhoods. Located at the high-profile location of Sunset Blvd and Alvarado St, this beautifully restored 1928 Spanish-style gem offers unbeatable visibility and walkability, just steps from popular restaurants, bars, retail, and Echo Park Lake.

1016 N Alvarado Street features approximately 7,500 SF of space on a 7,500 SF C2-zoned lot. The building has been fully renovated, preserving its historic charm while introducing modern systems and finishes.

### Highlights include:

- Exposed wood bow truss ceilings and skylights
- Open floor plan with folding front doors and street-facing windows
- New HVAC, plumbing, and fire corridor
- Brand new restrooms with showers (men's and women's)
- Ample street parking + option for reserved covered parking nearby (negotiable)
- Negotiable terms with a local landlord. We want our tenants to succeed and stay long-term!

A rare opportunity to lease a character-rich space in the heart of the Eastside's most energetic retail and lifestyle hub.

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Exterior

## Listing space

### 1st Floor

Space Available	7,500 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	7,500 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 2 Years

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## Property Photos



Lobby Area 2



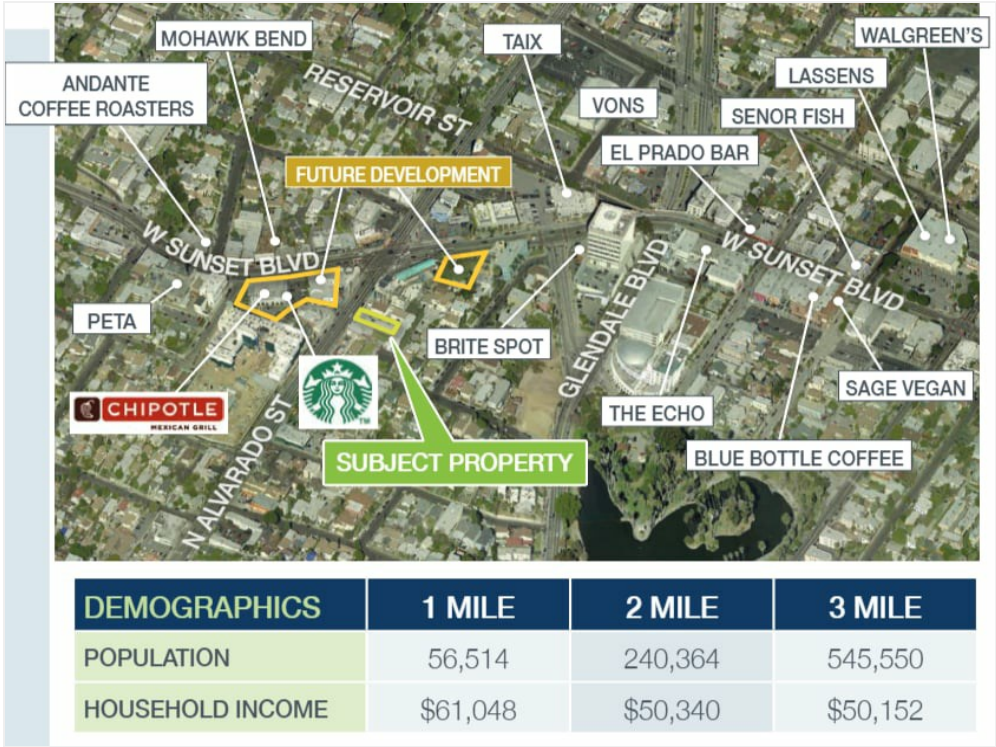
Lobby Area 1



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## Property Photos



Demographics and Location



Bathroom

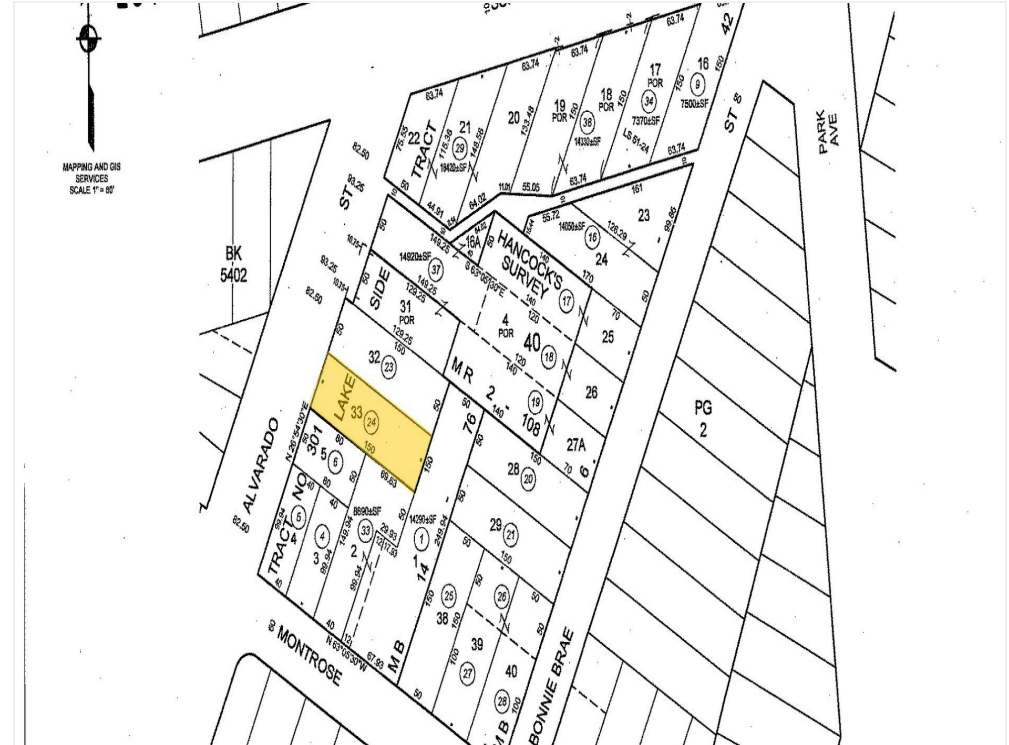
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## Property Photos



Shower

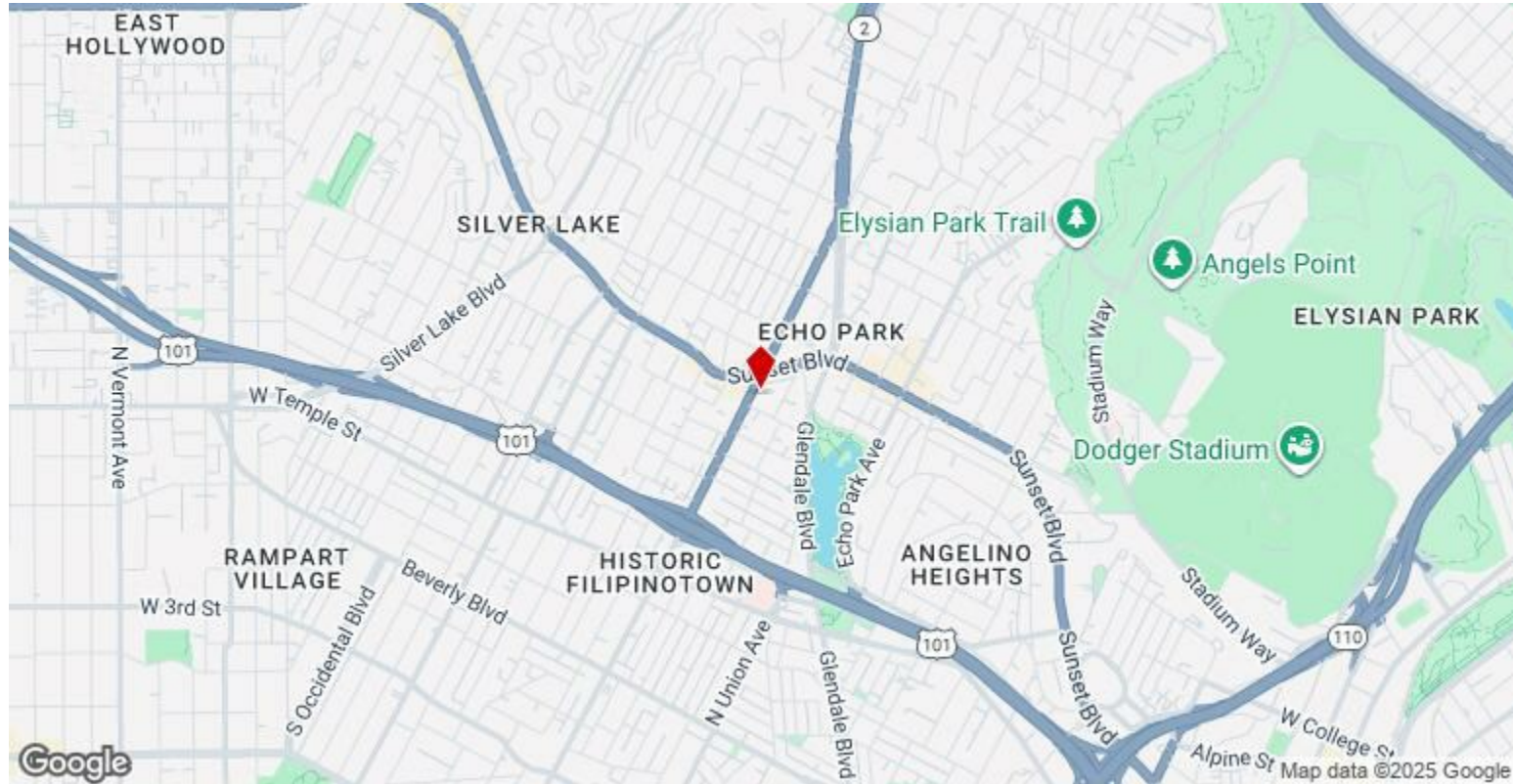


Plat Map

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## Location





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Prime Echo Park location with Sunset Blvd exposure  
7,500 SF Spanish-style building, fully renovated  
Space divisible for retail or creative use  
Street parking + reserved spaces available nearby  
Walk to Echo Park Lake, Silver Lake, top dining

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