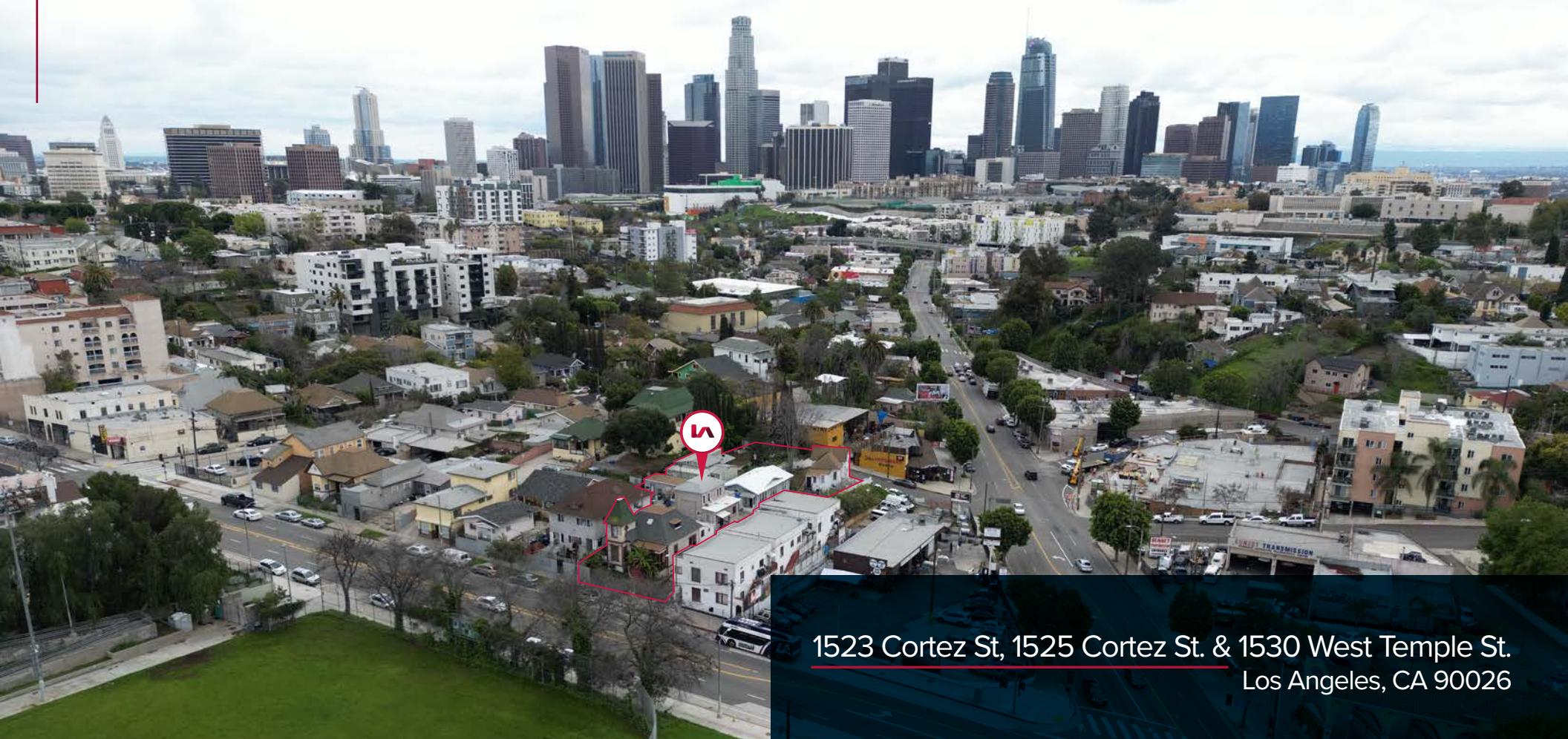


# Three (3) Parcels Fully Leased Residential Investment in Echo Park

Adjacent to Echo Park Lake, DTLA and Dodger Stadium • Sold as a Package or Separately



**1523 Cortez St, 1525 Cortez St. & 1530 West Temple St.  
Los Angeles, CA 90026**

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## Disclaimer

Buyer should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.



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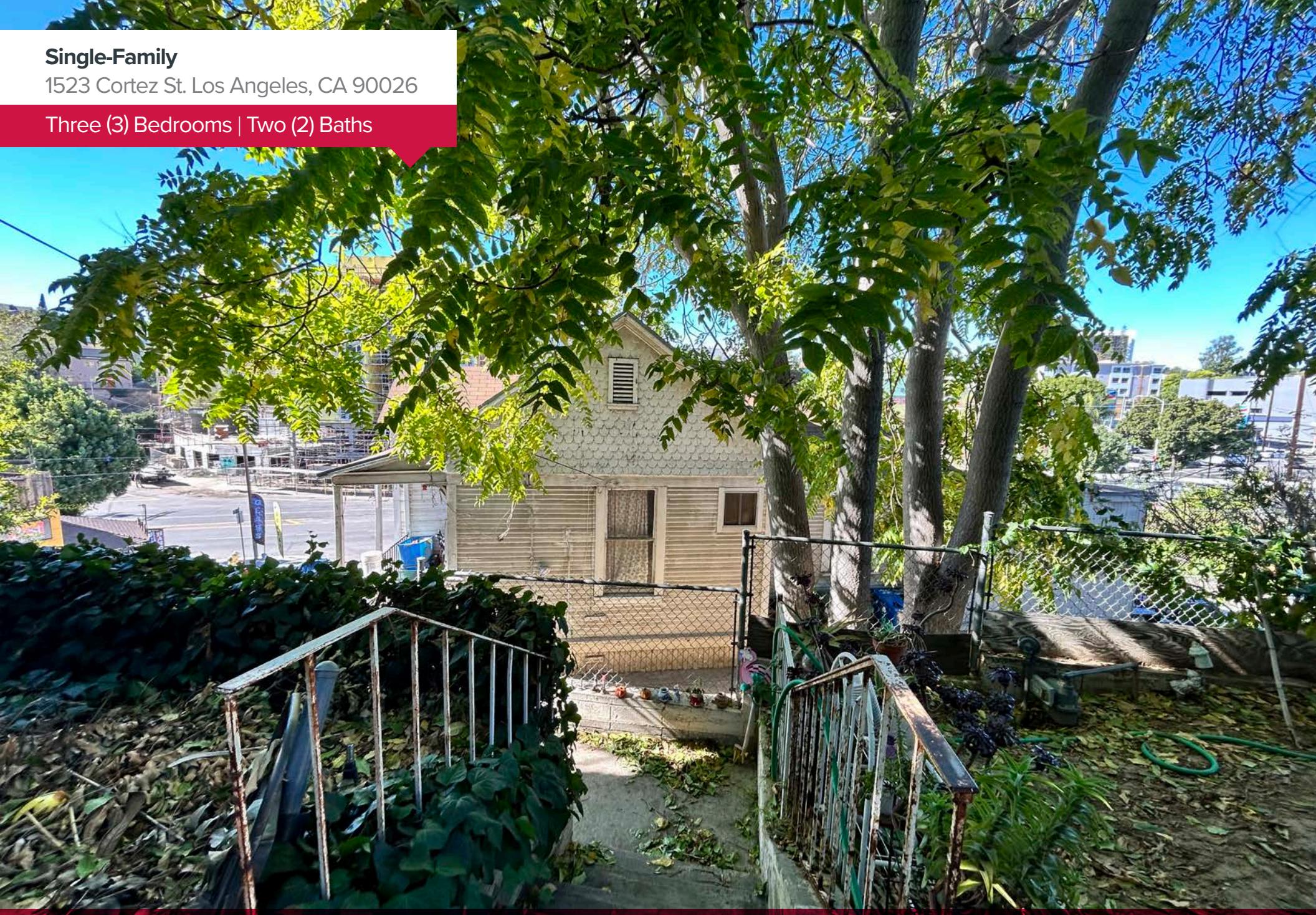
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**Single-Family**

1523 Cortez St. Los Angeles, CA 90026

Three (3) Bedrooms | Two (2) Baths



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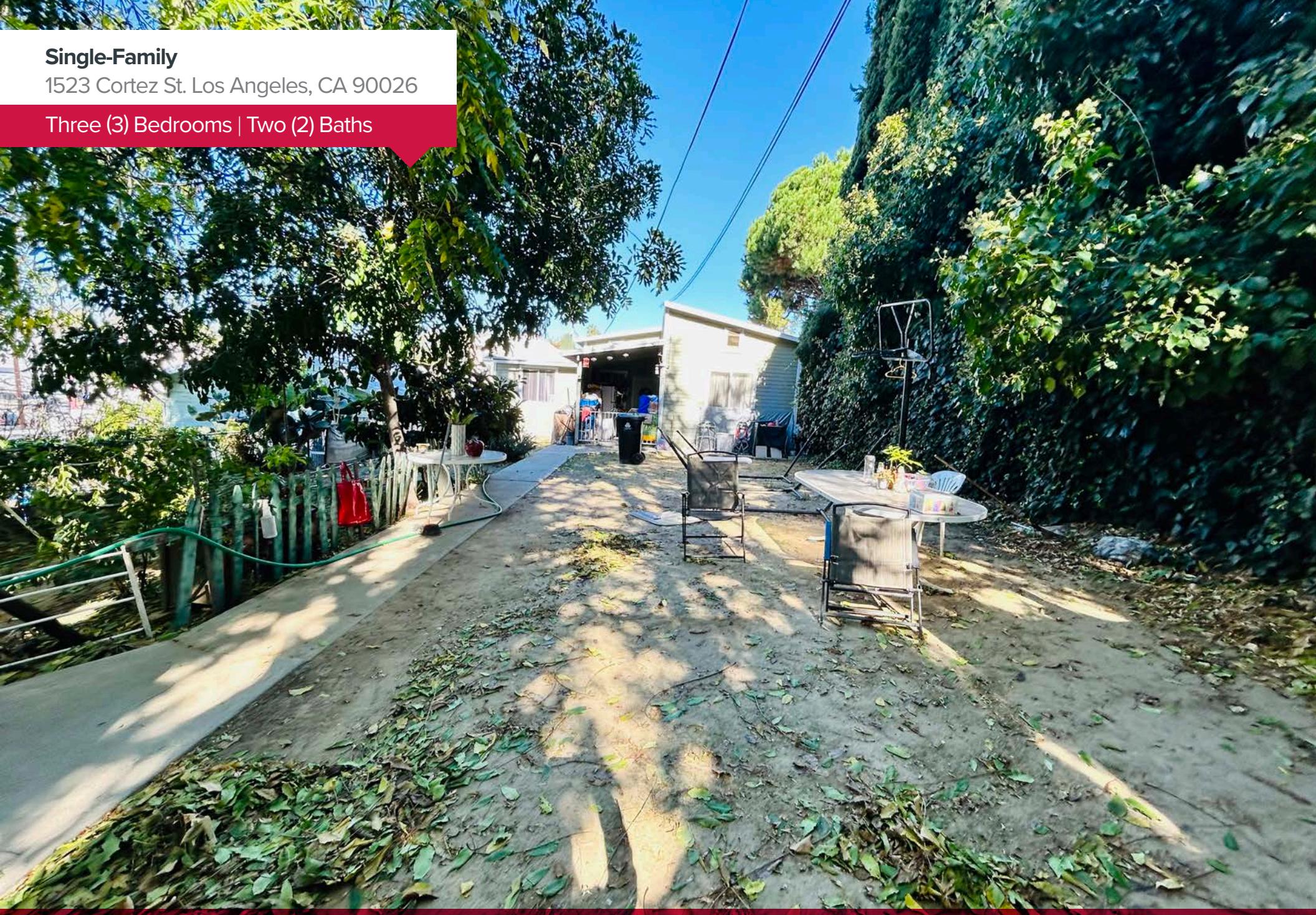
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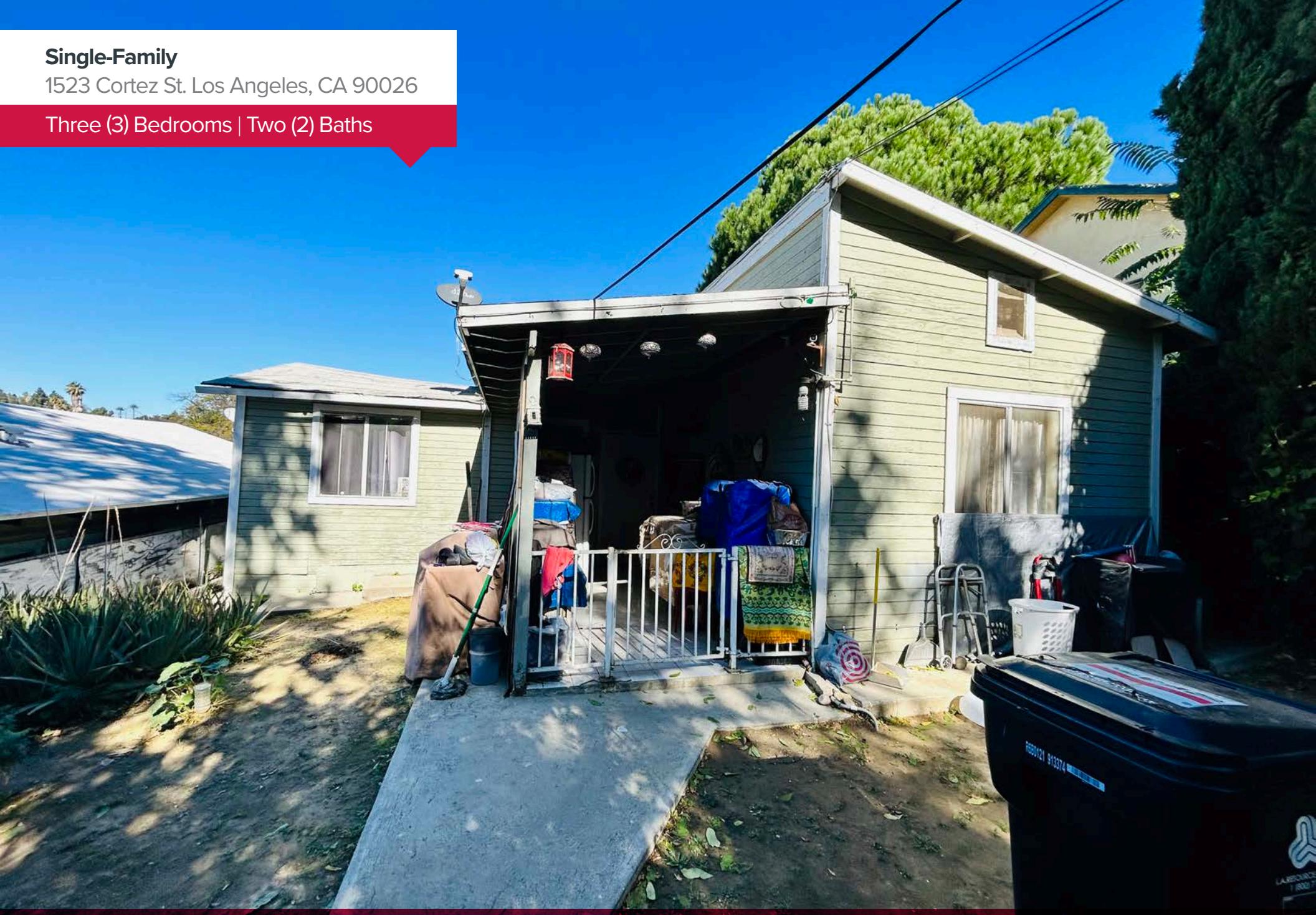
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**Single-Family**

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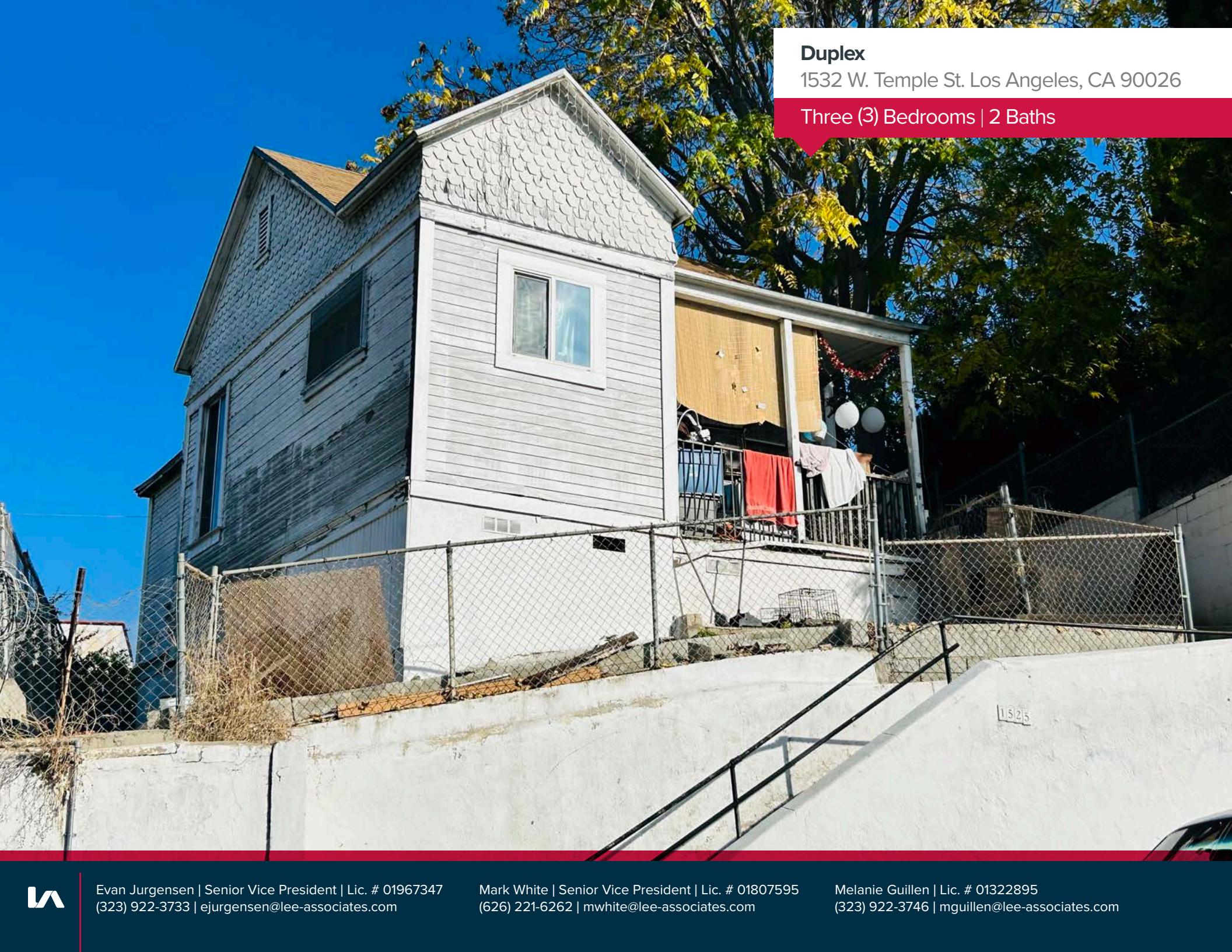
Three (3) Bedrooms | Two (2) Baths



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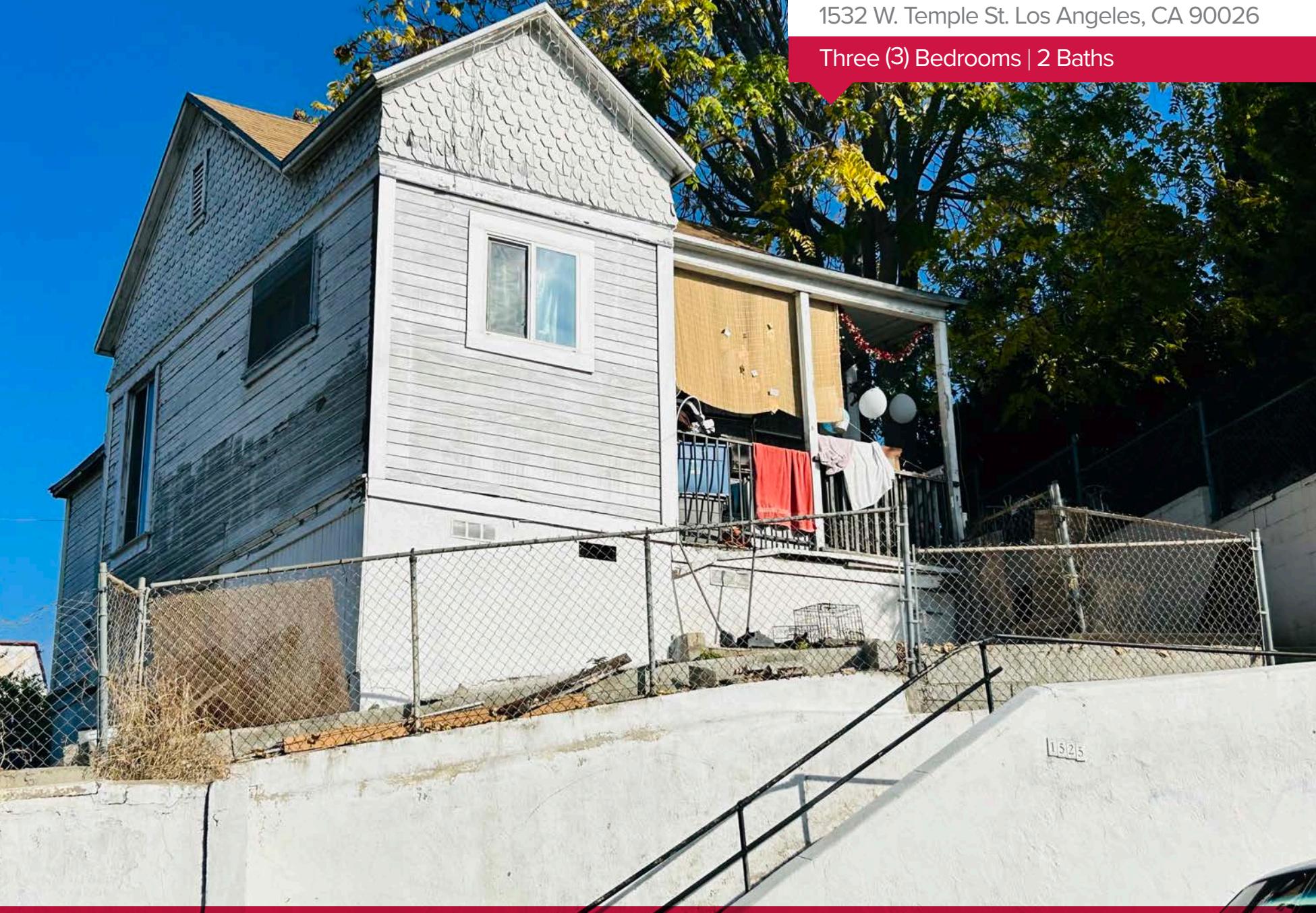
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Duplex

1532 W. Temple St. Los Angeles, CA 90026

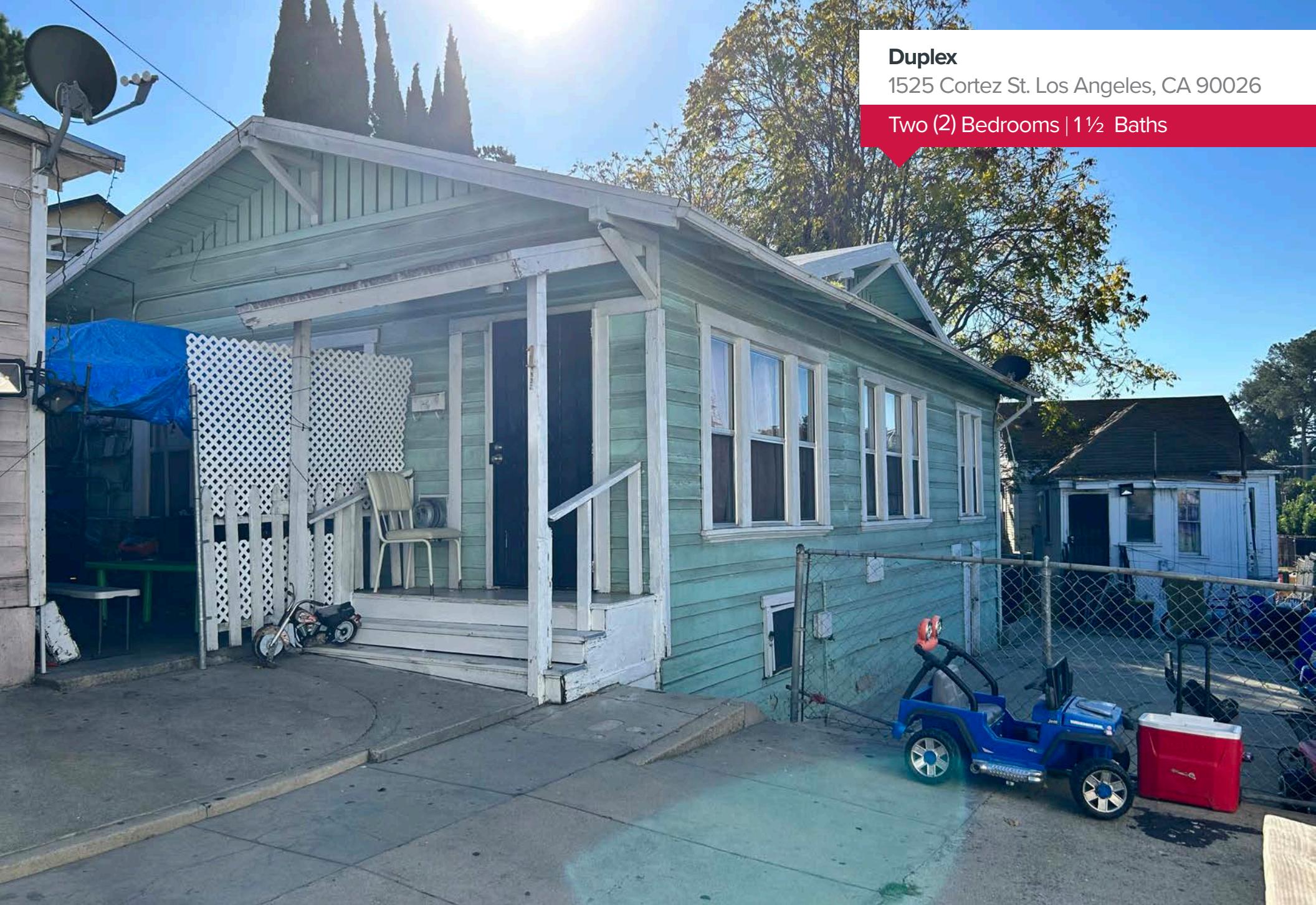
Three (3) Bedrooms | 2 Baths



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**Duplex**

1525 Cortez St. Los Angeles, CA 90026

Two (2) Bedrooms | 1 1/2 Baths



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**Duplex**

1532 1/2 W. Temple St. Los Angeles, CA 90026

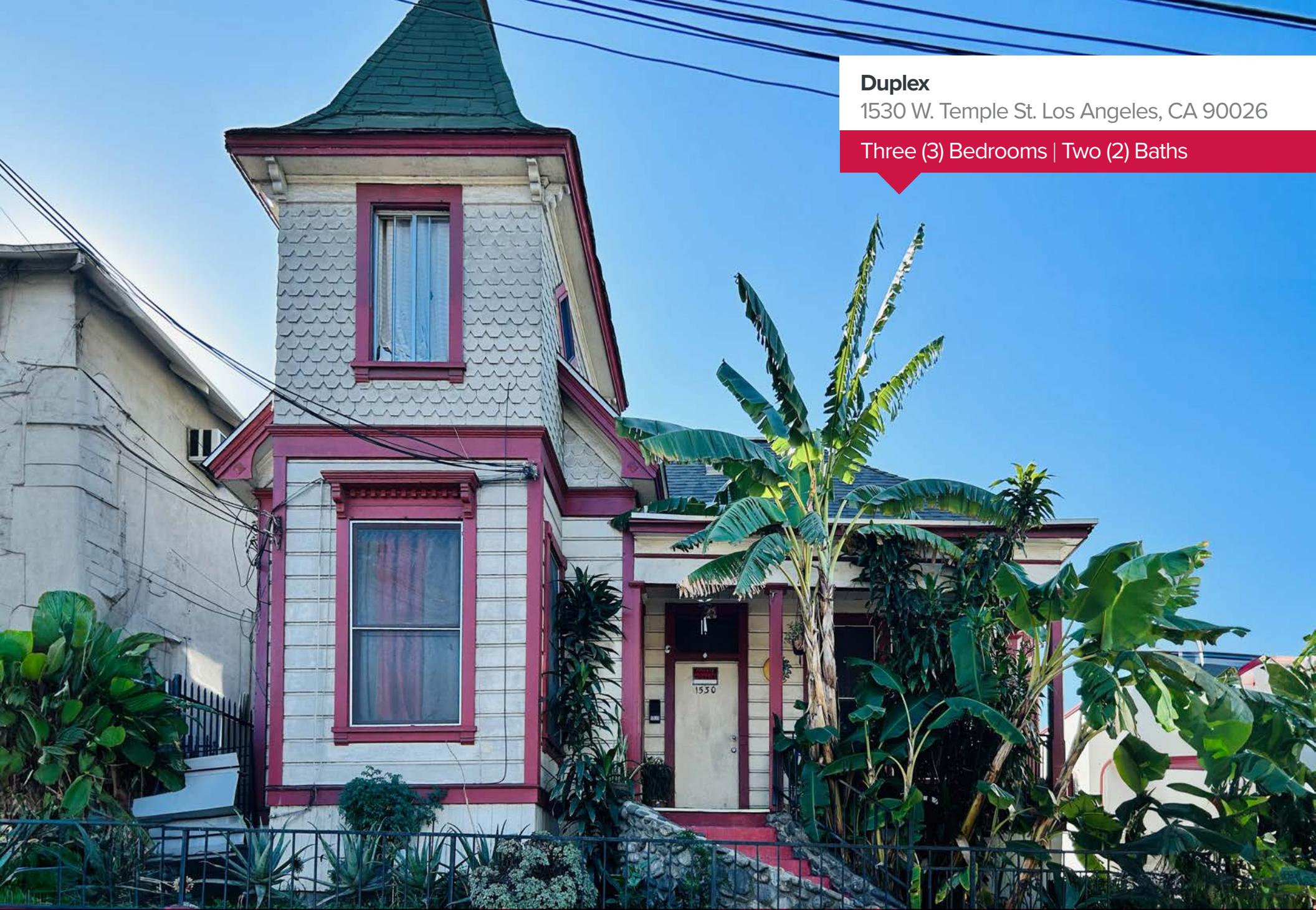
Three (3) Bedrooms | 1 1/2 Baths



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**Duplex**

1530 W. Temple St. Los Angeles, CA 90026

Three (3) Bedrooms | Two (2) Baths



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**Duplex**

1530 W. Temple St. Los Angeles, CA 90026

Three (3) Bedrooms | Two (2) Baths

# Property Rent Roll

1523 Cortez St, 1525 Cortez St. & 1530 West Temple St.  
Los Angeles, CA 90026

Address	Single Family/ Duplex	# of Bedrooms	# of Baths	Rent	
	1523 Cortez St. Los Angeles, CA	Single Family	Three (3)	Two (2)	\$1,382.16
	1525 Cortez St. Los Angeles, CA	Duplex (1)	Two (2)	1 ½	\$1,430
	1532 W. Temple St. Los Angeles, CA	Duplex (2)	Three (2)	Two (2)	\$1,622.40
	1530 W. Temple St. Los Angeles, CA	Duplex (1)	Three (3)	Two (2)	\$2,207.92
	1532 ½ W. Temple St. Los Angeles, CA	Duplex (2)	Three (3)	1 ½	\$1,174.60

**Total Monthly Rent:** **\$7,817.08**

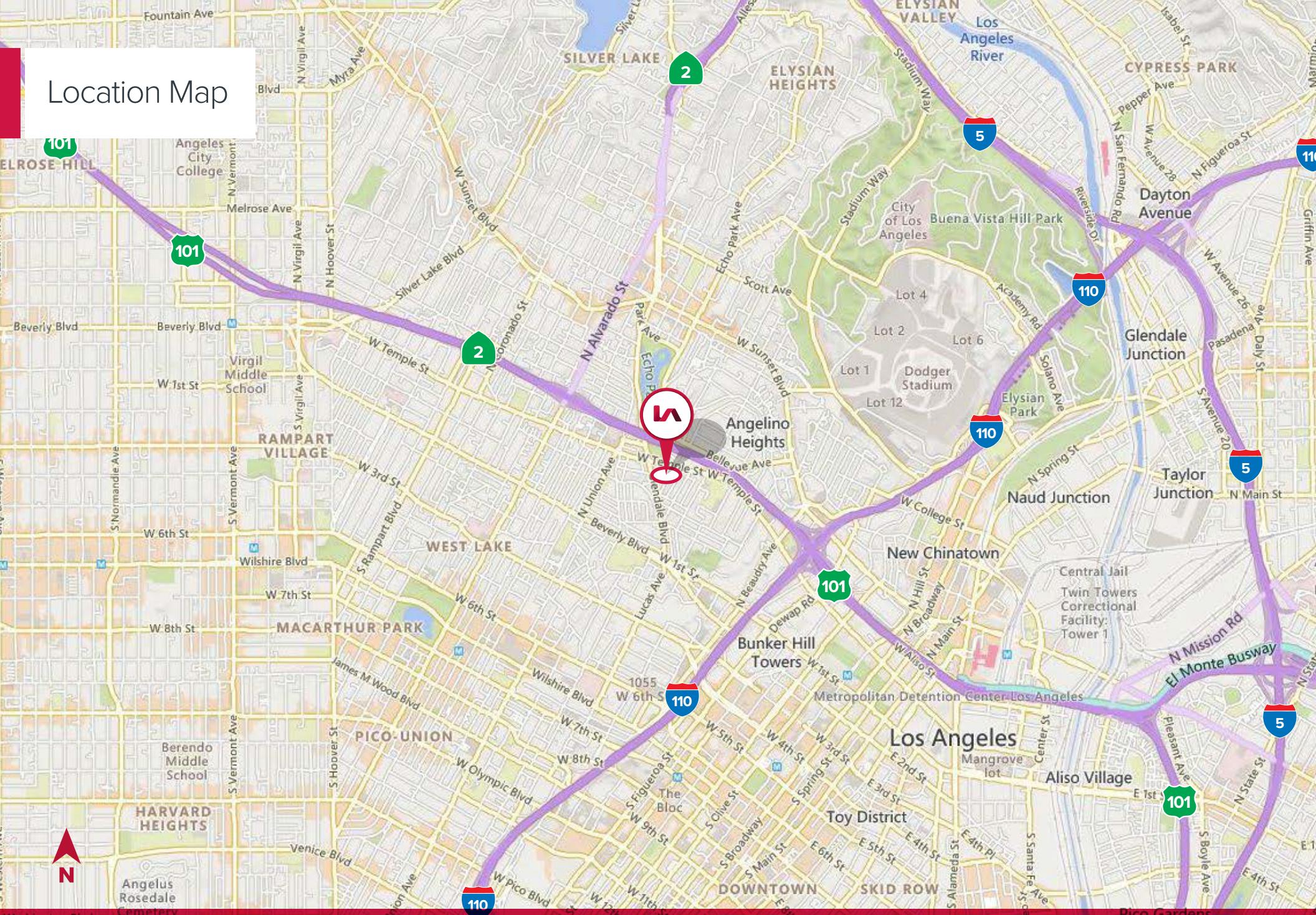


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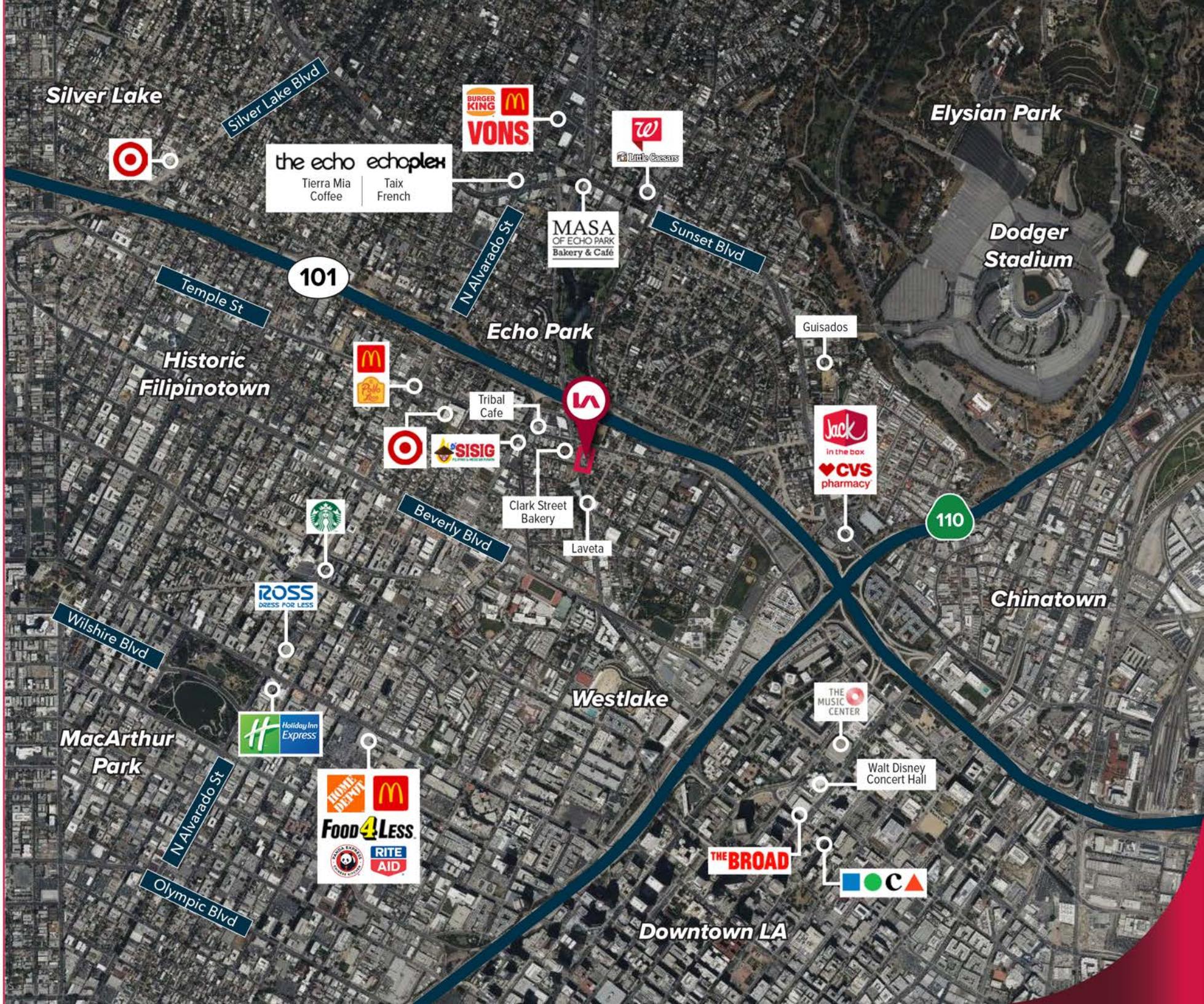
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# Location Map



## AMENITIES MAP





## Population 2023

1 Mile	3 Miles	5 Miles
85,427	547,185	1,208,443

## Population 2028

1 Mile	3 Miles	5 Miles
84,688	544,169	1,190,641



## Households 2023

1 Mile	3 Miles	5 Miles
29,031	202,559	413,183

## Households 2028

1 Mile	3 Miles	5 Miles
28,700	201,794	407,572



## Ave. Household Income 2023

1 Mile	3 Miles	5 Miles
\$72,692	\$77,973	\$81,167

## Median Household Income 2028

1 Mile	3 Miles	5 Miles
\$51,611	\$51,987	\$55,237





# ECHO PARK

**Echo Park** is a trendy, culturally diverse neighborhood located to the northwest of Downtown Los Angeles. Spanning 2.5 square miles, this walk-friendly community is bordered by SilverLake, Westlake, Chinatown, Downtown Los Angeles and Historic Filipintown. Its popularity has echoed among artists, musicians, and creative professionals, drawing them to establish residency in the area. Along Sunset Blvd, there are numerous local restaurants and coffee shops that have become popular destinations in Echo Park. These include Tierra Mia Coffee, Guisado, Masa of Echo Park and Taix, LA's oldest French restaurant.

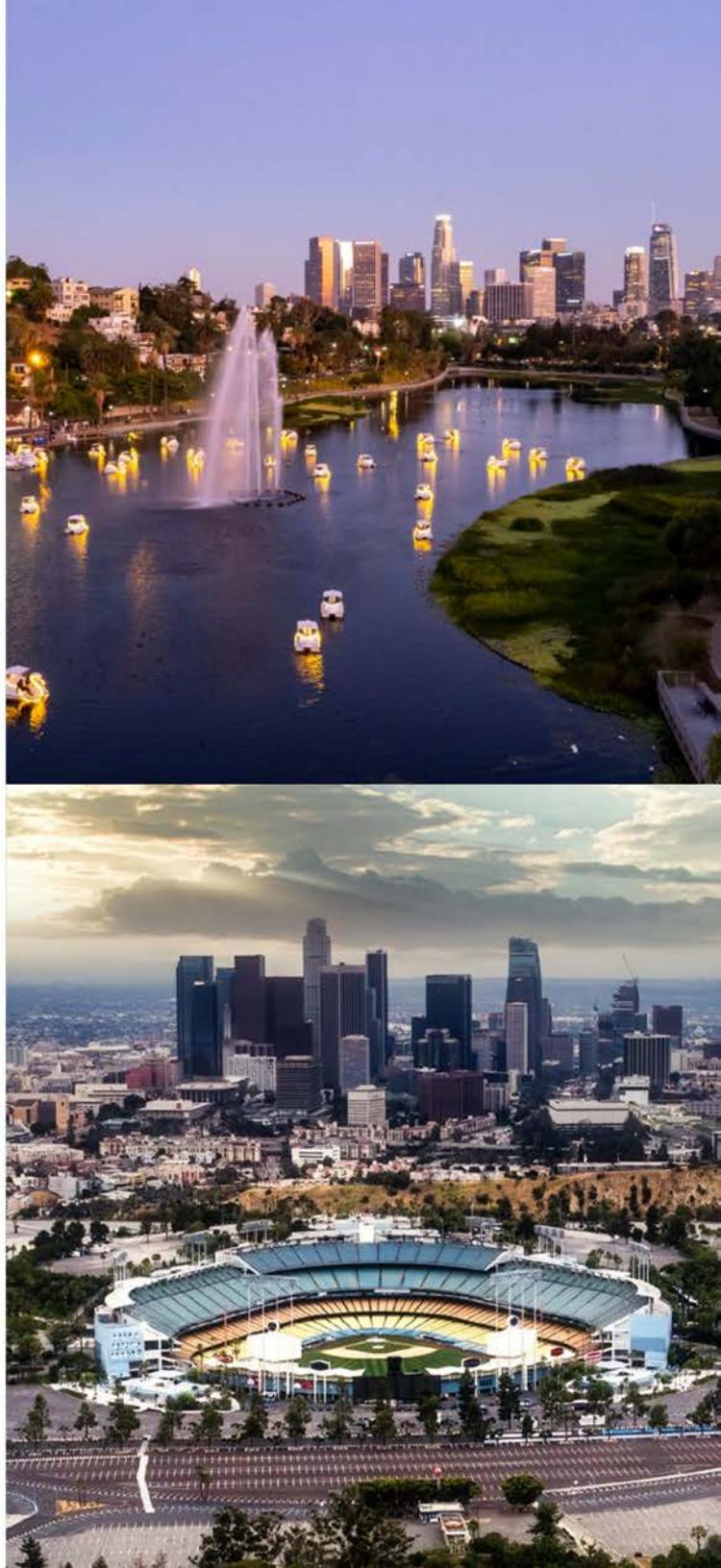
Echo Park is a densely populated neighborhood in the city of Los Angeles, with an estimated population of more than 50,000 people. The majority of Echo Park Residents, around 75%, are renters rather than homeowners. As the area becomes increasingly crowded, developers are submitting proposals to address the housing needs of Echo Park residents. Nearly 2,500 multi-family units are projected to be added to the housing inventory by the end of 2025. According to Zillow, the median rent for a one-bedroom, two-bedroom, and three-bedroom apartment in Echo Park for the first quarter of 2023 is \$2,700, \$3,750 and \$4,950, respectively.

**25%**  
**OWNER  
OCCUPIED**

**75%**  
**RENTER  
OCCUPIED**

## ECHO PARK LAKE

Echo Park Lake is a picturesque body of water spanning approximately 13 acres and surrounded by a 16-acre park, featuring walking paths, picnic areas and recreational facilities. Visitors and locals alike enjoy riding Echo Park Swan Pedal Boats during the day and the new Swan Boat Night Rides have become a popular attraction after sunset. Every July, Echo Park Lake celebrates the Lotus Festival as lotus flowers fill the water with stunning blossoms, The festival features dance, music and illuminated water lanterns.



## DODGER STADIUM

Home to the Los Angeles Dodgers baseball team, Dodger Stadium is an iconic stadium and a source of pride for Angelenos baseball fans. The stadium was opened in 1962 and is the third oldest baseball park in the United States. With a seating capacity of over 56,000, it is also the largest baseball stadium in the world. In addition to baseball games, Dodger Stadium has hosted a wide range of other sporting events over the years, including soccer, hockey, boxing, cricket and the 1984 Baseball Summer Olympics. The opening ceremony of the 1991 US Olympics Festival was also held at the stadium, and it is slated to host baseball and softball for the 2028 Summer Olympics. Many famous musicians have also performed at Dodger Stadium, including The Beatles, The Rolling Stones, Elton John, Michael Jackson and Lady Gaga, a perfect location for concerts and other live events.

## ECHO + ECHOPLEX

The Echo + Echoplex has been voted one of the top five music venues in Los Angeles by Filter Magazine and is a popular destination for both local and international talents. The venue has earned a reputation as one of the hottest nightclubs in the city, attracting major music acts across a range of genres. The Echo is known for showcasing indie rock, punk and experimental music, while The Echoplex, located downstairs from The Echo, hosts electronic, dance and hip-hop music shows. Together, these two venues offer a diverse array of music experiences for music lovers of all tastes.



TEAMCLINE

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