



PEGASUS

# ECHO PARK VILLAGE

*PRIME RETAIL/RESTAURANT SPACES AT LIFESTYLE CENTER AVAILABLE*



343 N GLENDALE BLVD, LOS ANGELES, CA



## Availability at Industrial-Chic Lifestyle Center

### *PRIME RETAIL/RESTAURANT SPACES AVAILABLE*

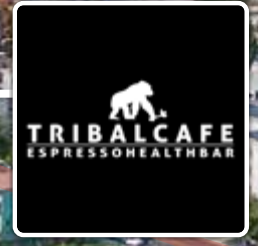
Pegasus is pleased to present the opportunity to lease retail/restaurant spaces at Echo Park Village, a unique retail center just minutes away from downtown Los Angeles. Echo Park's proximity to downtown Los Angeles provides businesses with easy access to the city's bustling center while maintaining a unique neighborhood charm, straddling the border between two of LA's liveliest areas - Echo Park and Historic Filipinotown. The property has unparalleled accessibility, being only blocks away from the 101 and 110 freeways.

Echo Park Village offers distinctive design elements with original concrete floors, exposed brick walls, and abundant natural light. The property lineup features an eclectic mix of tenants, including Gra Pizzeria, Clark Street Bread, One Down Dog Yoga Studio, and the Strength Shoppe, and with new leases recently signed with Butchr Bar and A Good Used Book, making it the ultimate lifestyle retail destination.

Lastly, the property benefits from a city approved Master CUP that covers the entire property. Landlord has the ability to swap license types to different spaces as needed. Restauranters and bar operators will still need to apply for an ABC license.

# SILVER LAKE

the echo honey hi MOHAWK COLLECTIVE  
STICKY RICE TRIPLE BEAM PIZZA LASSENS NATURAL FOODS & VITAMINS QUARTER SHEETS STEREOSCOPE COFFEE CO



Echo Park Lake

Sunset Blvd



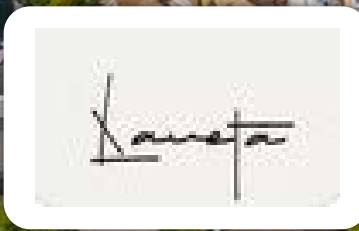
293,900 VPD

Multifamily Residential Development  
90 UNITS

W Temple St - 25,300 VPD

# ECHO PARK VILLAGE

Glendale Blvd - 28,200 VPD





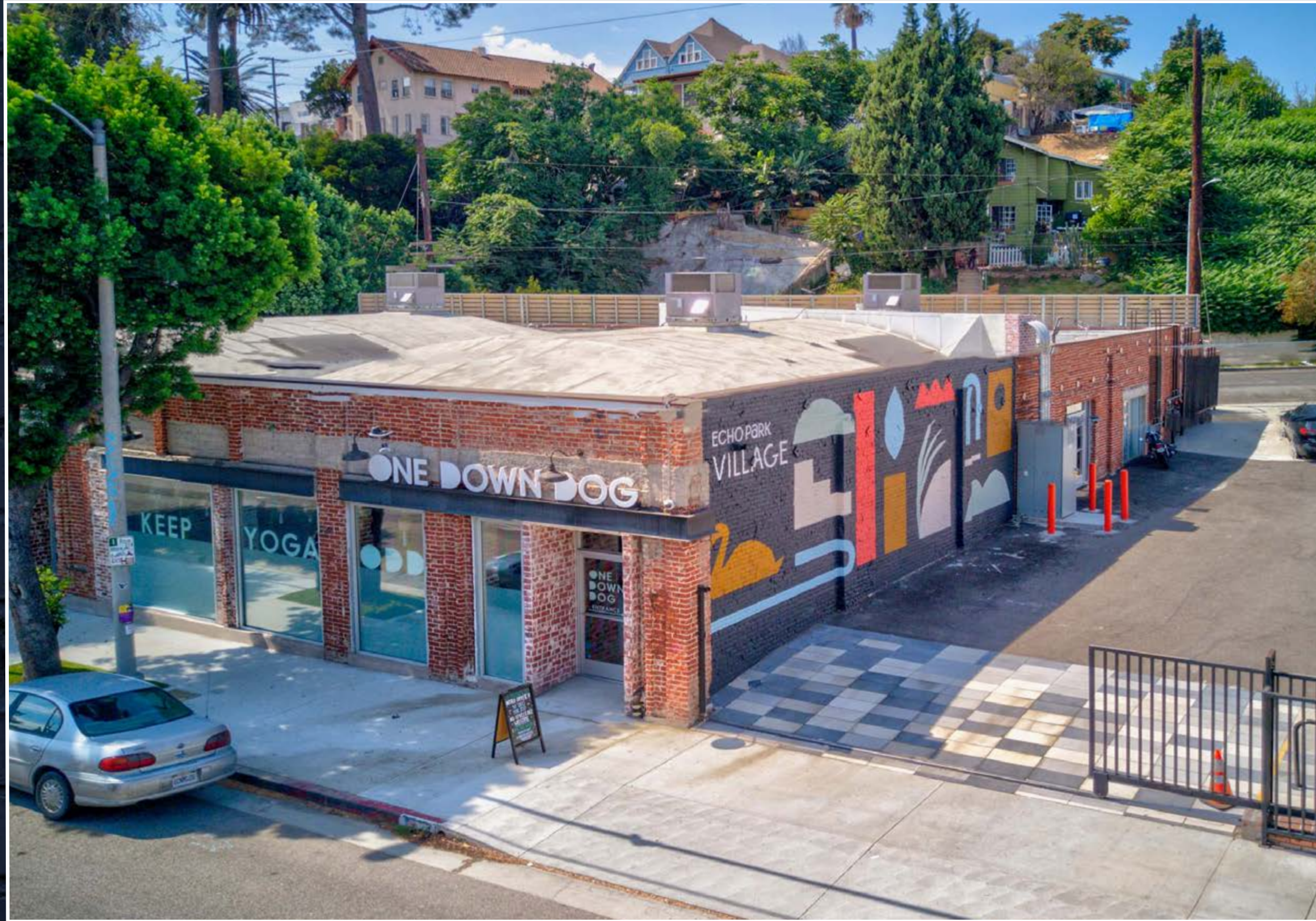
Minutes away from famed  
Sunset Boulevard as well  
as Downtown LA, with  
convenient access to 101  
and 110 freeways



City approved Master CUP for  
ABC licenses



Synergistic Tenant Mix



Shopping

Dining

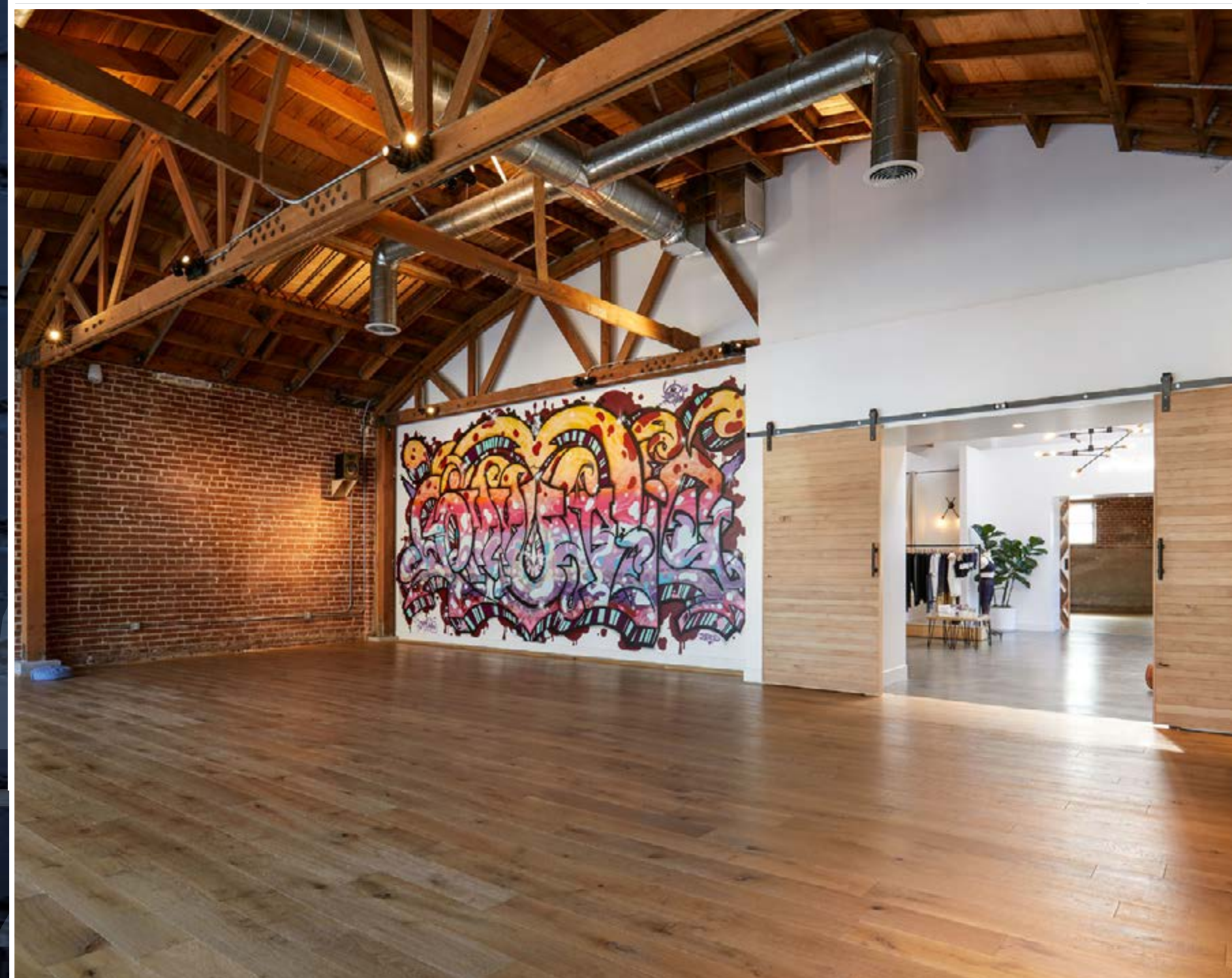
Wellness

Lifestyle

# Gra Pizzeria



# One Down Dog





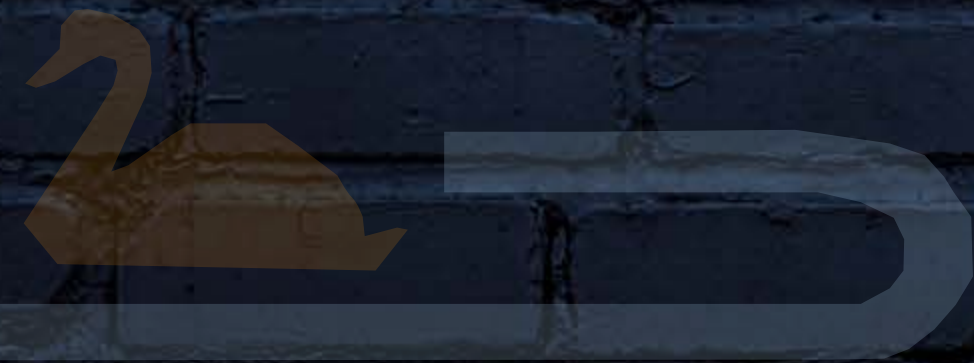
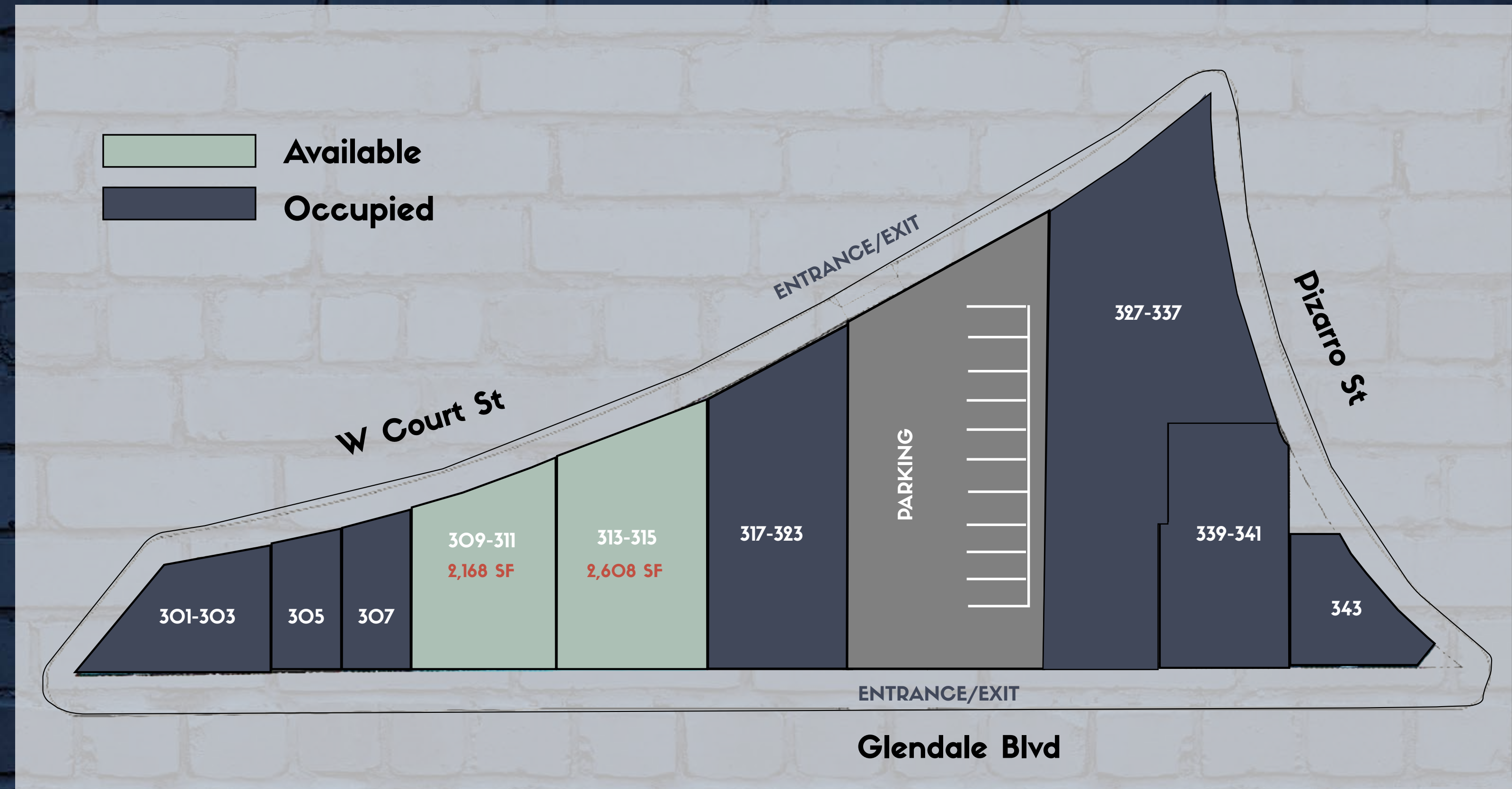
# Clark Street Bread





# Site Plan

Suite	Tenant	SF
301-303	<a href="#">Butchr Bar</a>	1,607
305	<a href="#">The Strength Shoppe</a>	834
307	<a href="#">A Good Used Book</a>	948
309-311	AVAILABLE	2,168
313-315	AVAILABLE	2,608
317-323	<a href="#">One Down Dog</a>	3,538
327-337	<a href="#">Clark Street Bread</a>	6,448
339-341	<a href="#">Gra Pizzeria</a>	2,509
343	Cafe (Coming Soon)	1,145





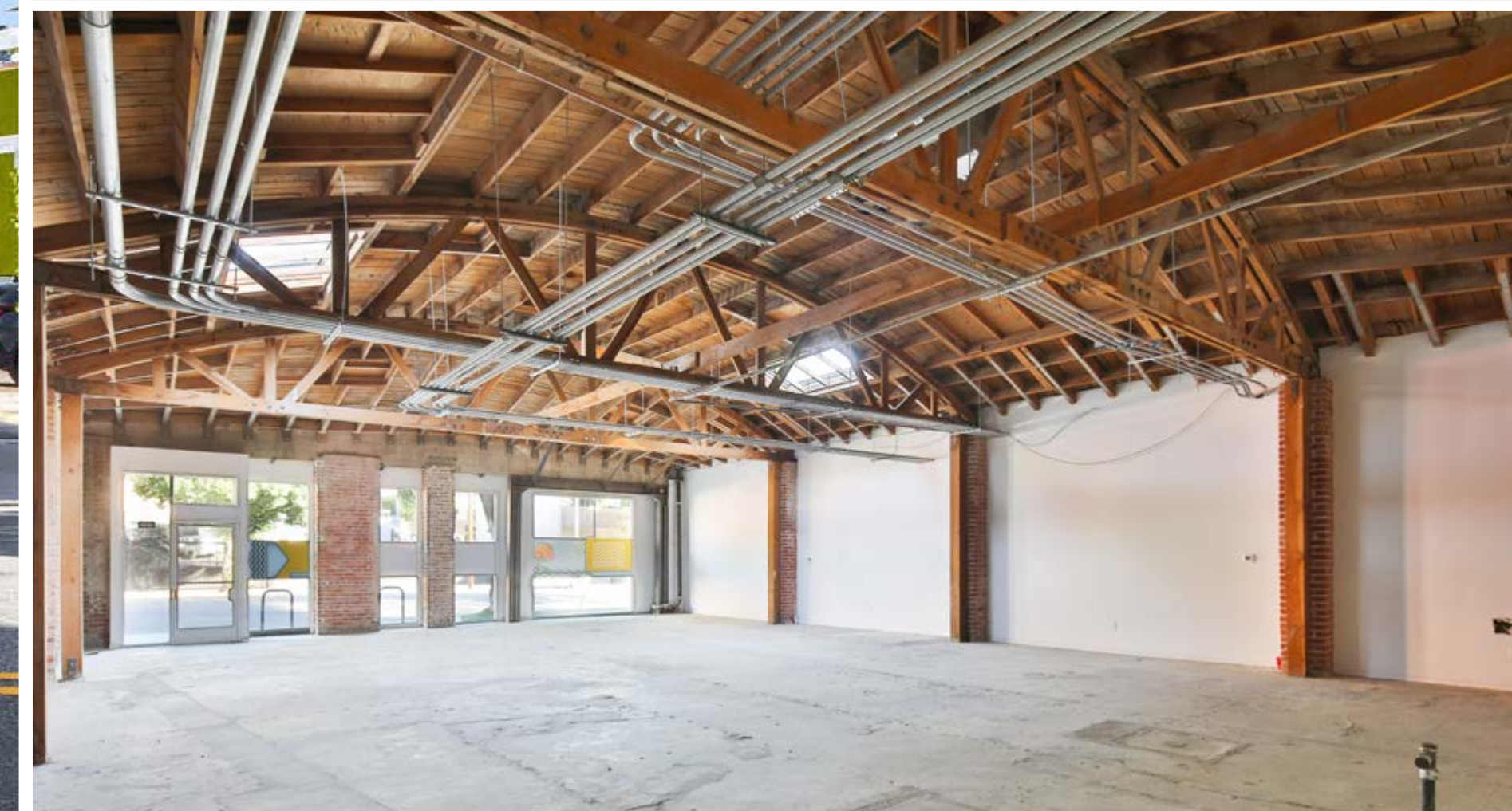
**AVAILABLE**  
2,168 SF



**309-311 Glendale Blvd**



**AVAILABLE**  
2,608 SF



**313-315 Glendale Blvd**

# Echo Park, Los Angeles

Echo Park is a vibrant neighborhood situated in central Los Angeles, just northwest of downtown LA. It is situated within close proximity to other neighborhoods such as Silver Lake, Elysian Park, and China-town. The culturally diverse neighborhood has become known for its trendy local businesses, as well as its popularity with artists, musicians and creatives. The neighborhood boasts a diverse and dynamic dining scene, with a wide range of restaurants, cafes, and bars along Sunset Boulevard and other main streets. Lastly, the subject benefits from its convenient access to the 101 and 110 freeways.

## Demographics

	1-Mile	3-Mile	5-Mile
Population	87,916	552,051	1,212,224
Average Household Income	\$70,573	\$75,726	\$79,345
Households	30,089	203,629	412,757

## Historic Filipinotown

Historic Filipinotown, located in central Los Angeles, is a neighborhood with a significant Filipino cultural presence. It emerged as a hub for Filipino immigrants and their descendants, celebrating their heritage through various cultural events, art, and cuisine. The neighborhood is known for its historical significance, community spirit, and contributions to the cultural diversity of Los Angeles.

## Leasing Team

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