

1485 SUNSET BLVD ECHO PARK

RENOVATED SINGLE TENANT RETAIL
FOR SALE



INVESTMENT ADVISORS

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CBRE



2,573 SF
SQUARE FEET
(* BUYER TO VERIFY)

2,882 SF
LOT SIZE

AVAILABLE
DELIVERED
FULLY VACANT

1928 | 2021
BUILT | REMODELED

5406-001-053
PARCEL

C2-1VL
ZONING

\$2,195,000
ASKING PRICE

**Echo
Park**

**1485
SUNSET BLVD
ECHO PARK**

CBRE is pleased to present for sale 1485 Sunset Boulevard, a fee simple single tenant retail asset in the heart of Echo Park. This irreplaceable asset sits in one of the most sought after and developing neighborhoods in the core Los Angeles trade area.

The building features a modern double height storefront with an expansive glass-line and anodized aluminum.

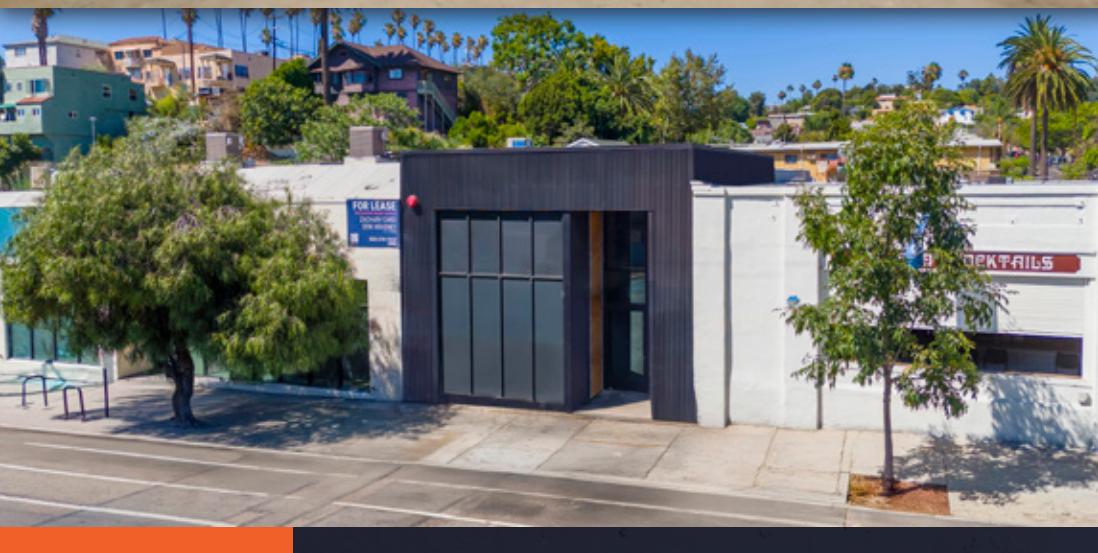
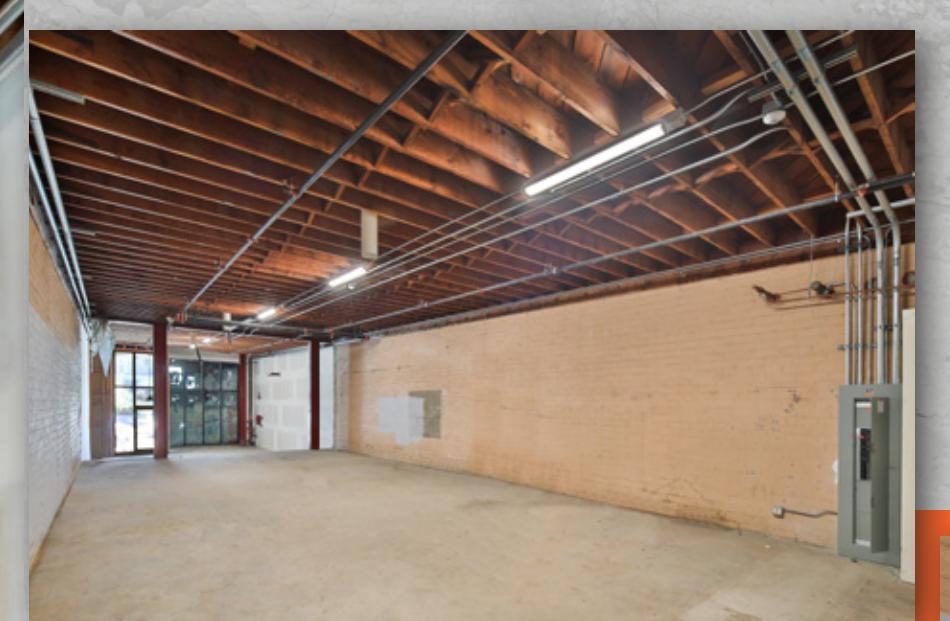
The property's location on Sunset Boulevard consistently exhibits strong vehicle and foot traffic from residents, visitors, commuters, Dodgers fans, and nearby work force.

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.

Executive Summary



NEWLY RENOVATED
FLAGSHIP RETAIL
IN THE HEART OF ECHO PARK



An extensive remodel and partial re-build was completed recently, with significant capital improvements.

Brand new double-height storefront with massive glass-line.

New electrical service (400amp. Sub-panel service, 3 phase, 208/120volt).

New HVAC unit at one (1) ton/300 sf. of Tenant space.

Investment Highlights

PRIME SUNSET BOULEVARD LOCATION

- Premier Echo Park location; close proximity to downtown LA, Hollywood, Koreatown, Northeast LA.
- High identity location off Sunset & Portia
- Direct frontage/access on Los Angeles' famed Sunset Boulevard
- Surrounded by popular shops and restaurants
- Over 32,500 cars per day and a 94 walk score

NEWLY RENOVATED RETAIL

- Newly re-developed with modern architectural features
- Double height storefront with expansive glass views
- Distinguished anodized aluminum facade separating itself from the its inline neighbors
- Remodel completed recently



72' ON
SUNSET

FRONTAGE



(96)
WALKER'S
PARADISE
WALKSCORE



32-34K
CARS PER DAY
SUNSET BOULEVARD
& LEVETA/MCDUFF
TRAFFIC COUNTS



1.6 MI
CHINATOWN
STATION
METRO GOLD LINE

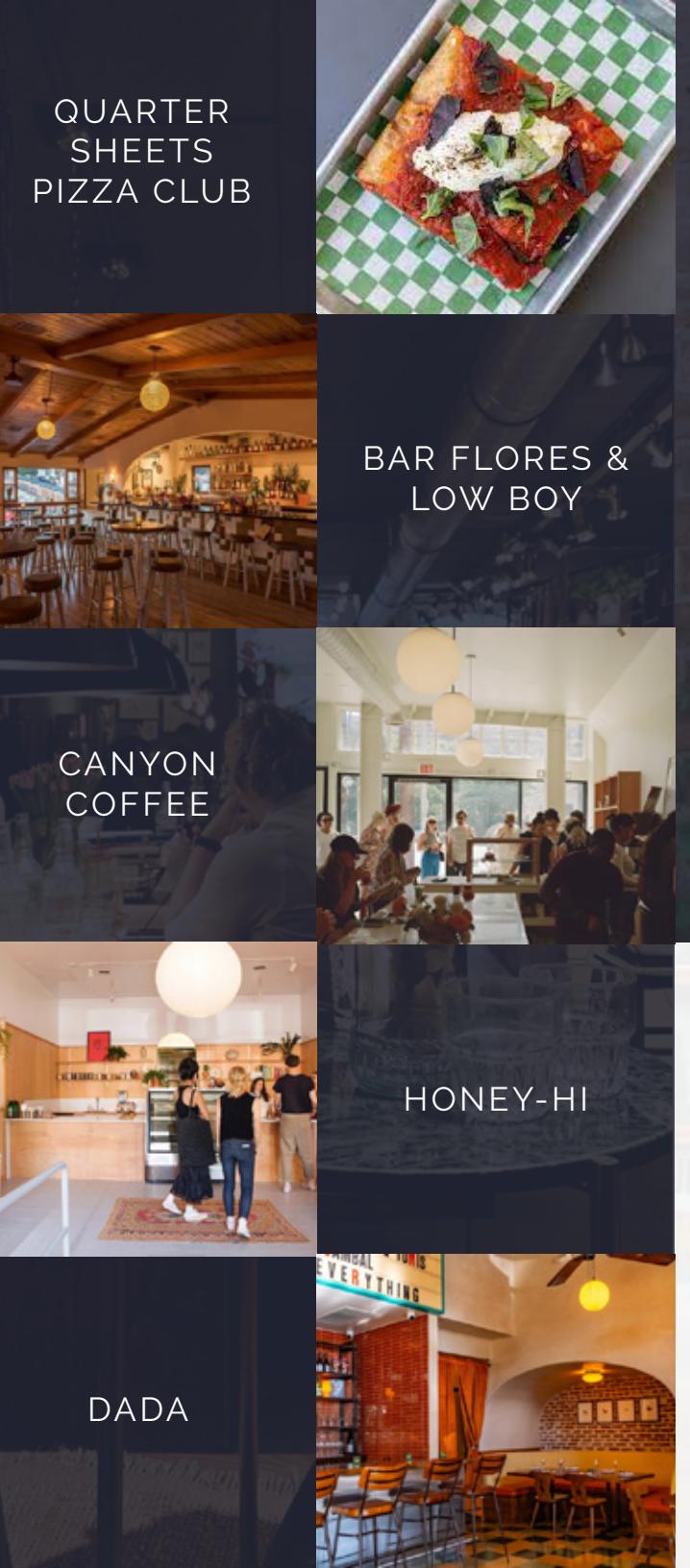
PRIDE OF OWNERSHIP IN PRIME LA MARKET

- Location in one of Los Angeles' most desired markets
- Rising values in real estate year-over-year
- Established retail hub where tenants and shoppers flock, and where droves of Dodgers fans go before and after home games.
- Rare asset with ability to become a fixture in Echo Park with its location and established identity on Sunset Boulevard.

DENSE & FAVORABLE DEMOGRAPHICS

- \$80,734 average household income within a 1 mile radius
- 519,558 population count within a 3 mile radius
- Dynamic neighborhood w/ growing confluence of creatives and professionals.





AREA OVERVIEW

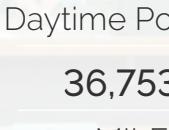
THE EASTSIDE'S FAVORITE

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 110, 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 Dodger 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
 GENERATIONS	Generations 33% Millennials '81 - '98	 Businesses 6,937 1 MILE
 EMPLOYEES	Employees 1,132 1 MILE	
 INCOME	Average Income (HOUSEHOLD) \$80,734 1 MILE	

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