

1320 Echo Park Ave.

LOS ANGELES, CA 90026

BUSINESS ASSET SALE



OFFERING MEMORANDUM



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Front Patio

Area Highlights

CityStreet Commercial is pleased to present a premier restaurant/wine bar opportunity at 1320 Echo Park Ave. in the heart of Echo Park. Situated just off the iconic Sunset Blvd corridor, this highly visible Eastside location benefits from strong demographics, consistent foot traffic, and a diverse mix of creative professionals, local residents, and tourists. The surrounding neighborhood is a well-established destination for dining, nightlife, and culture, anchored by popular nearby concepts such as Little Joy, Quarter Sheets, Short Stop, Stereoscope Coffee, Donna's, Lowboy, Bar Flores, Gold Room, and other acclaimed restaurants, cafés, and bars.

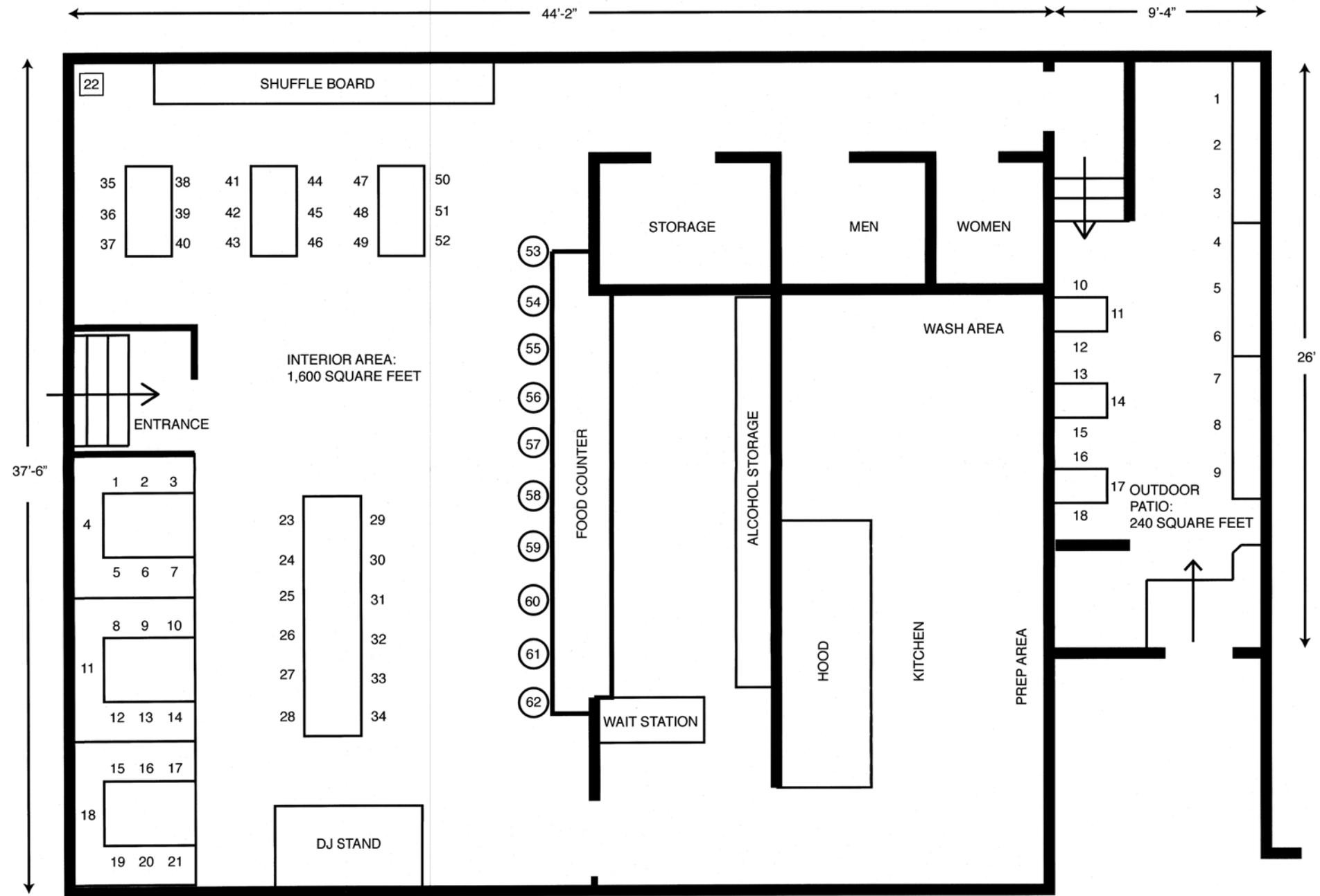
Deal Points

- + **Key Money: Inquire with Broker**
- + Lease Rate: Restaurant - \$7,750 MG + Commissary Kitchen - \$3,950 MG
- + Restaurant Size: Main Interior - Appx 1,672 SF | 70 seats (including 8 bar stools), Back Patio - Appx 380 SF | 14 seats, Back office /Storage - Appx 180 SF + Front Patio - Appx 425 SF | 28 Seats
- + Commissary Kitchen Size: Appx 650 SF
- + Type-47 Liquor License Available
- + Permitted Hours of Operation: 2 am, 7 days a week



Restaurant Floor Plan

*COMMISSARY KITCHEN FLOOR PLAN NOT INCLUDED



Restaurant Photos



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Main Interior



Back Patio

Commissary Kitchen Photos



Echo Park Overview **About the City**



Echo Park is one of Los Angeles' most vibrant and culturally rich neighborhoods, known for its creative energy, historic character, and strong sense of community. Blending classic Craftsman and bungalow architecture with contemporary design and adaptive reuse spaces, the area attracts a diverse mix of creatives, young professionals, longtime residents, and trend-driven consumers. Anchored by the bustling Sunset Boulevard corridor, Echo Park is a destination for dining, nightlife, and independent retail, drawing steady foot traffic from both locals and visitors.

The neighborhood's walkability, tree-lined streets, and proximity to Echo Park Lake provide a rare balance of urban density and outdoor lifestyle appeal. A thriving hub for music, art, and forward-thinking food and beverage concepts, Echo Park has earned a reputation as a launchpad for some of Los Angeles' most successful restaurant and bar concepts.

Centrally located just minutes from Downtown Los Angeles, Silver Lake, Hollywood, and Koreatown, Echo Park offers exceptional regional access. With strong demographics, a dynamic nightlife scene, and continued investment in the area, Echo Park remains one of the city's most desirable and high-performing neighborhoods for retail, restaurant, and lifestyle-oriented businesses.

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