

**FOR SALE**

**1822  
N Broadway**

**Mixed Use Property  
Lincoln Heights**



**LORENA TOMB**  
T: 213.277.7247 X 1  
LORENA@URBANLIMERE.COM  
DRE#: 01894475

**JULIE CHAVEZ**  
T: 213.277.7247 X 6  
JULIE@URBANLIMERE.COM  
DRE#: 02053293

 **URBANLIME**  
REAL ESTATE



# Lincoln Heights

Urbanlime is pleased to present the fee simple interest of a mixed-use property located along one of Los Angeles' busiest and most dynamic commercial corridors.

The property consists of 2,290 square feet across two stories and is currently delivered vacant, making it ideal for an owner-user or investor seeking flexibility. The ground floor is built out as a restaurant/café and includes a Type 41 beer & wine license, along with a beautiful outdoor patio, while the second floor features a permitted one-bedroom, one-bath loft-style apartment, well-suited for live/work use or supplemental rental income.

Strategically located just minutes from Chinatown, DTLA's Arts District, and major freeway access, 1822 N. Broadway benefits from strong visibility and connectivity along a high-traffic commercial corridor with continued neighborhood growth.



# Property Details:

1822 N. Broadway is a **2,290 sf mixed-use commercial/residential property** situated on a **3,015 sf lot**. The ground floor is configured as a restaurant and features a **Type 41 CUP**, allowing for the sale of beer and wine, with approved hours of operation from **7:00 AM – 11:00 PM (interior) and 7:00 AM – 10:00 PM (exterior)**.

The property has benefited from recent improvements and includes a beautiful outdoor seating area, enhancing the overall customer experience and revenue potential.

The second floor consists of a **fully permitted one-bedroom, two-bath loft-style apartment**, ideal for owner-user occupancy or supplemental rental income.

- **Building Size:** 2,290 SF
- **Lot Size:** 3,015 SF
- **Year Built:** 1941
- **Zoning:** LAUV
- **Stories:** 2
- **APN:** 5447-025-005
- **Delivery:** Property to be delivered vacant



# Details:

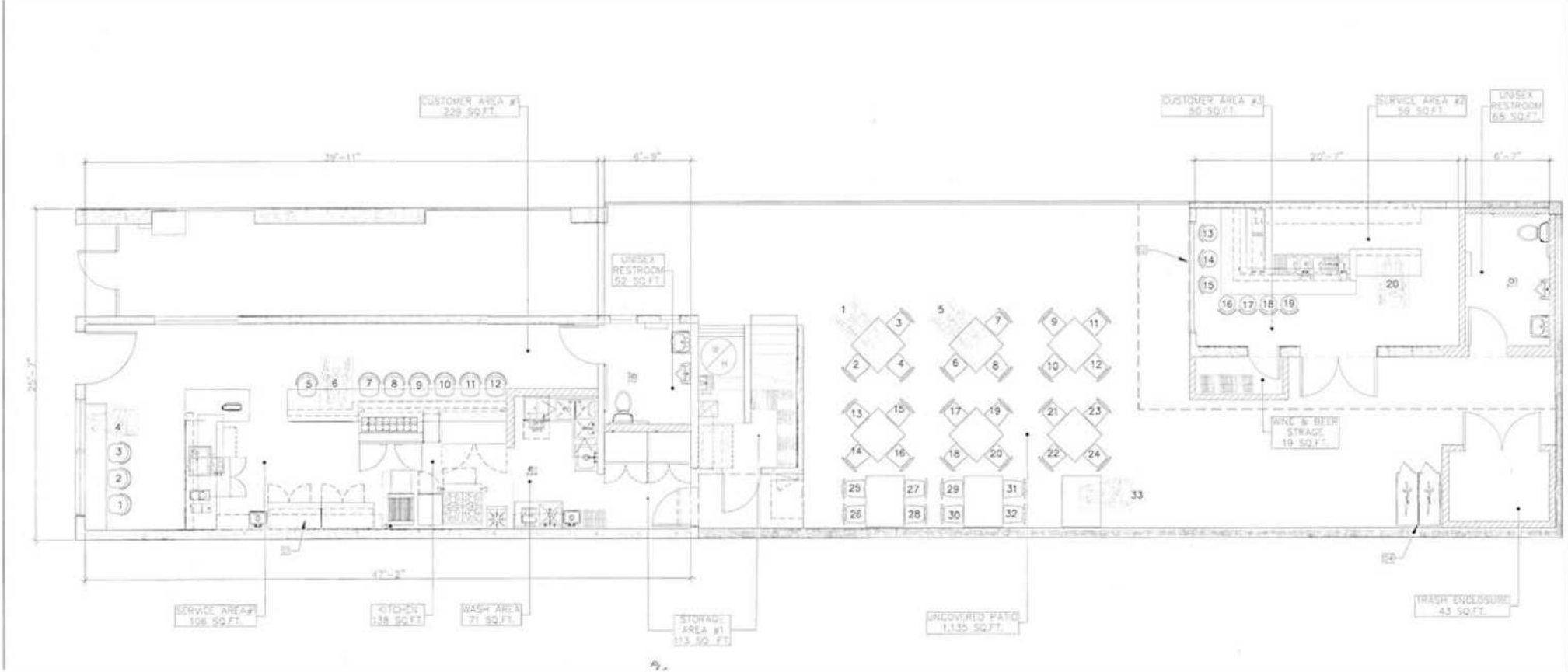
1822 N Broadway | Lincoln Heights

- Full building delivered vacant
- Sales Price: \$1.795M
- Furniture, Fixtures and Equipment of ground floor restaurant/cafe space included
- Type 41 Liquor License available for transfer
- Fully renovated residential unit on the second floor.
- Ideal for an owner-user or Investment Property

Restaurant + Patio photos



# Floorplan (1<sup>st</sup> floor)



# Details:

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## 2nd Floor Residential Unit

- Full renovated one bed, two baths apartment.
- Small balcony overlooking N Broadway.
- Beautiful finishes and fixtures.
- Harwood floors.
- Suitable for live/work space.

Residential Unit photos



# Neighbors





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## Contact

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