

# FOR LEASE

625 N ALVARADO ST, LOS ANGELES, CA 90026



**Marcus & Millichap**  
AGNEW | SERLING GROUP

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**REPRESENTED BY:**

**Marcus & Millichap**  
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# 625 N ALVARADO ST LOS ANGELES, CA 90026

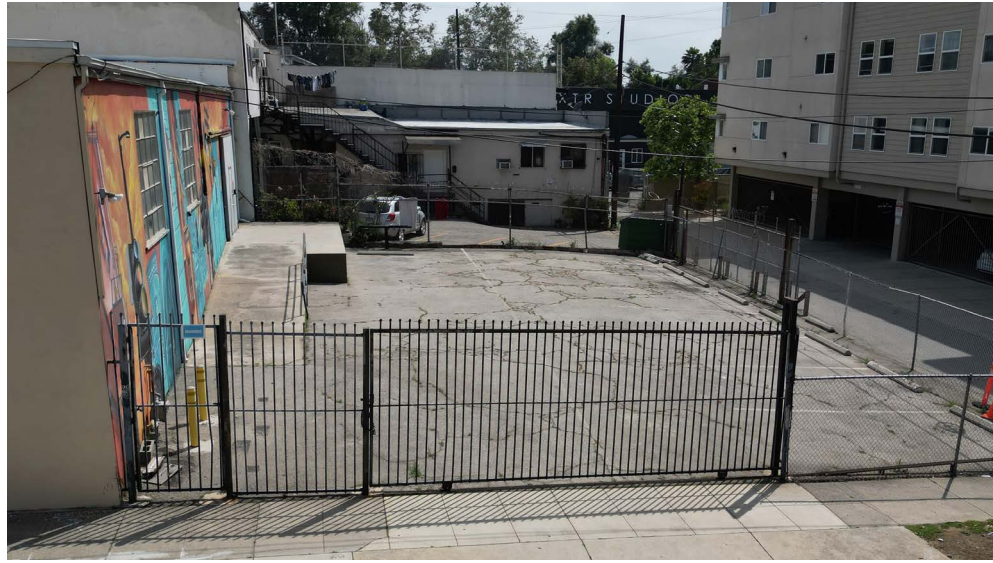
## Leasing Summary

Lease Rate	\$3.00/SF
Gross Square Feet	3,150 SF
Lease Type	NNN
NNN's	~\$0.37/SF/Month
Available	Immediately
Term	Negotiable

## Property Summary

Property Type	Retail
Stories	1
Year Built	1951
Zoning	CM-IVL
Parking	~10 Spaces   3.17/1,000 SF*

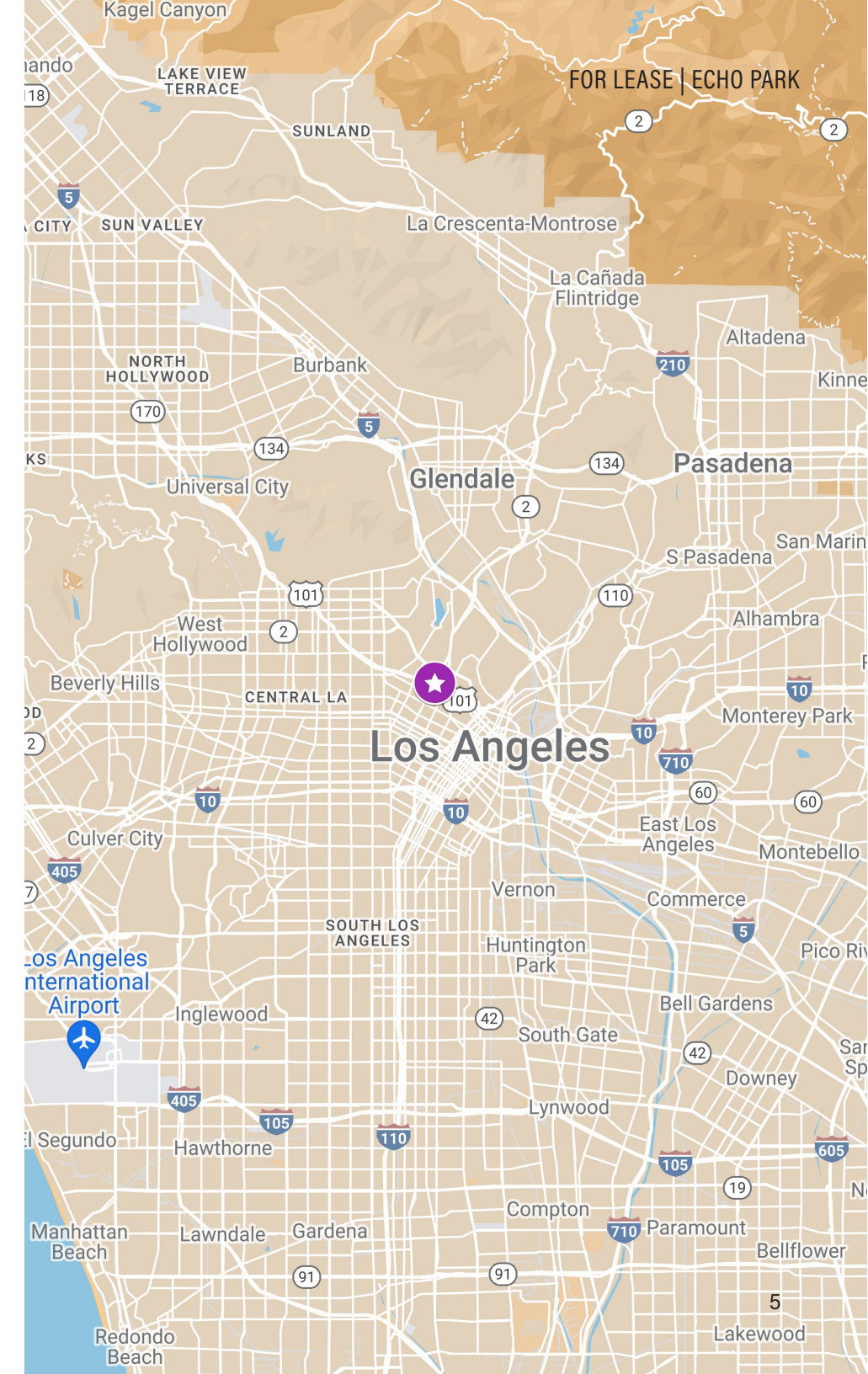
\*Located in a Los Angeles state enterprise zone, allowing for a reduced parking requirement.



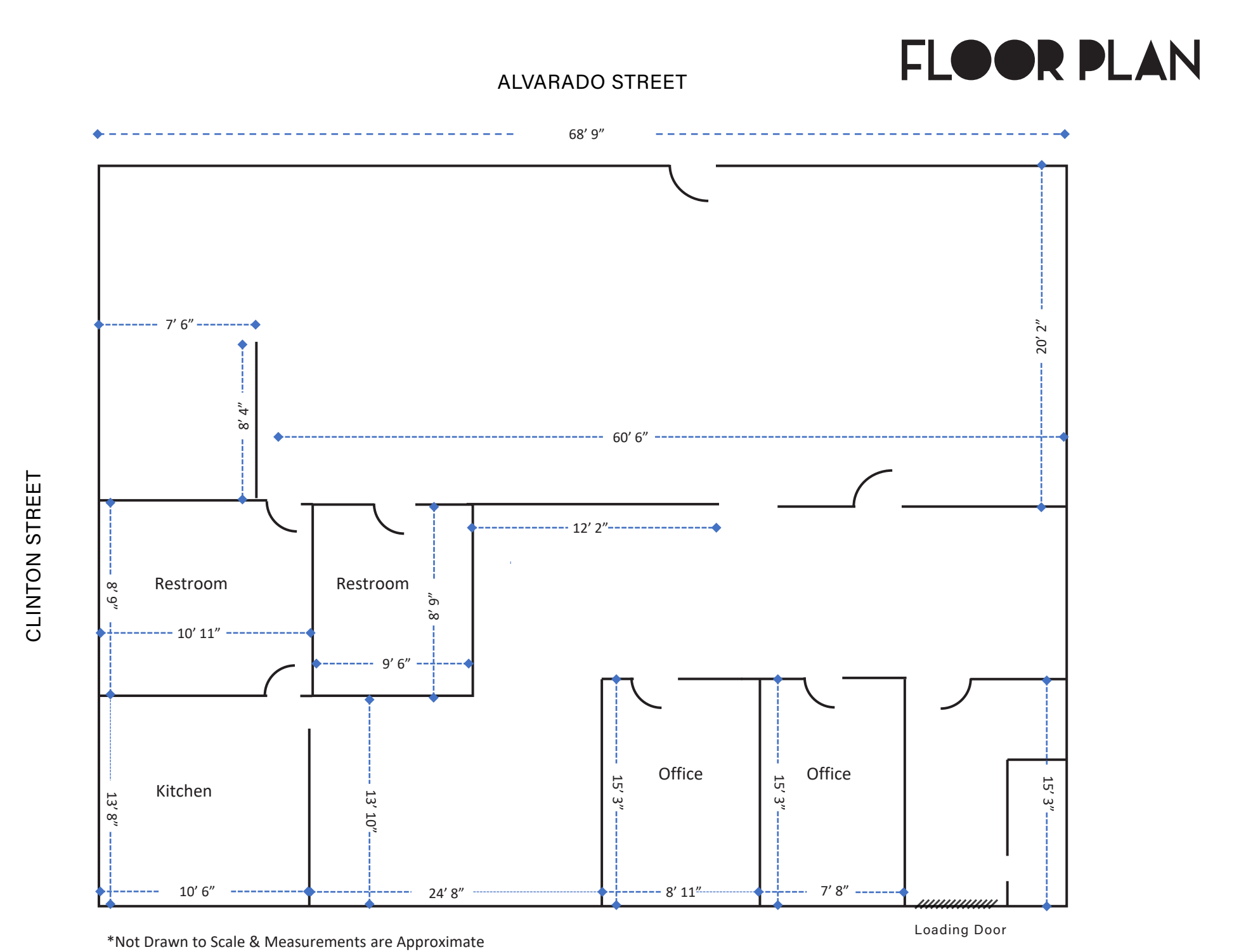
## Property Overview

Marcus & Millichap is pleased to present for lease 625 N Alvarado St, in the heart of Echo Park, Los Angeles. This approximately 3,150 square foot retail building lends itself to many different uses - retail, flex, creative office, or medical office. The property is situated on a 0.16 AC lot and includes a secure gated parking lot. A brand-new roof was installed in 2023. The property has a great Walk score of 87 and is within close proximity to multiple transit options. The property is located in a Los Angeles Enterprise Zone allowing for a reduced parking requirement of 2.00/1,000 SF for all commercial uses.

The central location and quick freeway access make Echo Park a quintessential neighborhood for exploring, quickly shaping it as one of the most up-and-coming areas in the city. It continues to draw interest from predominately independently owned restaurants, bars, and boutiques, which make for eccentric and one-of-a-kind experiences. With adjacent access to the 101 Freeway, the subject property is less than 15 minutes to other major neighborhoods around Los Angeles such as: Hollywood, Downtown LA, Burbank, and Studio City.











FOR LEASE | ECHO PARK



EIGHTY EIGHT MONKS



# Echo Park

Echo Park is a neighborhood in the east-central portion of Los Angeles. Located to the northwest of Downtown, it is bordered by Silver Lake to the west and Chinatown to the east. Echo Park was one of LA's first known suburbs, coming to be when Downtown was still dirt roads, and horses transported the residents. The neighborhood has an incredible batch of historic Victorian-era homes from its earliest days that help to commemorate the areas legacy in Los Angeles. The culturally diverse neighborhood has become known for its trendy local businesses, as well as its popularity with artists, musicians, and creatives alike.

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BARS

BAR FLORES



THINGS TO DO

THE ECHO + ECHO PLEX



SHOPPING

NICO AND BULLITT

*“Between Silver Lake and Downtown Los Angeles, you’ll find the quirky and cool Echo Park neighbourhood, an upcoming area of the city that’s got a whole lot of charm and lots of hidden spots to explore. This walkable area has cafes, thrift shopping, bars and restaurants all within strolling distance, complete with a sense of community.”*

worldofwanderlust.com

## ADDITIONAL AREA HIGHLIGHTS

- BAXTER STREET STAIRS
- BUTTON MASH
- ELYSIAN PARK
- ECHO PARK TIME TRAVEL MART
- BEDROCK LA
- SUBLIMINAL PROJECTS GALLERY
- ECHO PARK FILM CENTER
- IAM8BIT GALLERY
- CARROLL AVENUE HOMES



YOGALA



VALERIE TEA HOUSE & BAKERY



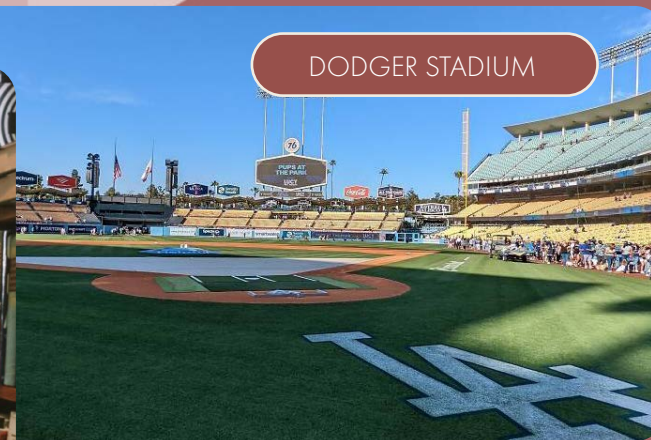
MONTY'S GOOD BURGER



BUTTON MASH



STORIES BOOKS & CAFE



DODGER STADIUM



# D T L A



## DEMOGRAPHICS SUMMARY

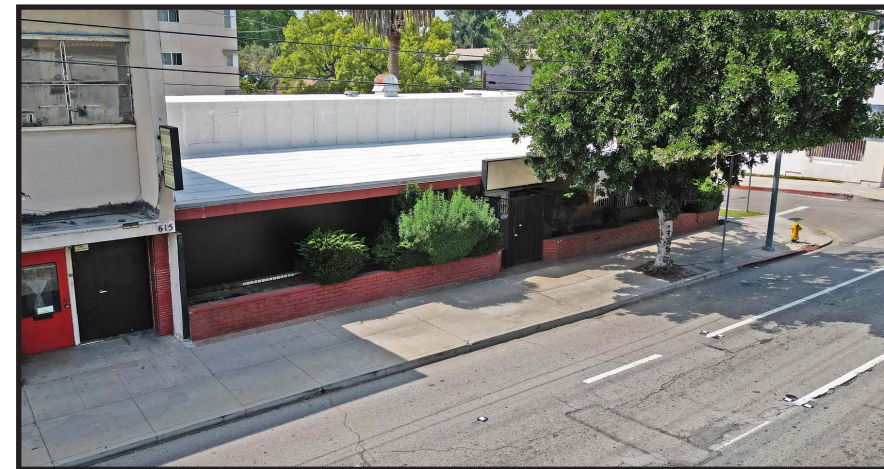
POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	81,061	584,211	1,235,645
<b>2022 Estimate</b>			
Total Population	79,873	570,738	1,211,019
<b>2010 Census</b>			
Total Population	77,223	538,451	1,160,099
<b>2000 Census</b>			
Total Population	81,153	545,827	1,182,948
<b>Daytime Population</b>			
2022 Estimate	57,056	698,618	1,344,140
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	28,554	230,230	447,867
<b>2022 Estimate</b>			
Total Households	27,732	221,046	433,347
Average (Mean) Household Size	2.8	2.5	2.7
<b>2010 Census</b>			
Total Households	26,222	203,017	405,260
<b>2000 Census</b>			
Total Households	25,073	187,653	388,993

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	4.9%	6.0%	6.9%
\$150,000-\$199,999	5.1%	4.7%	5.0%
\$100,000-\$149,999	13.3%	12.5%	13.0%
\$75,000-\$99,999	13.6%	11.3%	11.3%
\$50,000-\$74,999	16.9%	15.4%	15.7%
\$35,000-\$49,999	11.9%	12.1%	11.8%
\$25,000-\$34,999	10.6%	9.7%	9.5%
\$15,000-\$24,999	10.7%	11.3%	10.8%
Under \$15,000	13.0%	17.1%	15.8%
Average Household Income	\$79,463	\$79,246	\$84,301
Median Household Income	\$55,093	\$49,723	\$52,865
Per Capita Income	\$27,930	\$31,613	\$30,925

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate Total Population	79,873	570,738	1,211,019
Under 20	22.2%	19.4%	22.0%
20 to 34 Years	28.8%	28.2%	27.4%
35 to 39 Years	8.9%	9.0%	8.4%
40 to 49 Years	13.7%	14.3%	13.7%
50 to 64 Years	15.7%	17.1%	16.6%
Age 65+	10.7%	12.0%	11.8%
Median Age	34.5	36.3	35.3

POPULATION 25+ by Education Level	1 Mile	3 Miles	5 Miles
2022 Estimate Population Age 25+	56,640	422,282	855,094
Elementary (0-8)	20.5%	17.6%	18.6%
Some High School (9-11)	9.5%	10.3%	10.4%
High School Graduate (12)	16.7%	19.0%	19.5%
Some College (13-15)	14.9%	14.5%	15.0%
Associate Degree Only	6.3%	5.3%	5.5%
Bachelor's Degree Only	24.3%	23.9%	22.0%
Graduate Degree	7.8%	9.3%	9.0%

TRAVEL TIME TO WORK	1 Mile	3 Miles	5 Miles
Average Travel Time to Work in Minutes	37.0	36.0	36.0



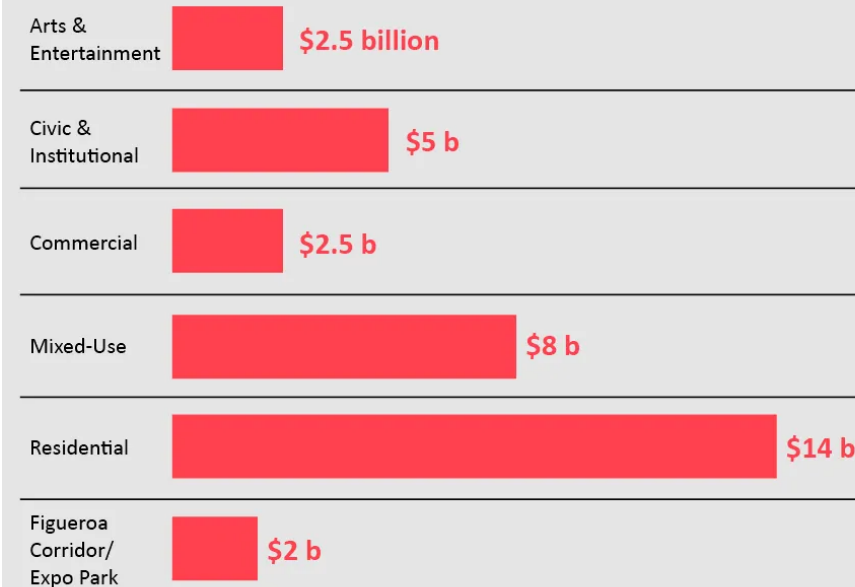
Downtown Los Angeles is divided into neighborhoods and districts, some overlapping. Most districts are named for the activities concentrated there now or historically, e.g. the Arts, Civic Center, Fashion, Banking, Theater, Toy, and Jewelry districts. It is the hub for the city's urban rail transit system plus the Pacific Surfliner and Metrolink commuter rail system for Southern California.

The pulsating heart of the city's core, Downtown L.A.'s renaissance has created a walkable, dynamic urban center featuring scores of new and refreshed hotels. Downtown L.A. is home to world-class museums, concert halls, theatres and critically acclaimed restaurants. With rapidly expanding public transit options, thriving nightlife and art scene and countless new shops and boutiques, Downtown is a thrilling setting for meetings and events.

At the center of all the action is Downtown L.A.'s South Park, the location of L.A. LIVE, Microsoft Square, Fashion Institute of Design and Merchandise, STAPLES Center, and the L.A. Convention Center. For fans of music, fashion, hockey or basketball, this is one of the most exciting places in L.A. You can also catch a movie at Regal Cinemas before dining at one of the many nearby restaurants.

## Investment in Downtown LA

1999–2020







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