

FOR LEASE

±1,692 SF COMMERCIAL BUILDING
ON ±6,133 SF OF LAND



2011 BEVERLY BLVD | LOS ANGELES | CA 90057

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **TEAM CLINE**

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Great Visibility on
Beverly Blvd



Former Medical
Office: 4 Offices,
2 Restrooms,
Reception Area



Large Backyard
Patio

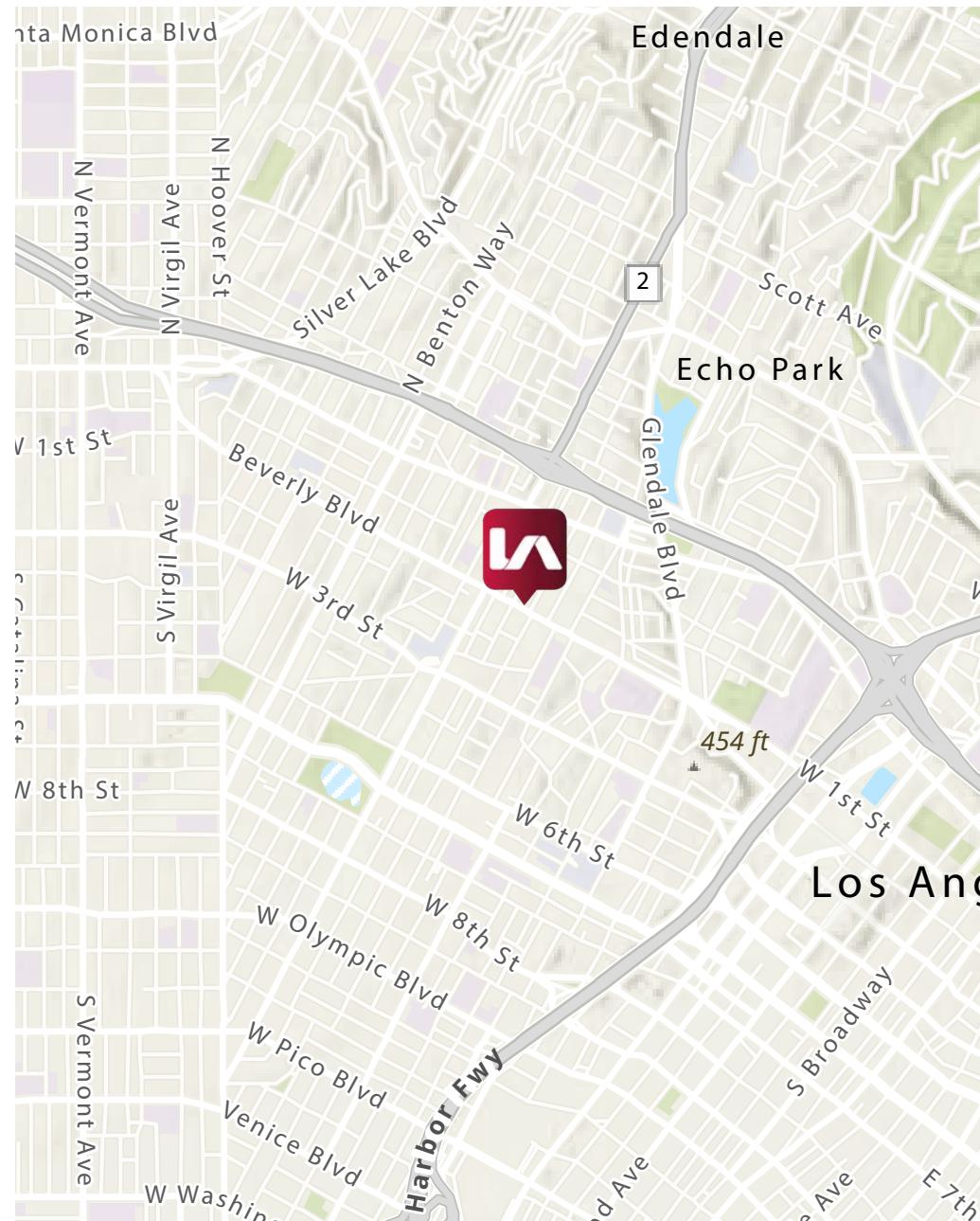


Great for a Variety
of Uses

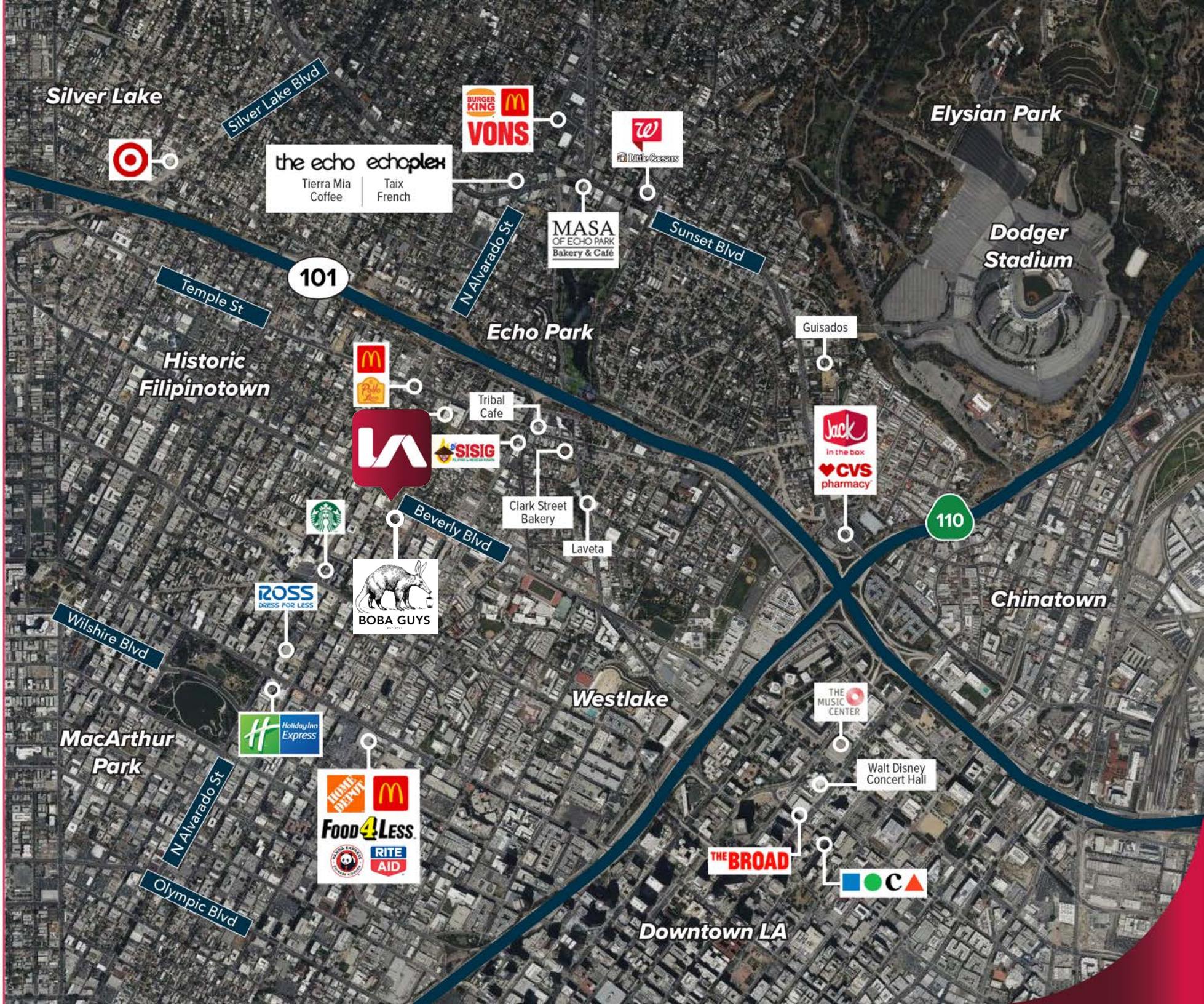


Well Located in
Hi Fi Location,
Minutes from
DTLA, Echo Park,
and 101 & 110
Freeways

| Property Information | | | |
|----------------------|--------------------|----------------|--------------|
| Building Size | ±1,692 | Zoning | LAC2 |
| Land | ±6,133 | Parking Spaces | 6 |
| Floors | 1 | Specific Use | Commercial |
| Status | Vacant - Available | APN | 5157-026-001 |



AMENITIES MAP





Historic Filipinotown Also known as HiFi, The Historic Filipinotown is strategically located just west of Downtown Los Angeles, between Echo Park and Silver Lake. It is so popular that the term “HiFi” is widely used among Snapchat users as a location filter and is commonly seen across various social media platforms through feeds and hashtags. The trendy area has earned the distinction of being named the fifth coolest neighborhood in the world by Time Out magazine in 2020.

The 2.1 square-mile neighborhood is on the radar of many foodies because it boasts numerous great establishments, ranging from mom-and-pop restaurants to trendy eateries, bakeries, and cafes, to name just a few.

Bloom & Plume With a slogan of “Your favorite neighborhood coffee shop,” Bloom & Plume Coffee Shop lives up to its name as the café has gained attention from many publications. Food & Wine magazine recognized Bloom & Plume as one of the best coffee shops in America in 2019. Los Angeles Magazine wrote an article recognizing the owner, “Star florist Maurice Harris has built something beautiful in Historic Filipinotown.” Ssense.com featured the café, praising the Harris brothers for their creative business model of opening a café and a florist next to each other.

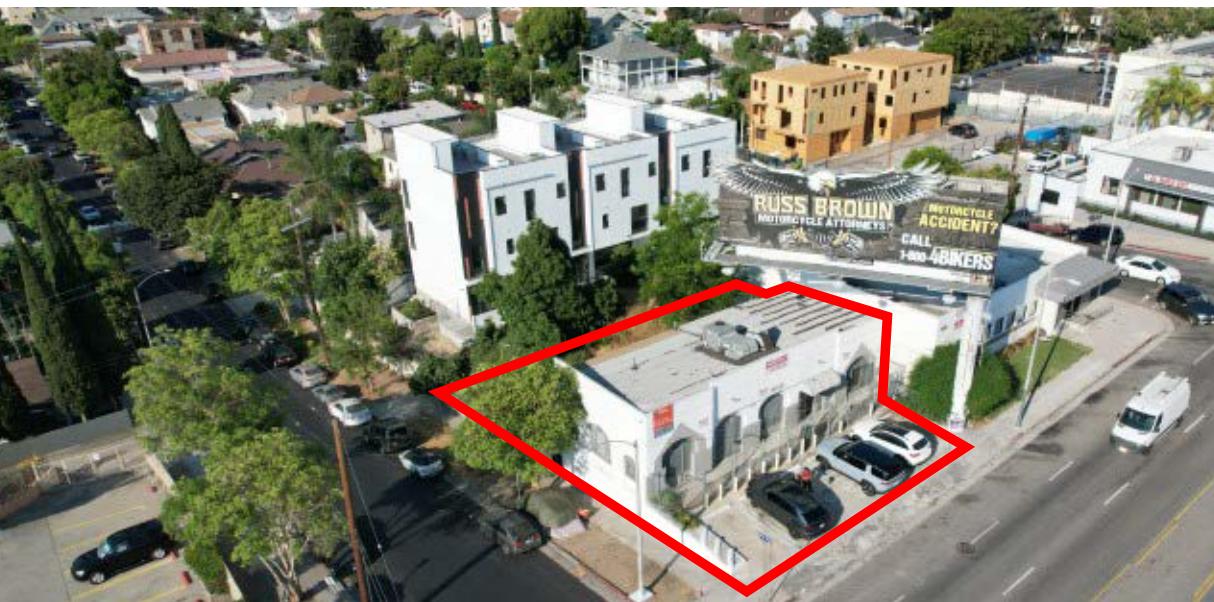
Thunderbolt Overlooking the 101 Freeway, Thunderbolt is a neighborhood cocktail bar with delicious, Southern-inspired food. Esquire Magazine ranked Thunderbolt as one of the best bars in America in 2021, representing Los Angeles. This unassuming bar was also named The Best Bar in the West in 2023 on North America’s Best Bar list.

Doubting Thomas The name might be misleading, but there’s no doubt that this café is HiFi’s pride and joy. Doubting Thomas, led by chef and owner Naomi Shin, is a longstanding pastry chef in LA with an impressive resume that includes work at Salt’s Cure, Copa Vida, and Coffee Commissary. As HiFi and Rampart Village underwent a surge in growth and attention, Shin launched her first standalone solo project on the ground floor of the Cactus building on Temple Street.

The Park’s Finest A fusion of American BBQ and Filipino flavors, The Park’s Finest has gained renown for its rendition of the sweet rice cake called bibingka, along with its tri-tips and coconut beef dishes. Los Angeles food enthusiasts have savored meals at this family-owned establishment since 2009. This non-traditional BBQ joint stands out as one of the finest BBQ places in Historic Filipinotown.

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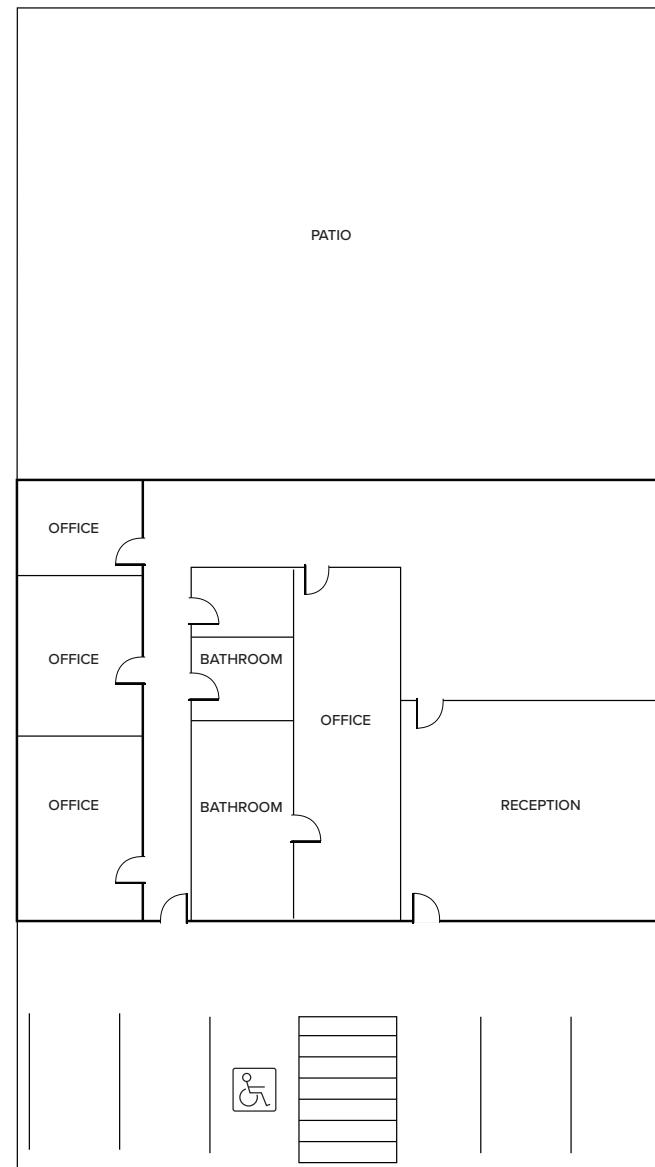
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FLOOR PLAN



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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.