

1515 Echo Park Avenue Los Angeles, CA 90026



5 Unit Mixed-Use Property in Echo Park | 0.3 Miles from Sunset Blvd. & 0.6 Mile from Echo Park Lake
Offered @ 5.82% CAP w/ Approx. 18% Rental Upside | **Vacant 2-Bdrm. & 2-Bath Craftsman Residence**

COMPASS

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Property Overview



| 1515 Echo Park Ave 90026 | |
|----------------------------|--|
| Price | \$1,7000,000 |
| Number of Units | 5 |
| Price per Unit | \$340,000 |
| Year Built | 1904 |
| Lot Size | 6,099 SF |
| Building Size | 2,651 SF |
| Price per Foot | \$641 |
| Unit Mix | (1) 2+1, (2) 1+1, (1) Studio & (1) Comm. |
| Current GRM | 11.56 |
| Market GRM | 10.27 |
| Current CAP | 5.82% |
| Market CAP | 6.84% |

Property Highlights



- 1515 Echo Park presents a mixed-use investment opportunity located along Echo Park Ave, just north of Sunset Blvd. Echo Park continues to attract long-term renters and owner-users drawn to its proximity to , Echo Park Lake, and Silver Lake.
- The property is comprised of a street-front commercial space, a Craftsman-style SFR delivered vacant with 2-beds and 2-baths, an attached studio unit at the rear of the home, and a detached rear building containing (2) 1-bed units. The layout offers a diversified income profile while preserving a residential scale that blends naturally with the surrounding neighborhood.
- Property amenities include community laundry, a 2-car garage located at the rear of the site, and an outdoor entertainment area well suited for year-round use, including al fresco dining.
- A defining feature of the offering is its walkable Echo Park location. The property is situated approx. 0.3 miles north of Sunset Blvd, placing it within close to many of the neighborhood's cafés, restaurants, boutiques, and nightlife destinations.
- Echo Park Lake is located approximately 0.6 miles from the property, while Dodger Stadium is roughly one mile away and accessible by foot or bike.
- The property is offered at a 5.82% CAP rate on current rents with approx. 18% rental upside. At projected market rents, the property is expected to stabilize at a 6.84% CAP rate and a 10.27 GRM.
- Located just north of Sunset Blvd and moments from Echo Park Lake, the property offers immediate access to the neighborhood's primary lifestyle amenities. The inclusion of a vacant 2-bed SFR further enhances the offering, allowing buyers to pair owner occupancy with on-site income in one of LA's most established Eastside residential environments.

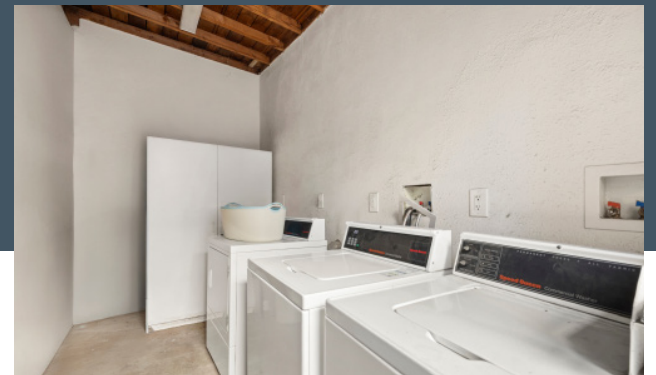
Exterior Photography

1515 Echo Park Ave - Echo Park (Virtually Staged)



Exterior Photography

1515 Echo Park Ave - Echo Park (Virtually Staged)



Interior Photography

1515 Echo Park Ave - Echo Park (Virtually Staged)



Neighborhood Overview



About Echo Park



History and Momentum on the Eastside

Echo Park has evolved steadily into one of the most active neighborhoods on the Eastside, driven in large part by the continued growth of Sunset Boulevard as a commercial corridor. What was once a largely residential stretch now supports a dense mix of cafés, restaurants, music venues, and neighborhood retail that generates consistent activity throughout the day and into the evening. That momentum has taken shape within a built environment that remains largely intact, where low-rise housing and hillside streets continue to frame daily life around the corridor.

The neighborhood's growth builds on a deep historical foundation. Echo Park Lake, completed in 1868 as a drinking-water reservoir, remains a central gathering place, later reshaped into one of LA's earliest public parks. Angelino Heights, perched above Sunset Blvd, preserves one of the city's most intact collections of Victorian-era homes, while Keystone Studios marks Echo Park's role in the earliest chapters of the film industry. These elements remain woven into the neighborhood rather than set apart as destinations.

Echo Park has long absorbed a wide range of communities and influences. Immigrant families, artists, political organizers, and small business owners have shaped its identity across generations, contributing to a neighborhood that resists a singular narrative. Cultural expression continues to surface through independent businesses, music venues, and community spaces that function as everyday institutions rather than short-lived trends.

Despite periods of reinvestment and transition, Echo Park retains a distinctly neighborhood-scale character. Its appeal lies in the way growth has layered onto an established framework, producing a place that feels active, lived-in, and firmly rooted in its surroundings.

Neighborhood Aerial Map



Nearby Hotspots



1) Sunset Blvd (Echo Park)

This corridor blends long-time fixtures with newer, design-forward cafés, natural wine bars, and restaurants that draw consistent regional attention. The sidewalks remain busy throughout the day, filled with people moving between shops, picking up food, or heading toward Echo Park Lake.

2) Echo Park Lake

Echo Park Lake offers a calm counterpart to the energy of the commercial streets. The loop around the lake attracts runners, dog walkers, and families; and the pedal boats, and skyline views give the area a sense of scale that is rare this close to the urban core.

3) Sunset Junction (Silver Lake)

Sunset Junction is one of the Eastside's most established cultural clusters, known for its dense mix of cafés, boutiques, and restaurants that form the commercial heart of Silver Lake. Vintage shops, design-focused retailers, and restaurants fill the spaces between, creating an environment that feels continuously active.

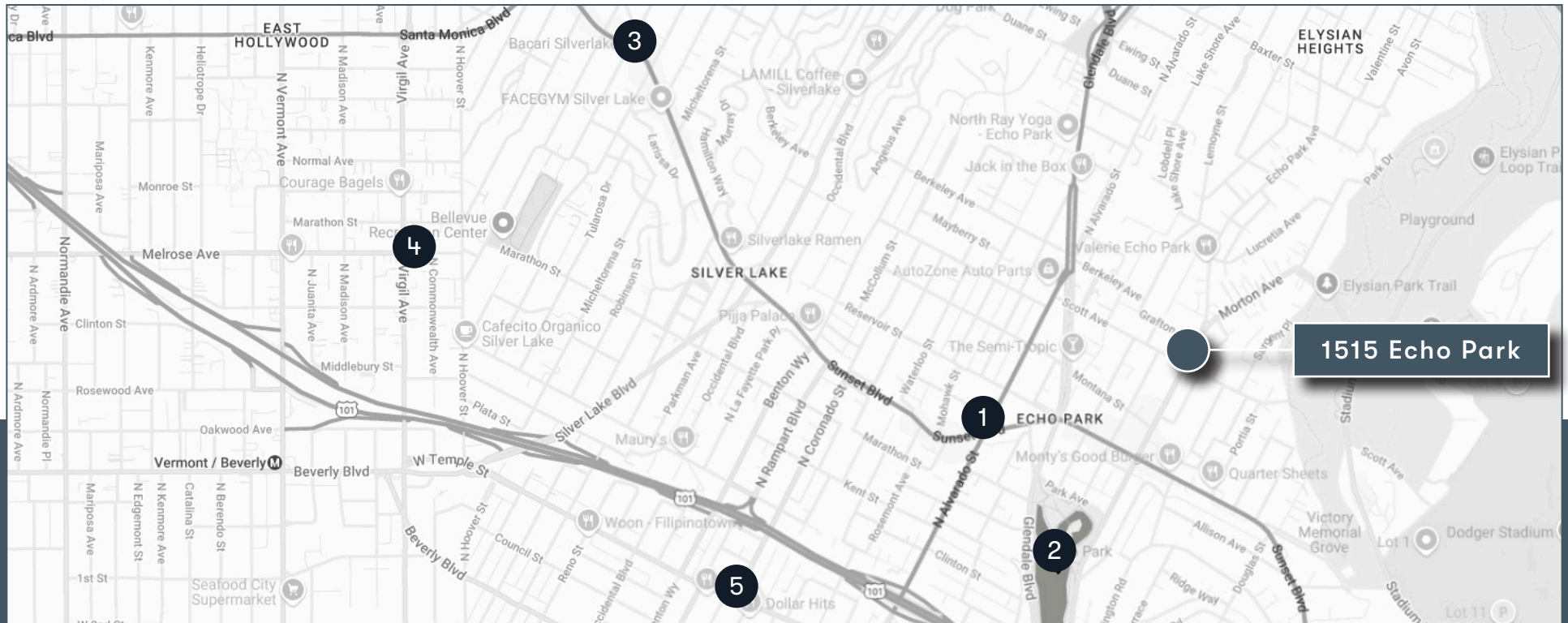
4) Virgil Village

Virgil Village has developed its own identity over the past decade. The street has become known for small, independent businesses that draw people from across the Eastside. The corridor's mix of tree-lined sidewalks, older buildings, and a concentration of creative, food-forward operators that never feels manufactured.

5) Temple Street Corridor

Temple St captures the everyday rhythm of Historic Filipinotown, where long-standing bakeries and family-owned markets sit beside a new generation of Eastside favorites. It's one of those rare streets where the old and the new sit comfortably together, creating a streetscape that feels grounded and active.

Nearby Hotspots Map



| Hotspot Address | Distance | Notes |
|----------------------------------|-----------|---|
| 1) Sunset Blvd (Echo Park) | 0.5 mile | The Silver Lake Reservoir functions as one of the neighborhood's most consistent gathering places. |
| 2) Echo Park Lake | 1.2 miles | Offers a calm counterpart to the energy of the commercial streets. |
| 3) Sunset Junction (Silver Lake) | 1.9 miles | One of the Eastside's most established cultural clusters, known for its dense mix of cafés, boutiques, and restaurants. |
| 4) Virgil Village | 2.0 miles | Mix of tree-lined sidewalks, older buildings, and a concentration of creative, food-forward operators. |
| 5) Temple St Corridor | 2.2 miles | The rhythm of Filipinotown, long-standing bakeries and family-owned markets sit beside a new Eastside favorites. |

Nearby Developments



1) 1340 N. Glendale Blvd.

The proposed mixed-use project would redevelop a vacant lot with 59 units across studio, 1 bdrm, and 3 bdrm layouts above approx. 2,000 SF of ground-floor restaurant space. Entitled through Opportunity Corridor incentives, the project includes 21 parking spaces and 7 extremely low-income units.

2) 2225 Sunset Blvd.

This project developed by Cypress Equity Investments was completed in July 2025, and delivers 176 units above parking for 203 vehicles. Entitled through TOC incentives, the project includes 18 deed-restricted extremely low-income units and street-fronting live/work spaces.

3) 1655 N. Allesandro St.

Wood framing has topped out for the 5-story apartment project by A.J. Khair Development. The development replaces a warehouse and will deliver 41 units above at-grade parking for 35 vehicles. Entitled through TOC incentives, the project will reserve 4 units as deed-restricted extremely low-income housing.

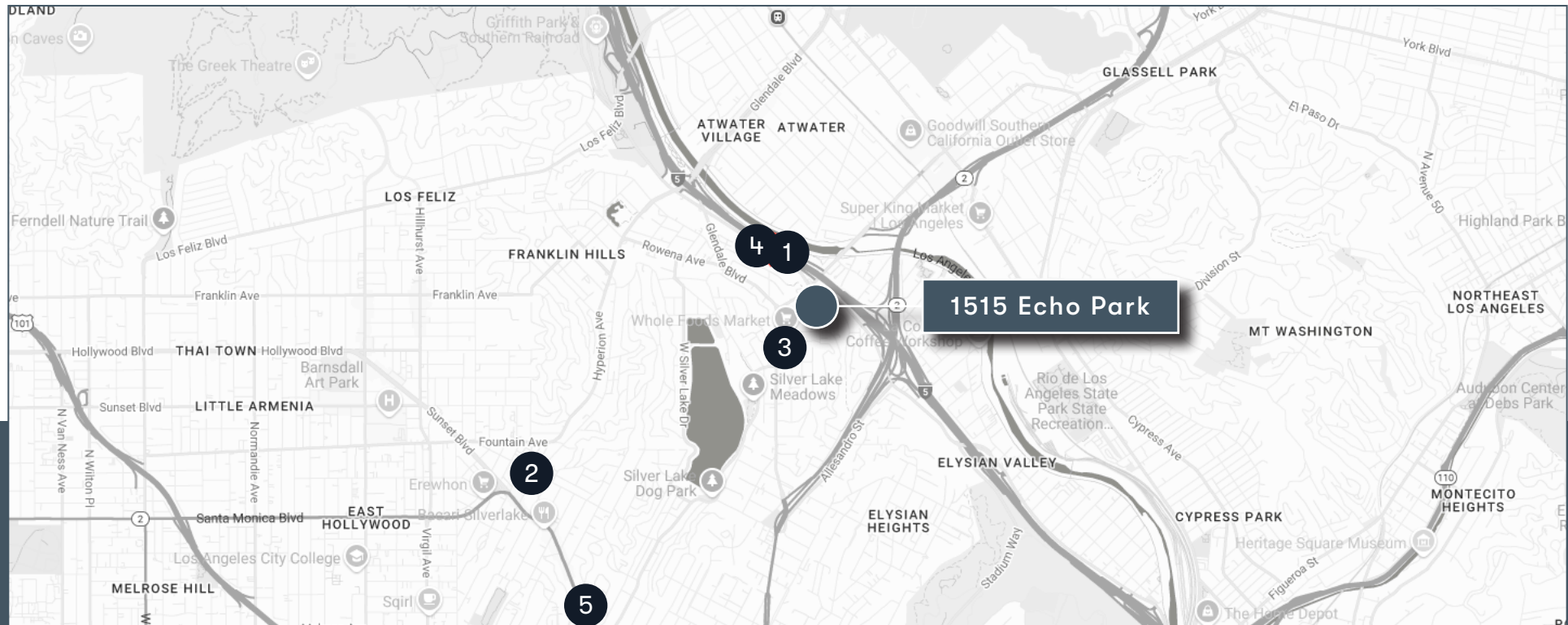
4) 1666 N. Alvarado St.

The proposed residential development would deliver 9 units through a combination of small lot homes and ADUs. The project consists of contemporary 4-story buildings with ground-level parking. Entitlements include the vacation of an unbuilt segment of Effie Street that currently cuts through the hillside site.

5) 1623 N. Allesandro St.

The proposed mixed-use project from Standard Oil Realty would deliver 152 units above approx. 9,823 SF of ground-floor retail and parking for 273 vehicles. the project will reserve 18 units as very low- and extremely low-income housing pursuant to Measure JJJ.

Nearby Developments Map



| Dev Address | Distance | Notes |
|---------------------------|----------|--|
| 1) 1340 N. Glendale Blvd. | 0.4 mile | 59 units across studio, 1 bdrm, and 3 bdrm layouts above approx. 2,000 SF of ground-floor restaurant space. |
| 2) 2225 Sunset Blvd. | 0.8 mile | This project developed by Cypress Equity Investments was completed in July 2025, and delivers 176 units. |
| 3) 1655 N. Allesandro St. | 0.6 mile | The development replaces a warehouse and will deliver 41 units above at-grade parking for 35 vehicles. |
| 4) 1666 N. Alvarado St. | 0.4 mile | The proposed residential development would deliver 9 units through a combination of small lot homes and ADUs. |
| 5) 1623 N. Allesandro St. | 0.6 mile | Proposed project would deliver 152 units above approx. 9,823 SF of ground-floor retail and parking for 273 vehicles. |

Financials & Comparables

1515 Echo Park Ave | 90026

| | |
|-----------------|--|
| Price | \$1,7000,000 |
| Number of Units | 5 |
| Price per Unit | \$340,000 |
| Year Built | 1904 |
| Lot Size | 6,099 SF |
| Building Size | 2,651 SF |
| Price per Foot | \$641 |
| Unit Mix | (1) 2+1, (2) 1+1, (1) Studio & (1) Comm. |
| Current GRM | 11.56 |
| Market GRM | 10.27 |
| Current CAP | 5.82% |
| Market CAP | 6.84% |



Financials

Please note, the current income is calculated using a projected amount for vacant units

| Investment Summary | |
|---------------------|-------------|
| Price: | \$1,700,000 |
| Down Payment: | \$1,700,000 |
| Number of Units: | 5 |
| Price per Unit: | \$340,000 |
| Current GRM: | 11.56 |
| Potential GRM: | 10.27 |
| Proposed Financing: | \$0 |

| Income | | | | | |
|-----------------------|----------|------------------------|----------------|-------------------|----------------|
| | | Current Rents | | Potential Rents | |
| # of Units | Unit Mix | Avg. Monthly Rent/Unit | Monthly Income | Monthly Rent/Unit | Monthly Income |
| | | | | | |
| | | | | | |
| Total Scheduled Rent: | | \$12,200 | | \$13,750 | |
| Laundry Income: | | \$50 | | \$50 | |
| Monthly Gross Income: | | \$12,250 | | \$13,800 | |
| Annual Gross Income: | | \$147,000 | | \$165,600 | |

| | | | |
|---------------------|----------|----------------|-------|
| Approx. Year Built: | 1904 | Price per Foot | \$641 |
| Approx. Lot Size: | 6,099 SF | Current CAP | 5.82% |
| Approx. Bldg. Size: | 2,651 SF | Market CAP | 6.84% |

| Annualized Operating Data | | |
|---------------------------|------------------|-------------------|
| | Current Rents | Market Rents |
| Scheduled Gross Income: | \$147,000 | \$165,600 |
| Vacancy Allowance: | \$3,675 2.5% | \$4,968 2.5% |
| Gross Operating Income: | \$143,325 | \$160,632 |
| Less Expenses: | \$44,405 30% | \$44,405 27% |
| Net Operating Income: | \$98,920 | \$116,227 |
| Less Loan Payment: | \$0 | \$0 |
| Pre-Tax Cash Flow: | \$98,920 5.82% | \$116,227 6.84% |
| Plus Principal Reduction: | \$0 | \$0 |
| Return Before Taxes: | \$98,920 5.82% | \$116,227 6.84% |

| Estimated Expenses | |
|------------------------|----------|
| Taxes (1.25%): | \$21,250 |
| Insurance: | \$3,977 |
| Utilities: | \$3,579 |
| Repairs/Maintenance: | \$4,500 |
| Misc & Cap Ex Reserve: | \$3,750 |
| Property Mgmt: | \$7,350 |
| On-Site Manager: | \$0 |
| Total Expenses: | \$44,405 |
| Per Sq. Ft: | \$16.75 |
| Per Unit: | \$8,881 |

Rent Roll

1515 Echo Park | Echo Park | 90026
Current as of 12/24/25



| Rent Roll | | | | | |
|-----------|-----------------|---------------|--------------|--------------|--------|
| Unit #: | Unit Type: | Current Rent: | Market Rent: | Move-in Date | Notes: |
| 1 | 2 + 2 SFR | \$4,500 | \$4,500 | | VACANT |
| 2 | Commercial | \$1,950 | \$2,400 | | |
| 3 | Studio | \$1,850 | \$1,950 | | |
| 4 | 1 + 1 | \$1,950 | \$2,450 | | |
| 5 | 1 + 1 | \$1,950 | \$2,450 | | |
| | | | | | |
| | | | | | |
| | Laundry Income: | \$40 | \$40 | | |
| | Other Income: | \$0 | \$0 | | |
| | Monthly Total: | \$12,240 | \$13,790 | | |
| | Annual Total: | \$146,880 | \$165,480 | | |
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Echo Park Sales Comparables



| | |
|-----------------|---|
| Address: | 1515 Echo Park Ave. |
| Sale Date: | Subject Property |
| Price: | \$1,700,000 |
| Year Built: | 1904 |
| # of Units: | 5 |
| Price per Unit: | \$340,000 |
| Bldg. Size: | 2,651 SF |
| Price per Foot: | \$641 |
| Unit Mix: | (1) 2+2, (2) 1+1, (1) Studio & (1) Comm |
| Notes: | N/A |



| | |
|-----------------|-------------------------|
| Address: | 2146 W. Sunset Blvd. |
| Sale Date: | 08/28/24 |
| Price: | \$4,200,000 |
| Year Built: | 1921 |
| # of Units: | 8 |
| Price per Unit: | \$525,000 |
| Bldg. Size: | 5,220 SF |
| Price per Foot: | \$804 |
| Unit Mix: | N/A |
| Notes: | 11.05 GRM |



| | |
|-----------------|--|
| Address: | 1501 Bellevue Ave. (Portfolio Sale) |
| Sale Date: | 07/12/24 |
| Price: | \$2,480,000 |
| Year Built: | 1912 |
| # of Units: | 6 |
| Price per Unit: | \$413,000 |
| Bldg. Size: | 7,384 SF |
| Price per Foot: | N/A |
| Unit Mix: | (6) 2+1 |
| Notes: | N/A |

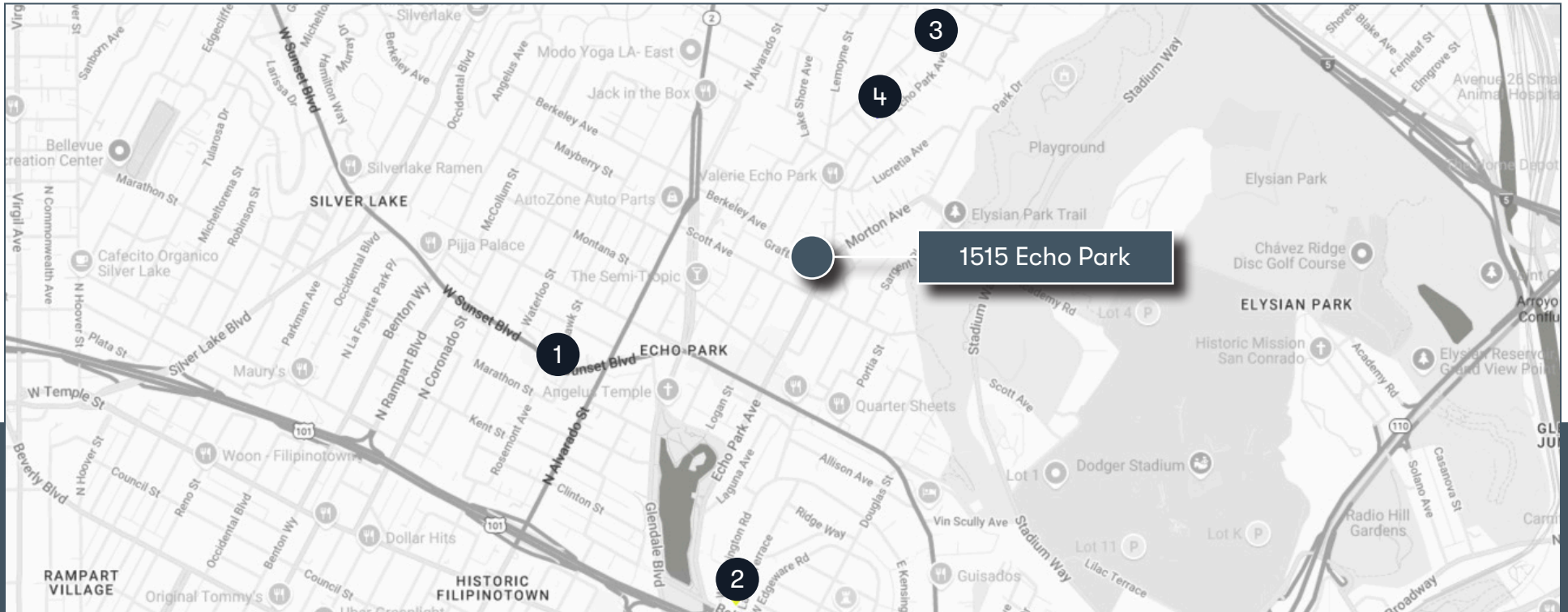


| | |
|-----------------|----------------------------|
| Address: | 2011 Echo Park Ave. |
| Sale Date: | 10/04/24 |
| Price: | \$1,695,000 |
| Year Built: | 1924 |
| # of Units: | 5 |
| Price per Unit: | \$339,000 |
| Bldg. Size: | 2,928 SF |
| Price per Foot: | \$579 |
| Unit Mix: | (1) 2+2, (2) 2+1 & (2) 1+1 |
| Notes: | 11.00 GRM |



| | |
|-----------------|------------------------|
| Address: | 1859 Echo Park Ave. |
| Sale Date: | 08/07/24 |
| Price: | \$1,450,000 |
| Year Built: | 1920 |
| # of Units: | 5 |
| Price per Unit: | \$290,000 |
| Bldg. Size: | 2,741 SF |
| Price per Foot: | \$529 |
| Unit Mix: | (5) 1+1 |
| Notes: | 12.70 GRM |

Echo Park Sales Comps Map



| Address | Sale Date | Price | Year | # of Units | Price per Unit | Bldg. Size | Price per Foot | Notes |
|-------------------------------|------------------|-----------------|------|------------|-----------------|------------|----------------|-------------------|
| 1) 1515 Echo Park Ave. | Subject Property | \$1.5M - \$1.6M | 1904 | 5 | \$300K - \$320K | 2,651 SF | \$566 - \$604 | 10.69 - 11.40 GRM |
| 2) 2146 W. Sunset Blvd. | 08/28/24 | \$4,200,000 | 1921 | 8 | \$525,000 | 5,220 SF | \$804 | 11.05 GRM |
| 3) 1501 Bellevue Ave. (Port.) | 07/12/24 | \$2,480,000 | 1912 | 6 | \$413,000 | 7,384 SF | N/A | N/A |
| 4) 2011 Echo Park Ave. | 10/04/24 | \$1,695,000 | 1924 | 5 | \$339,000 | 2,928 SF | \$579 | 11.00 GRM |
| 5) 1859 Echo Park Ave. | 08/07/24 | \$1,450,000 | 1920 | 5 | \$290,000 | 2,741 SF | \$529 | 12.70 GRM |

Echo Park Rental Comparables



Subject Property

1515 Echo Park Ave | 90026

| | |
|--------------------------|---------|
| (1) 2-Bdrm. & 2-Bath SFR | \$4,000 |
| (2) 1-Bdrm. & 1-Bath | \$2,450 |
| (1) Commercial | \$2,400 |
| (1) Studio | \$1,950 |



1) 1653 Micheltorena St. Unit #3

| | |
|----------|------------------------------|
| Rent | \$4,350 Leased on 11/21/25 |
| Unit Mix | 2-Bdrm. & 2-Bath 1,005 SF |



3) 1069 Laguna Ave. (Duplex)

| | |
|----------|------------------------------|
| Rent | \$2,500 Leased on 08/04/25 |
| Unit Mix | 1-Bdrm. & 1-Bath 540 SF |



2) 1144 Echo Park Ave. (Fourplex)

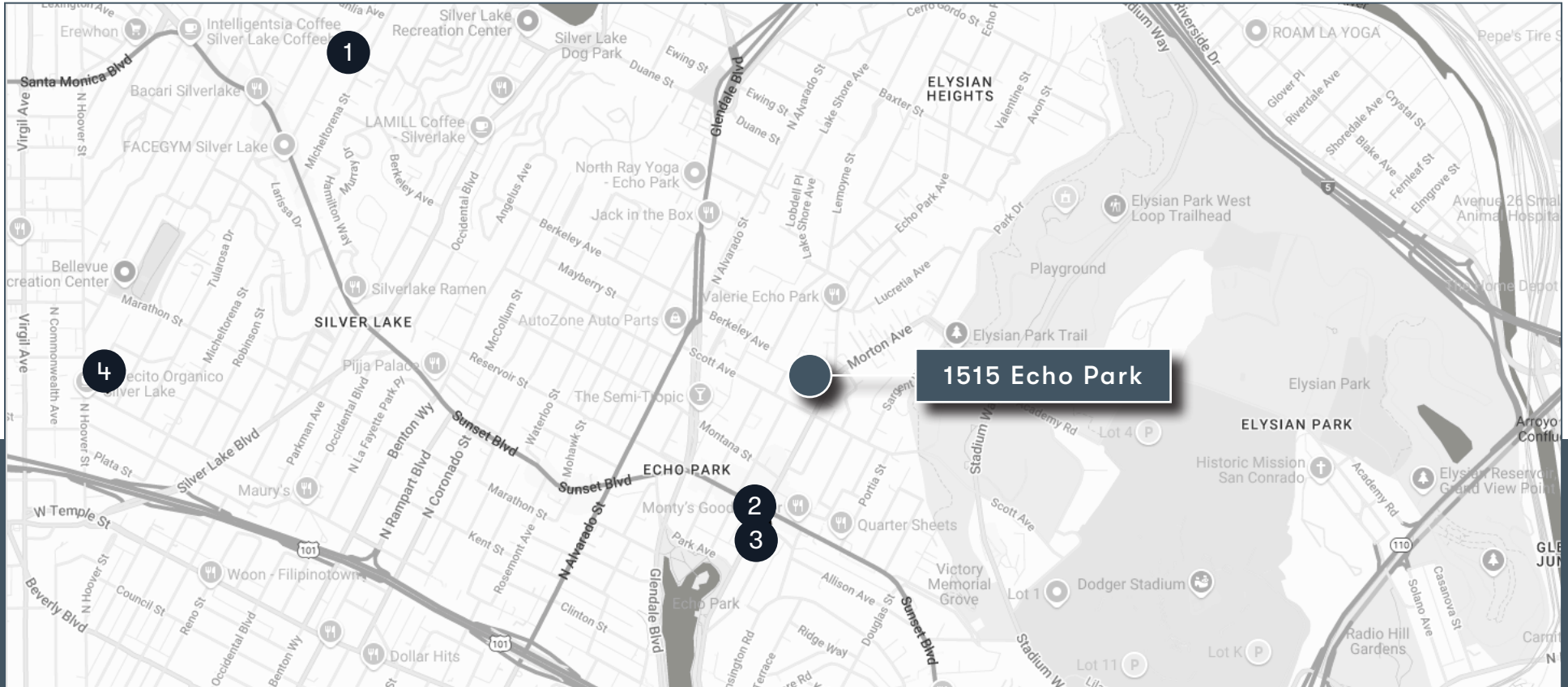
| | |
|----------|------------------------------|
| Rent | \$2,600 Leased on 07/08/25 |
| Unit Mix | 1-Bdrm. & 1-Bath N/A SF |



4) 3613 Bellevue Ave. Unit #1/4

| | |
|----------|------------------------------|
| Rent | \$2,025 Leased on 12/09/25 |
| Unit Mix | Studio & 1-Bath N/A SF |

Echo Park Rental Comps Map

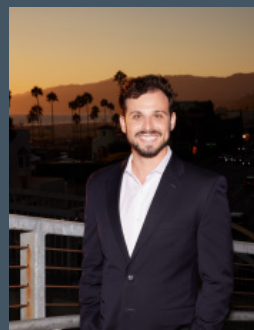


| Address | Rent | Lease Date | Unit Mix | Unit Size | Rent per SF | Distance |
|----------------------------------|---------|------------|------------------|-----------|-------------|-----------|
| 1) 1653 Micheltorena St. Unit #3 | \$4,350 | 11/21/25 | 2-Bdrm. & 2-Bath | 1,005 SF | \$4.35 | 2.0 miles |
| 2) 1144 Echo Park Ave. | \$2,600 | 07/08/25 | 1-Bdrm. & 1-Bath | N/A | N/A | 0.3 mile |
| 3) 1069 Laguna Ave. | \$2,500 | 08/04/25 | 1-Bdrm. & 1-Bath | 540 SF | \$4.62 | 0.4 mile |
| 4) 3613 Bellevue Ave. Unit #1/4 | \$2,025 | 12/09/25 | Studio | N/A SF | N/A | 2.0 miles |



1500 Echo Park Avenue Los Angeles, CA 90026

Getting into a bigger or better property
is easier than you think. It comes down to
working with the right team.



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