



# ECHO PARK VILLAGE

*PRIME RETAIL/RESTAURANT SPACES AT LIFESTYLE CENTER AVAILABLE*

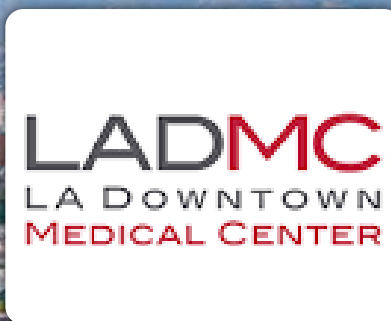
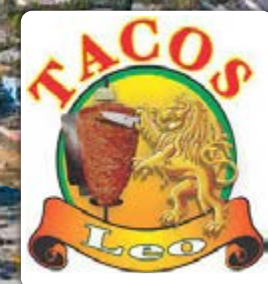
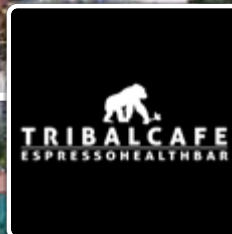
*UNDER NEW OWNERSHIP*

343 N GLENDALE BLVD, LOS ANGELES, CA



SILVER LAKE

ECHO PARK  
VILLAGE



the echo

honey hi

MOHAWK  
COLLECTIVE

STICKY  
RICE

TRIPLE  
BEAM  
PIZZA

LASSENS  
NATURAL FOODS & VITAMINS

QUARTER  
SHEETS

STEREOSCOPE  
COFFEE CO

Echo Park Lake

Sunset Blvd



293,900 VPD

W Temple St - 25,300 VPD

Glendale Blvd - 28,200 VPD



Inspire Echo Park  
PRE-LEASING NOW





Minutes away from famed  
Sunset Boulevard as well  
as Downtown LA, with  
convenient access to 101  
and 110 freeways



City approved Master CUP for  
ABC licenses



Synergistic Tenant Mix



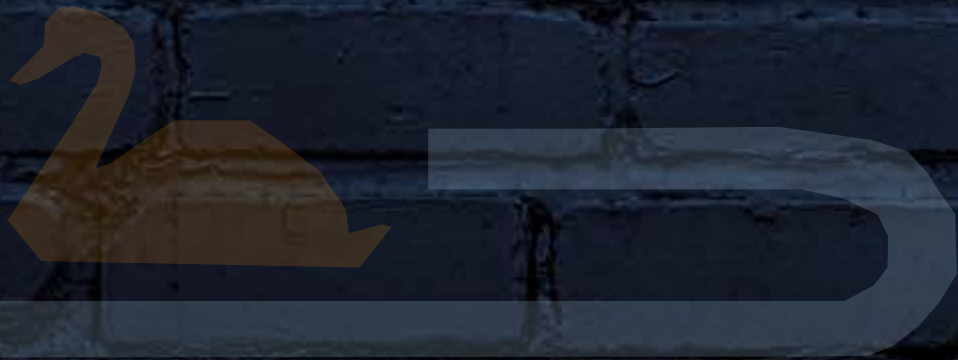
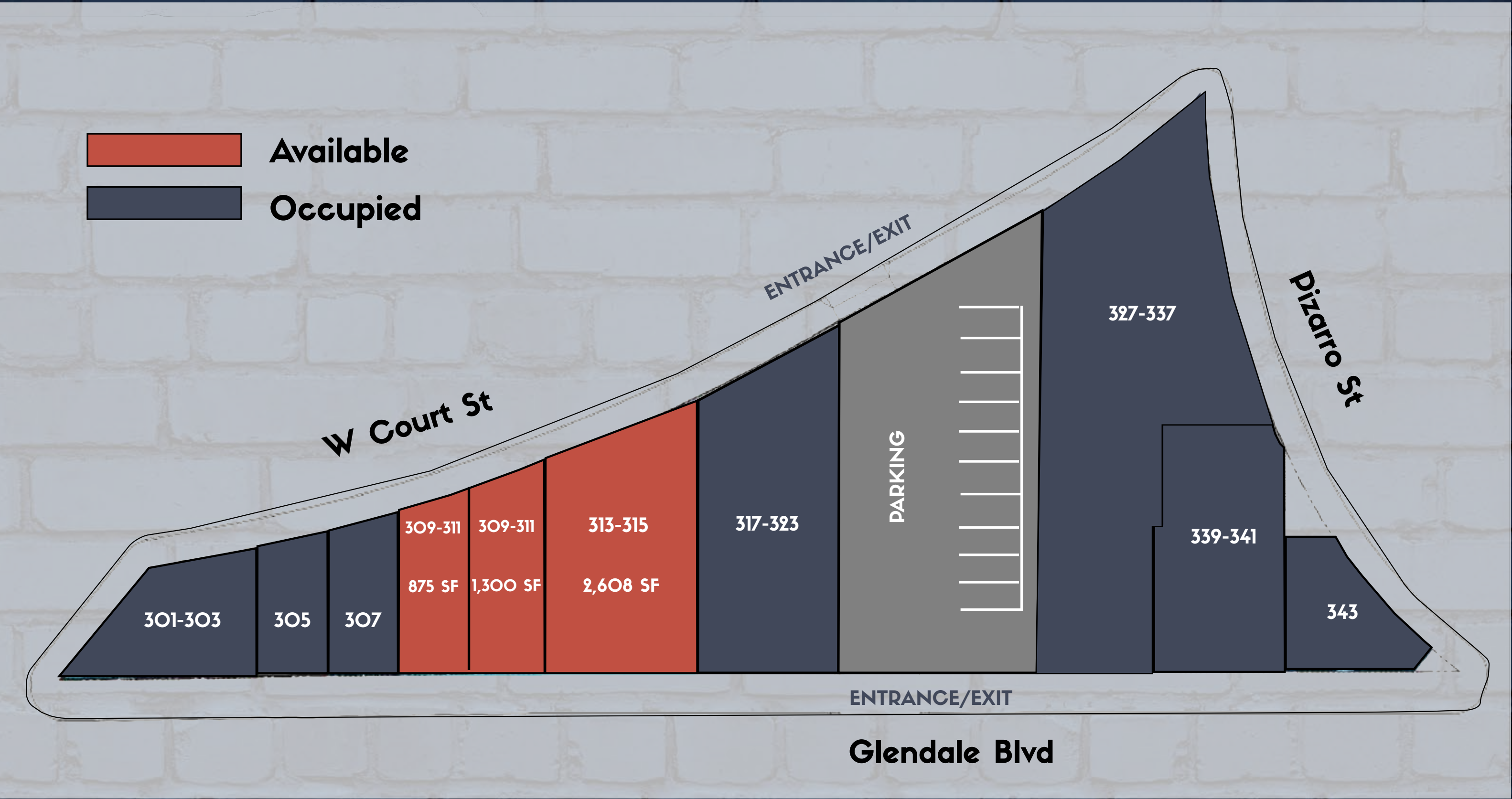




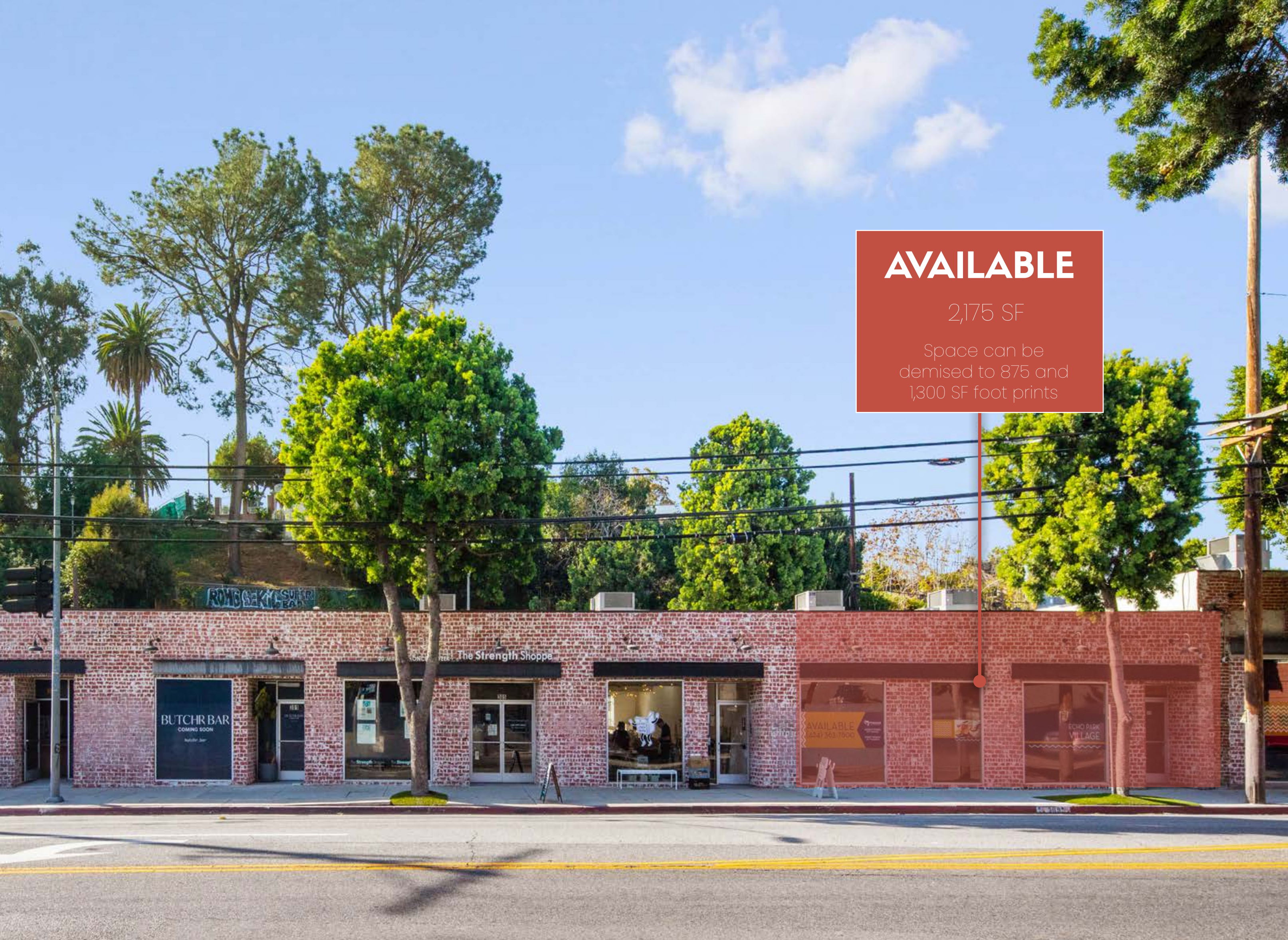
# Site Plan

Suite	Tenant	SF
301-303	<a href="#">Butchr Bar</a>	1,607
305	<a href="#">The Strength Shoppe</a>	834
307	<a href="#">A Good Used Book</a>	948
309-311*	AVAILABLE ( <a href="#">View Demised Floor Plan</a> )	2,175
313-315	AVAILABLE	2,608
317-323	<a href="#">One Down Dog</a>	3,538
327-337	<a href="#">Clark Street Bread</a>	6,448
339-341	<a href="#">Gra Pizzeria</a>	2,509
343	Henrietta (Coming Soon)	1,145

*\*Space can be demised to 875 and 1,300 SF foot prints*







**AVAILABLE**

2,175 SF

Space can be  
demised to 875 and  
1,300 SF foot prints

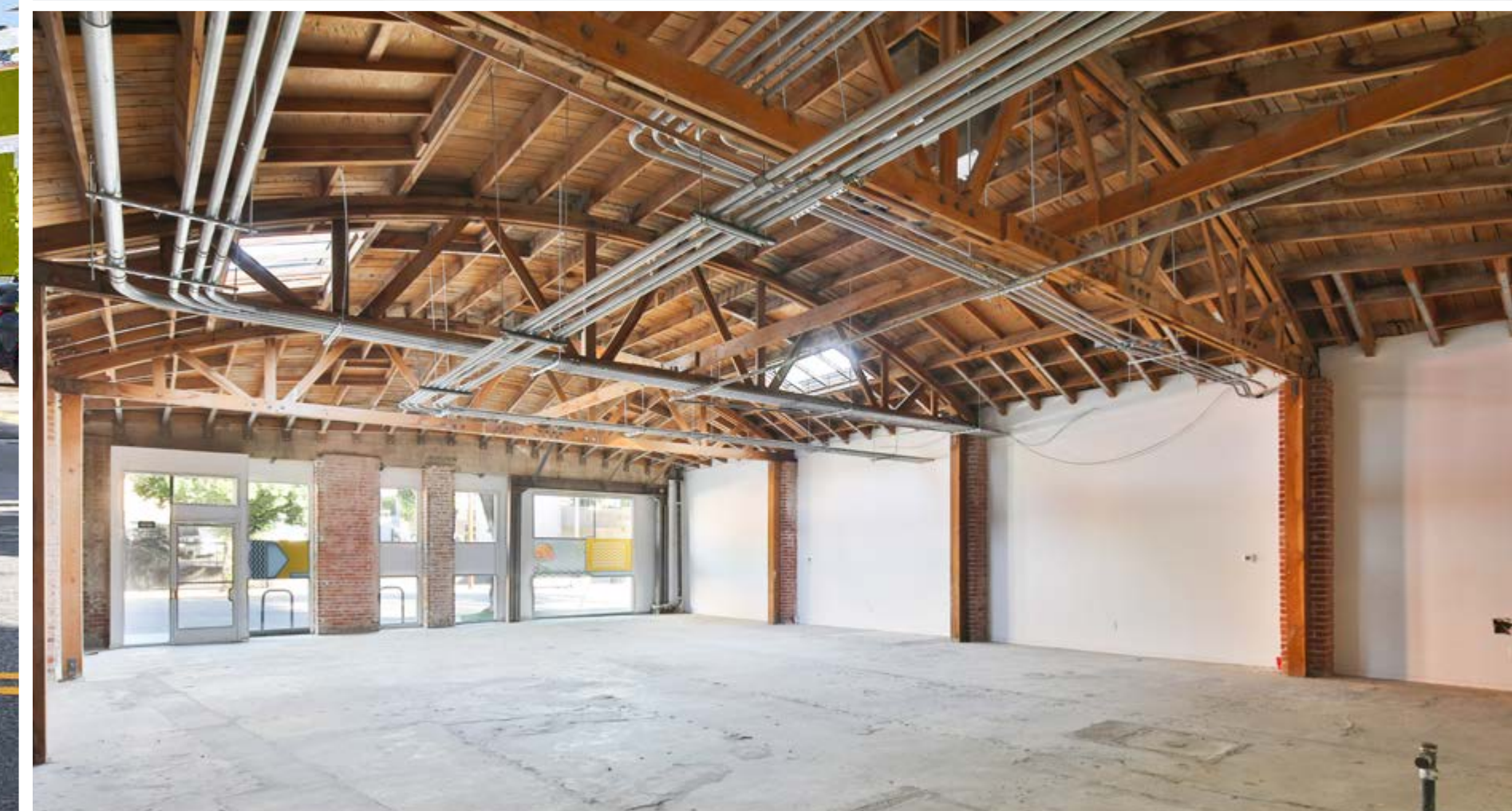


**309-311 Glendale Blvd**





**AVAILABLE**  
2,608 SF



**313-315 Glendale Blvd**



# Echo Park, Los Angeles

Echo Park is a vibrant neighborhood situated in central Los Angeles, just northwest of downtown LA. It is situated within close proximity to other neighborhoods such as Silver Lake, Elysian Park, and China-town. The culturally diverse neighborhood has become known for its trendy local businesses, as well as its popularity with artists, mu-sicians and creatives. The neighborhood boasts a diverse and dy-namic dining scene, with a wide range of restaurants, cafes, and bars along Sunset Boulevard and other main streets. Lastly, the sub-ject benefits from its convenient access to the 101 and 110 freeways.

Demographics	1-Mile	3-Mile	5-Mile
Population	87,916	552,051	1,212,224
Average Household Income	\$70,573	\$75,726	\$79,345
Households	30,089	203,629	412,757

## Historic Filipinotown

Historic Filipinotown, located in central Los Angeles, is a neighborhood with a significant Filipino cultural presence. It emerged as a hub for Filipino immigrants and their descendants, celebrating their heritage through various cultural events, art, and cuisine. The neighborhood is known for its historical significance, community spirit, and contributions to the cultural diversity of Los Angeles.





**PEGASUS**

## **Pegasus Asset Management Inc.**

1901 AVENUE OF THE STARS,  
SUITE 630  
LOS ANGELES, CA 90067  
PEGASUSAM.COM  
CA DRE LIC #02119442

## **Leasing Team**

### **Andrew Cohen**

EXECUTIVE VICE PRESIDENT – LEASING

○ 424.363.7800  
ACOHEN@PEGASUSAM.COM  
LIC # 01996379 (CA)

### **Emmet Pierson**

SENIOR ASSOCIATE – LEASING

○ 424.363.7800  
EPIERSON@PEGASUSAM.COM  
LIC # 02048600 (CA)

### **Daniel Woznica**

ASSOCIATE – LEASING

○ 424.363.7800  
DWOZNICA@PEGASUSAM.COM  
LIC # 02211034 (CA)

### **Josh Dembo**

ASSOCIATE – LEASING

○ 424.363.7800  
JDEMBO@PEGASUSAM.COM  
LIC # 02242456