

FOR SALE

±6,286 SF FREESTANDING BUILDING

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA



**1626 Beverly Blvd
Los Angeles, CA 90026**

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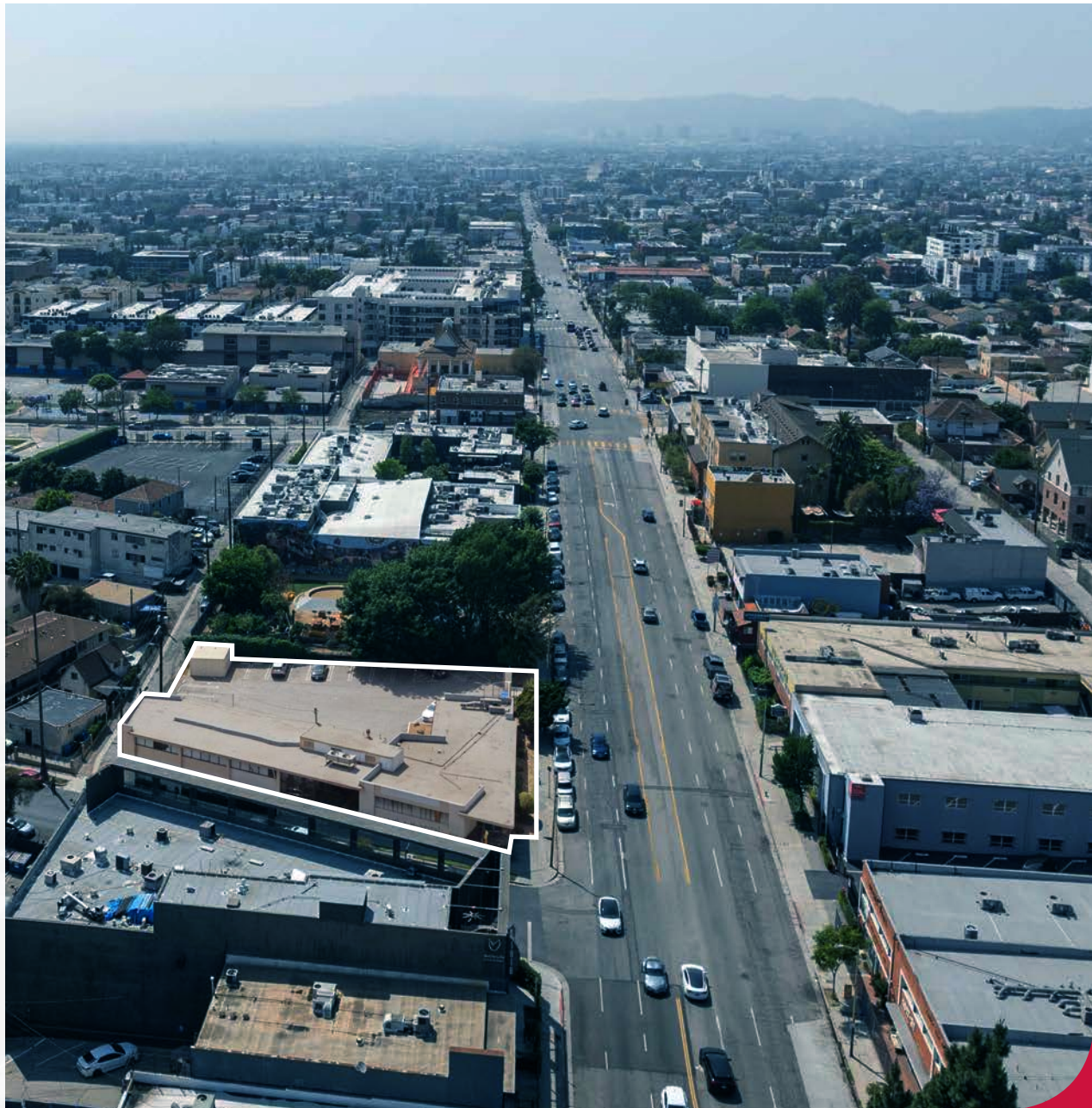
1626
BEVERLY BLVD
LOS ANGELES, CA 90026

OFFERING INFORMATION

+ Asking Price:	\$2,975,000
+ Price per SF:	\$473.27
+ Building SF:	±6,286
+ Lot SF:	±20,328
+ Year Built:	1954
+ Parking Ratio:	3.18/1,000
+ Zoning:	C2-1

PROPERTY HIGHLIGHTS

- 6,286 SF Freestanding Building on a generous 20,328 SF lot.
- Improved with a large meeting hall, private gated parking, and flexible interior layout.
- Single-story structure with corner lot positioning allows for creative redevelopment or owner-user occupancy.
- Zoned for commercial office use, offering potential for nonprofit, or creative workspace conversions.



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Lee & Associates - Pasadena is pleased to present the unique opportunity to acquire 1626 Beverly Boulevard, a ±6,286 square foot freestanding commercial building situated on a prominent ±20,328 square foot corner lot in the heart of Los Angeles. This highly visible property is strategically located along Beverly Boulevard, a major east-west arterial with direct access to Downtown LA, Echo Park, Silver Lake, and major freeways including the 101 and 110.

Originally constructed in 1954, the building features a large meeting hall, flexible office layout, and gated private parking. The property benefits from C2 zoning, making it ideal for owner-users, nonprofit institutions, local professionals, or creative office conversion.

Surrounded by a dynamic mix of residential and commercial properties, situated in a densely populated corridor, this asset presents a great opportunity for users seeking a well-located property with upside and the added benefit of a gated parking lot.



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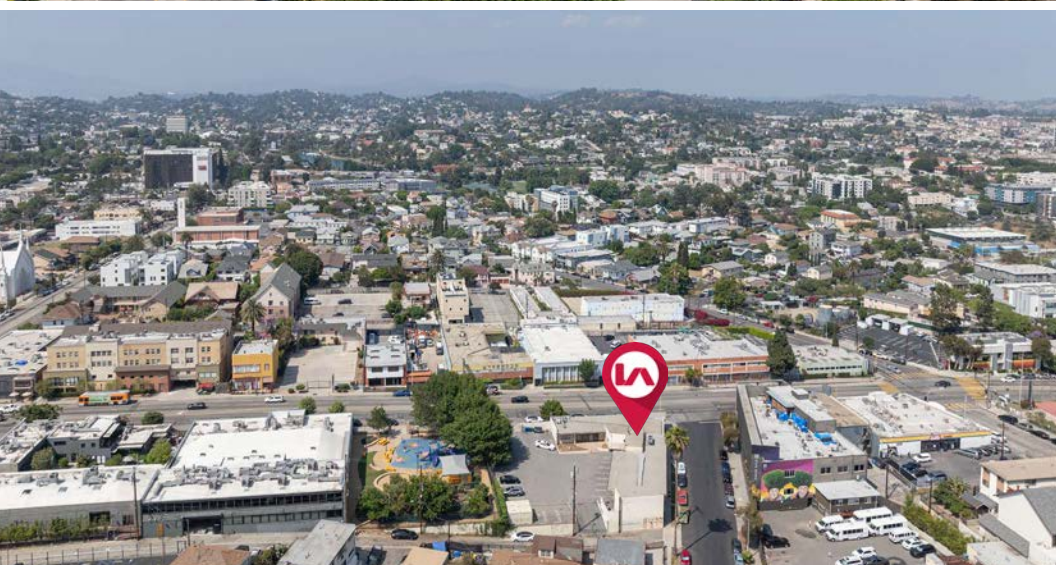
PROPERTY PHOTOS



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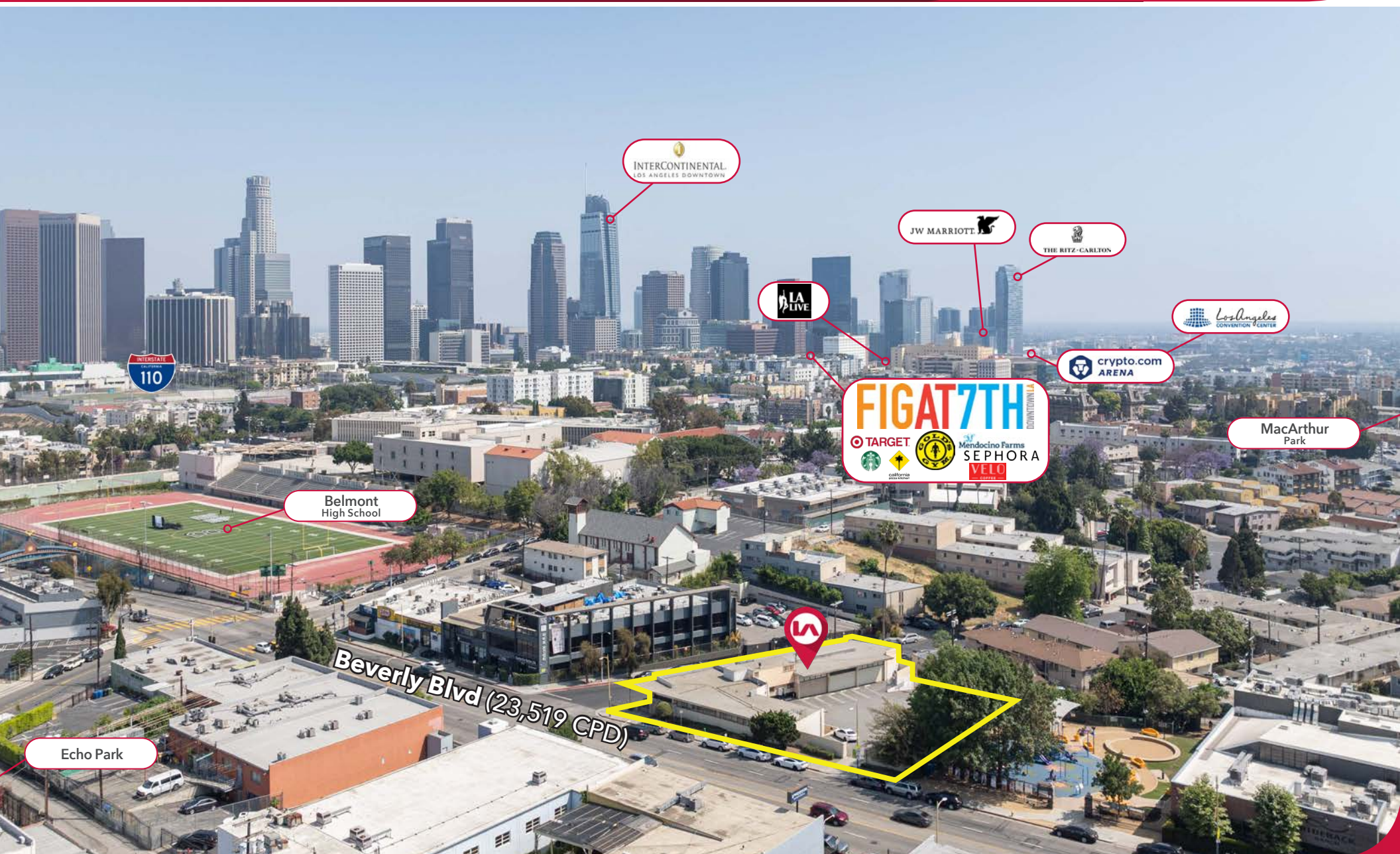
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PROPERTY PHOTOS



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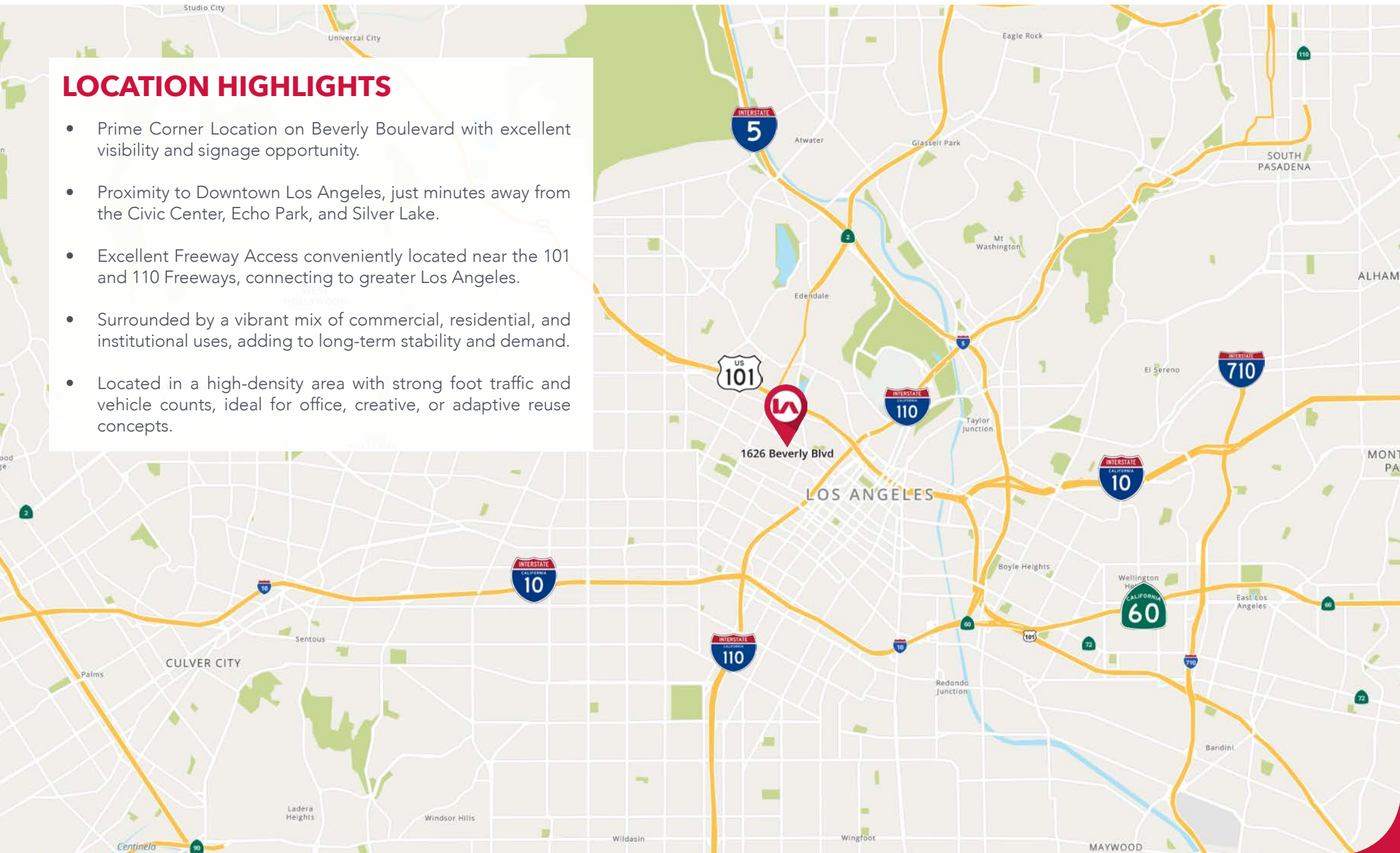


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LOCATION HIGHLIGHTS

- Prime Corner Location on Beverly Boulevard with excellent visibility and signage opportunity.
- Proximity to Downtown Los Angeles, just minutes away from the Civic Center, Echo Park, and Silver Lake.
- Excellent Freeway Access conveniently located near the 101 and 110 Freeways, connecting to greater Los Angeles.
- Surrounded by a vibrant mix of commercial, residential, and institutional uses, adding to long-term stability and demand.
- Located in a high-density area with strong foot traffic and vehicle counts, ideal for office, creative, or adaptive reuse concepts.



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DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2024 Population	91,925	543,597	1,153,726
Median age	35.4	37.1	37.1

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	35,638	219,241	432,022
Total persons per HH	2.4	2.3	2.5
Average HH income	\$68,599	\$76,083	\$81,951
Average house value	\$858,094	\$910,444	\$863,686

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	14,610	105,353	249,377
Black	5,696	35,672	86,723
American Indian/Alaskan Native	3,210	11,193	22,525
Asian	15,203	125,028	179,293
Hawaiian & Pacific Islander	106	750	1,423
Two or More Races	53,100	265,603	614,385
Hispanic Origin	57,815	281,092	651,588

**Demographic data derived from Co-Star 2024*





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