

2209 W. SUNSET BLVD
ECHO PARK, CA 90026



COMMERCIAL
ASSET GROUP



**RARE SMALL RETAIL SPACE IN ECHO PARK
(RECENTLY RENOVATED)**

MAIN & MAIN ECHO PARK

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SPACE SIZE

±765 SF

LEASE RATE

\$5,300/MO + NNN

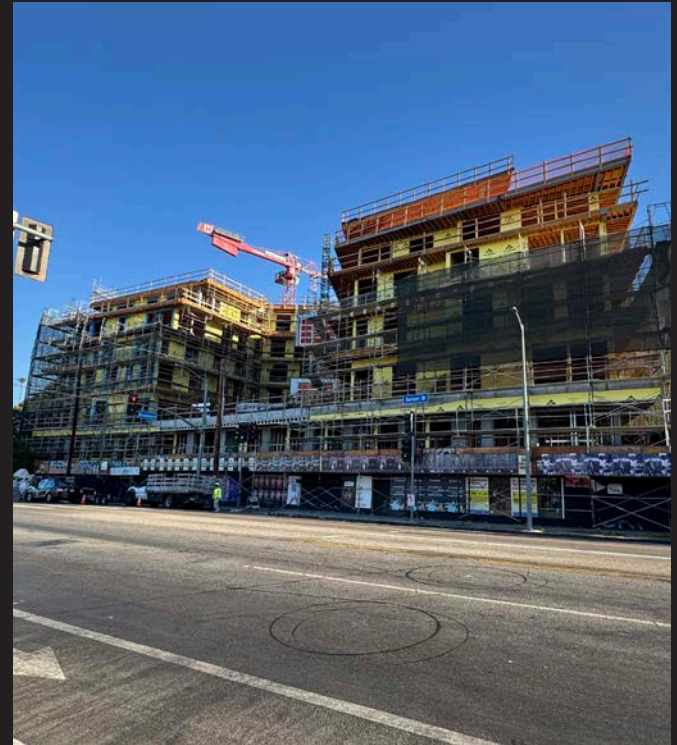
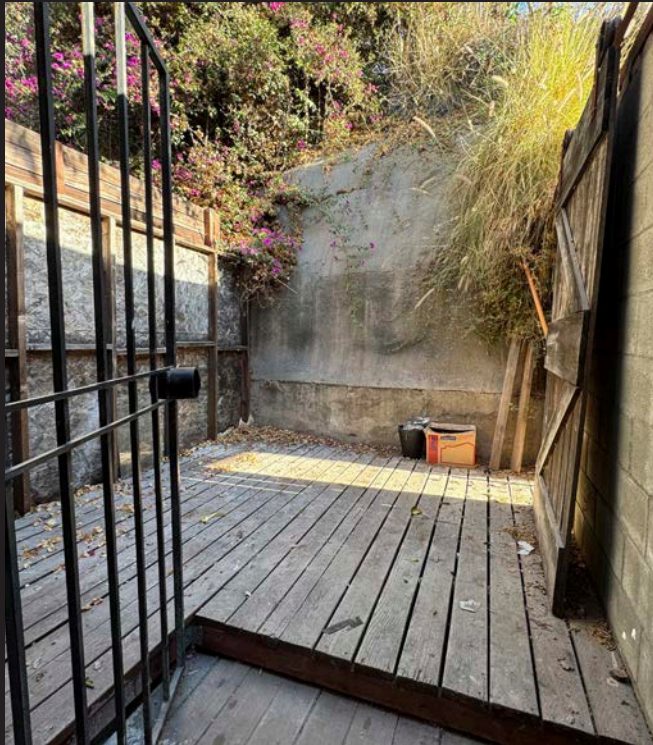
AVAILABLE

IMMEDIATELY

**CLICK FOR
PROPERTY VIDEO**

- BLOCK OFF THE CORNER OF SUNSET AND ALVARADO
- NEXT TO THE 176 UNIT CYPRESS APARTMENT PROJECT, CURRENTLY UNDER CONSTRUCTION
- NEIGHBORING TENANTS INCLUDE CASA BUONA, PITFIRE PIZZA, CHIPOTLE, STARBUCKS, AND MANY MORE
- EXCELLENT VISIBILITY
- SMALL AND MANAGEABLE RETAIL SPACE IN PRIME ECHO PARK
- SPACE HAS BEEN RECENTLY RENOVATED WITH POLISHED CONCRETE FLOORS, NEW LIGHTING, AND CLEANED UP STOREFRONT SYSTEM

INTERIOR PHOTOS



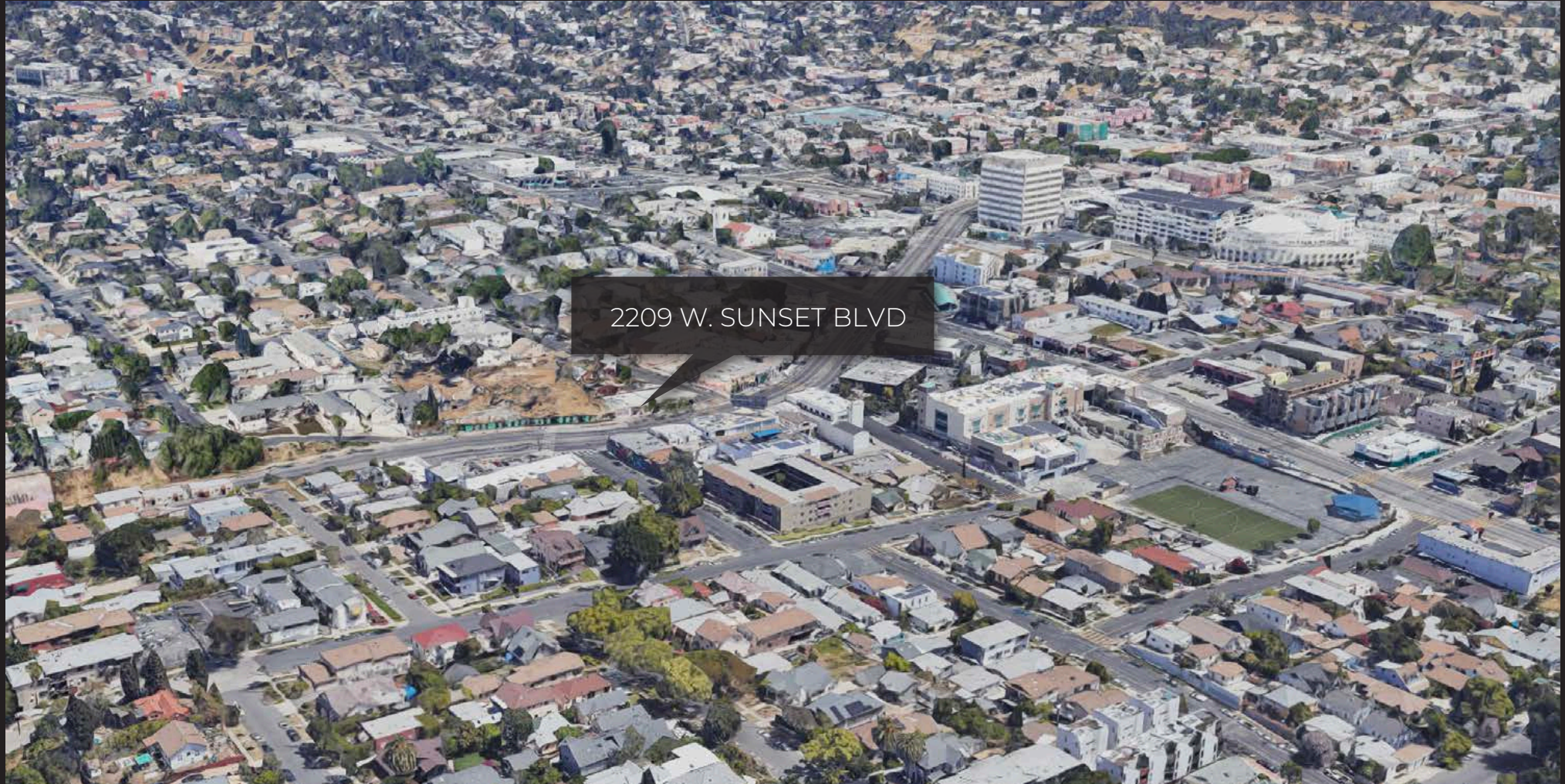
THE NEIGHBORS



ECHO PARK



AERIAL



2209 W. SUNSET BLVD



DEMOGRAPHICS

TOTAL POPULATION

1-MILE: 57,223
2-MILE: 262,324
3 MILE: 577,076

AVERAGE HOUSEHOLD INCOME

1-MILE: \$96,168
2-MILE: \$77,578
3 MILE: \$79,300

MEDIAN AGE

1-MILE: 39.3
2-MILE: 38.6
3 MILE: 39.4

WALK SCORE

88



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