

INDU  
STRY

2624-2634  
N BROADWAY  
LOS ANGELES

FOR LEASE



STUMPTOWN  
COFFEE ROASTERS

COMING SOON!

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RETAIL / FLEX / RESTAURANT  
±1,933 - ±3,613 RSF

NEW LEASE

STUMPTOWN  
COFFEE ROASTERS

FOR LEASE

RETAIL | FLEX

2624-2634 N BROADWAY LOS ANGELES CA 90031

DETAILS

| ADDRESS              | AVAILABLE AREA       | RATE         | OCCUPANCY | TERM      | PARKING                   |
|----------------------|----------------------|--------------|-----------|-----------|---------------------------|
| 2624-2634 N Broadway | ±1,933 to ±3,613 RSF | Upon Request | Immediate | 3-10 year | Large on-site parking lot |

### Retail / Flex In Lincoln Heights

#### FEATURES

Hard corner - signalized intersection - corner of N. Broadway and Workman

Co-tenant with Stumptown Coffee

Sandblasted brick wall interiors

90 feet of frontage on N. Broadway the main commercial corridor in Lincoln Heights

36,000 Average Daily Traffic - Highest traffic count in Lincoln Heights

Rear loading and access from parking lot

Private restrooms

Private outdoor patios at rear

Great pedestrian-oriented "main street" with excellent foot traffic

Walk Score 90 "Walker's Paradise"

Large on-site parking lot

Property has dedicated parking (19 stalls) plus two large underutilized City lots (110 stalls).



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.  
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FOR LEASE

RETAIL | FLEX

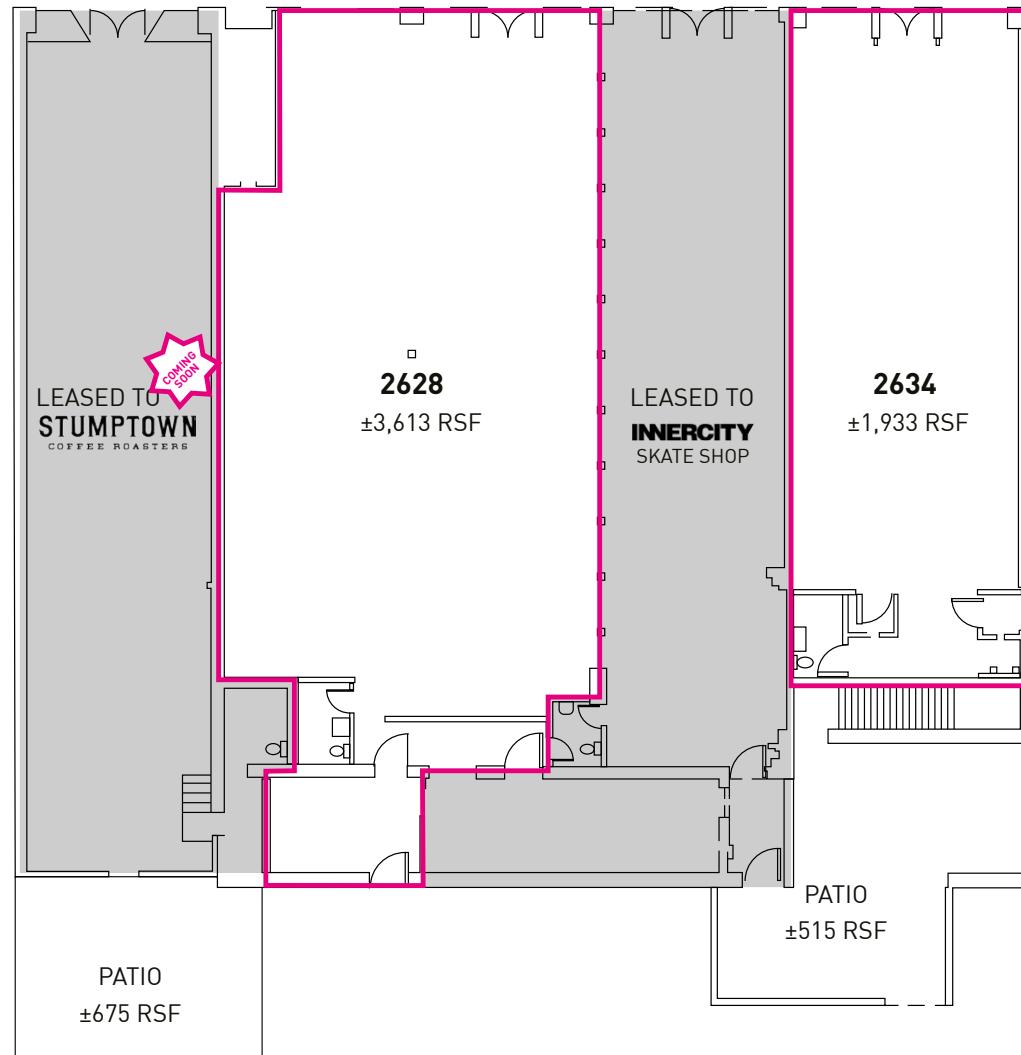
2624-2634 N BROADWAY LOS ANGELES CA 90031

FLOOR PLAN

GROUND FLOOR  
±1,933 to ±3,613 RSF

WORKMAN ST

N BROADWAY



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

# STUMPTOWN

COFFEE ROASTERS

Stumptown Coffee Roasters, a pioneer in the third-wave coffee movement, has signed a new lease at 2634 N Broadway—marking an exciting addition to Lincoln Heights. Founded in Portland in 1999, Stumptown quickly earned national acclaim for its meticulous sourcing, direct trade relationships, and commitment to roasting some of the finest coffee in the country. With a loyal following and beautifully designed cafes in cities like New York, LA, and Tokyo, Stumptown has become synonymous with quality, creativity, and cultural relevance. Their arrival to North Broadway brings not just exceptional coffee but a dynamic anchor that will further activate this already lively pedestrian corridor—drawing daily regulars, neighborhood creatives, and destination seekers alike to this vibrant and evolving stretch of the Eastside.

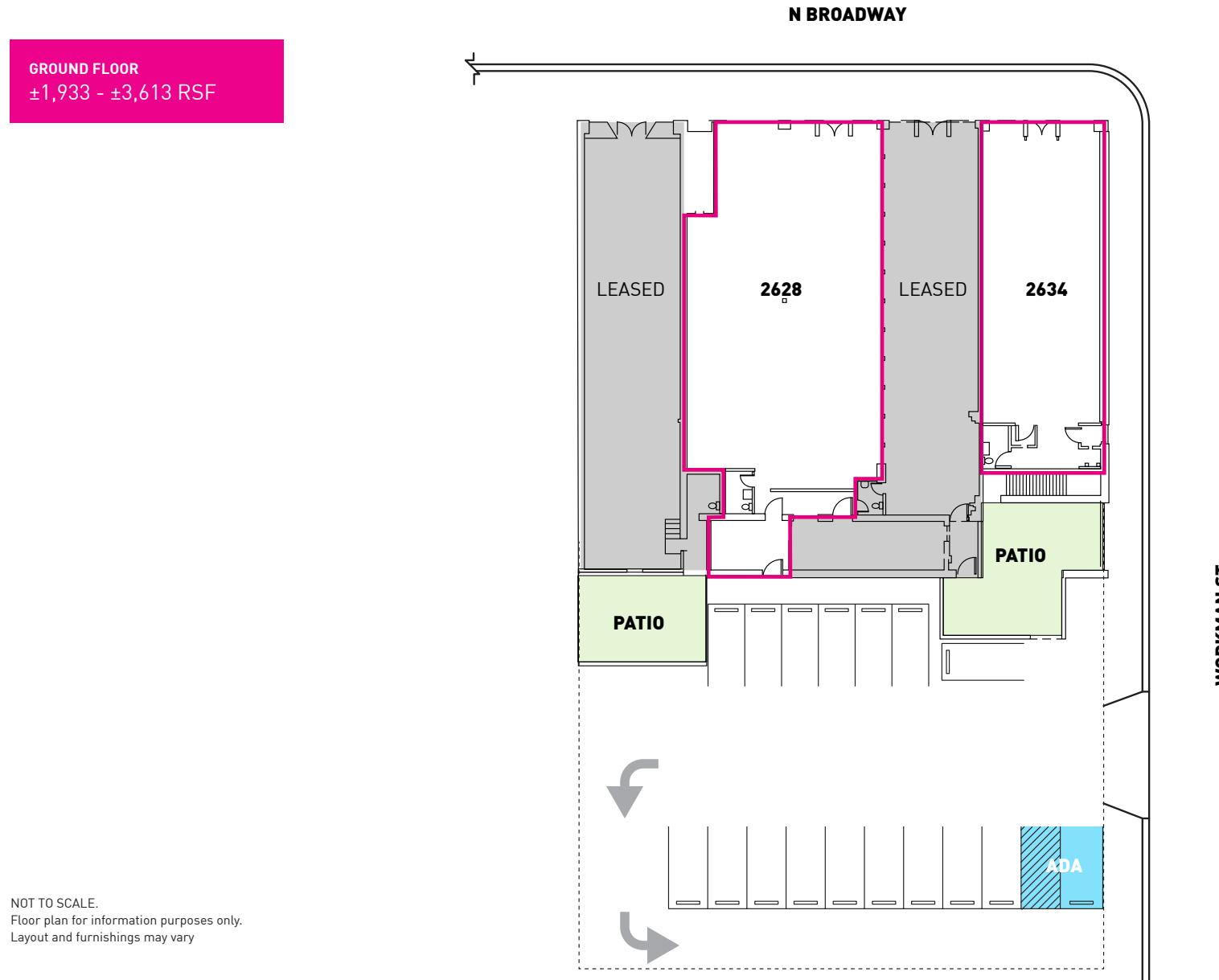


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SITE PLAN



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PHOTOS



Renovation progress photo



Actual delivery condition for retail space



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EXTERIOR  
RENDERING



For information purposes only.  
Layout and furnishings may vary

FOR LEASE

RETAIL | FLEX

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INTERIOR  
RENDERING



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FOR LEASE

RETAIL | FLEX

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NEARBY AMENITIES

1 min  
WALK



2 min  
WALK



2 min  
WALK



10 min  
WALK



3 min  
WALK



**La Monarca Bakery & Cafe:** Celebrated for its authentic Mexican pastries, this bakery offers everything from pan dulce to tres leches cake, along with a selection of coffee and espresso drinks. The cafe atmosphere is warm and inviting, making it perfect for both quick visits and leisurely mornings.

**The Airliner:** This iconic bar has been around for years, hosting live music, DJ nights, and community events. With its lively ambiance, it's a go-to for locals seeking a casual night out, whether for a few drinks or a fun night of entertainment.

**The Office Bar & Grill:** A relaxed, neighborhood bar with a classic pub menu featuring burgers, sandwiches, and appetizers. The Office is ideal for unwinding after work or catching up with friends over a cold drink in a laid-back setting.

**Mazal** is a trendy Middle Eastern restaurant specializing in shareable mezze plates like hummus, baba ganoush, and kebabs. The lively, communal atmosphere and modern decor make it a favorite for groups and celebrations, offering a taste of traditional flavors in a contemporary setting.

5 min  
WALK



5 min  
WALK



3 min  
WALK



5 min  
WALK



6 min  
WALK



**Moo's Craft Barbecue:** This acclaimed BBQ spot brings a taste of Southern barbecue to LA with smoked meats like brisket, ribs, and pulled pork. The casual, outdoor setup makes it perfect for a hearty, no-frills meal, drawing BBQ fans from all around.

**Tierra Mia Coffee:** With a menu inspired by Latin flavors, Tierra Mia Coffee serves unique drinks like horchata lattes and café de olla. Known for its cozy setting and friendly baristas, this cafe offers a refreshing alternative to the usual coffee chains.

**Trattoria Daly** is a cozy Italian restaurant offering rustic, handmade pastas, wood-fired pizzas, and seasonal dishes in a warm, inviting setting. With its charming decor and intimate atmosphere, it's a perfect spot for both casual meals and special occasions, bringing a taste of Italy to Los Angeles.

**The Heights Deli & Bottle Shop:** Part deli, part bottle shop, The Heights offers delicious deli sandwiches alongside a curated selection of craft beers, wines, and artisanal drinks. It's a favorite for quick bites and also provides takeaway options for on-the-go diners.

**Yumami** is a vibrant Asian fusion restaurant known for its creative sushi rolls, bold noodle dishes, and fresh, flavorful small plates. The sleek, modern design and lively vibe make it a popular choice for food lovers and social gatherings, offering a unique twist on traditional Asian cuisine.