

1498 W SUNSET

ECHO PARK

Retail + Restaurant For Lease

CBRE



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NEW FLAGSHIP RETAIL + RESTAURANT

in the Heart of

ECHO PARK

1498

SUNSET

PORTIA ST

SUNSET BLVD

2

PROPERTY HIGHLIGHTS



Newly renovated multi-tenanted retail in heart of Echo Park



Floor to ceiling industrial windows



Great visibility on Sunset Blvd



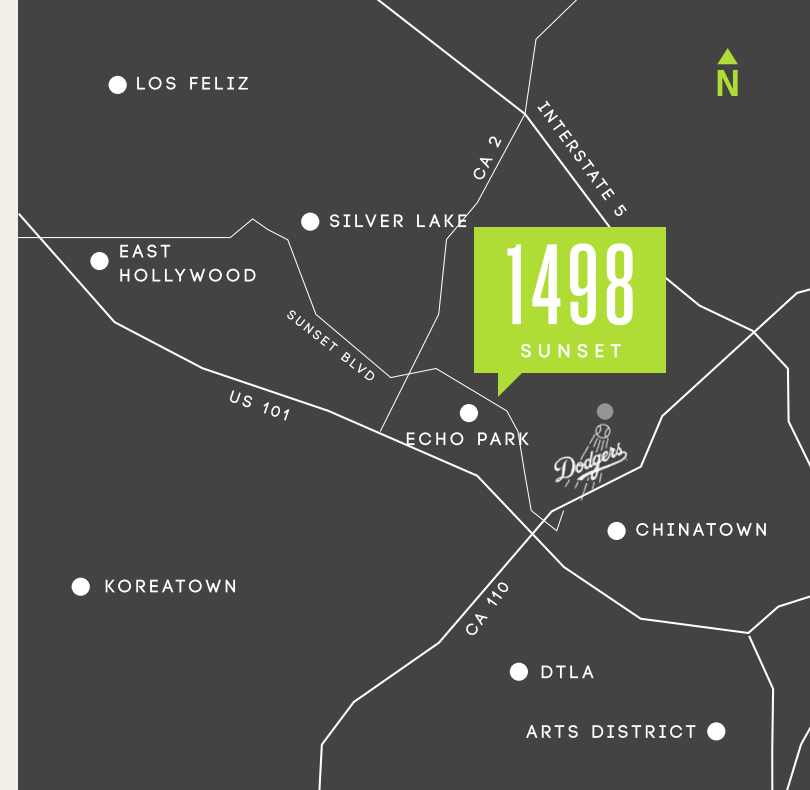
On-site Parking



Type 2 ABC Approvals (off-site wine with tasting)



New glass and steel store fronts



TOTAL BUILDING GLA: 7,271 SF

400+

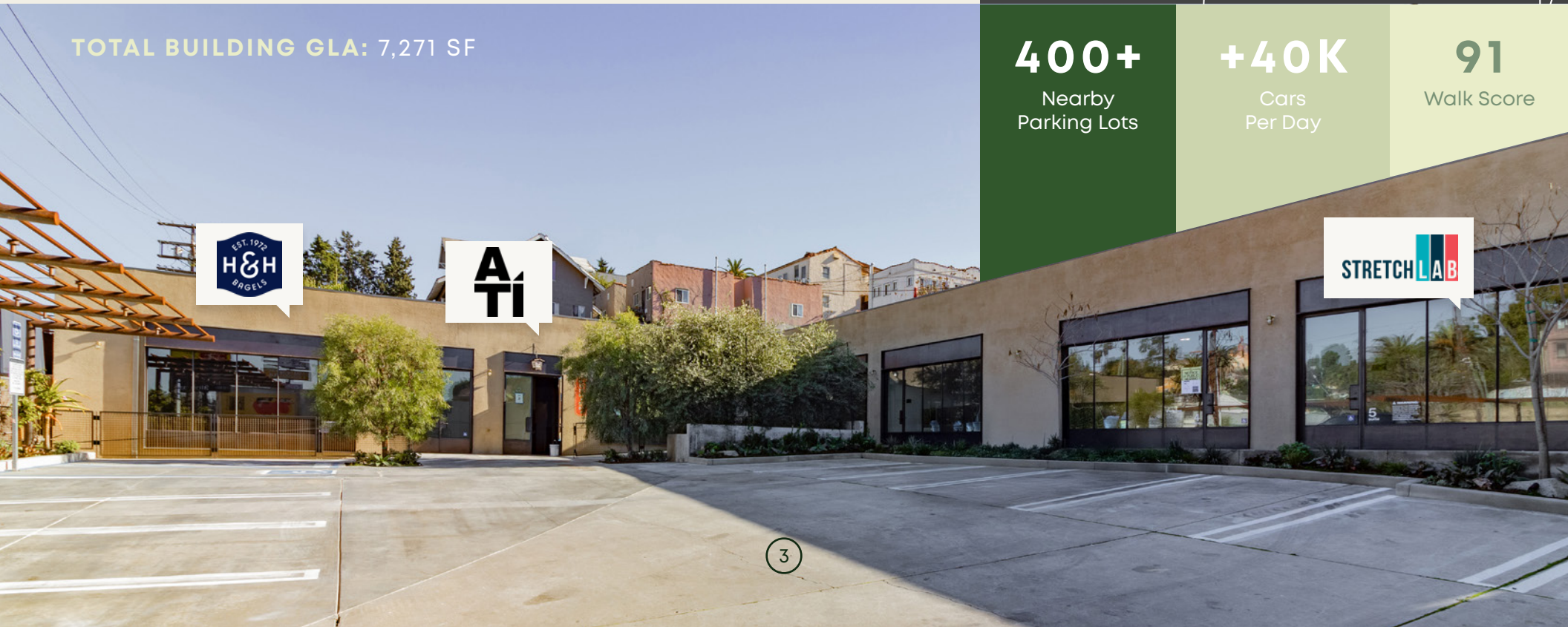
Nearby
Parking Lots

+40K

Cars
Per Day

91

Walk Score



SITE PLAN

BUILDING DETAILS

Suite 1 Leased to H&H Bagels

Suite 2 Leased to Bar A Ti

Suite 3 ±2,402 RSF

Suite 4 ±1,161 RSF

Suite 5 ±1,226 RSF

Suite 6 Leased to Stretchlab

Parking Onsite Secure Parking Available

LEASE TERMS

Rate Call For Details

Term 5-10 Years

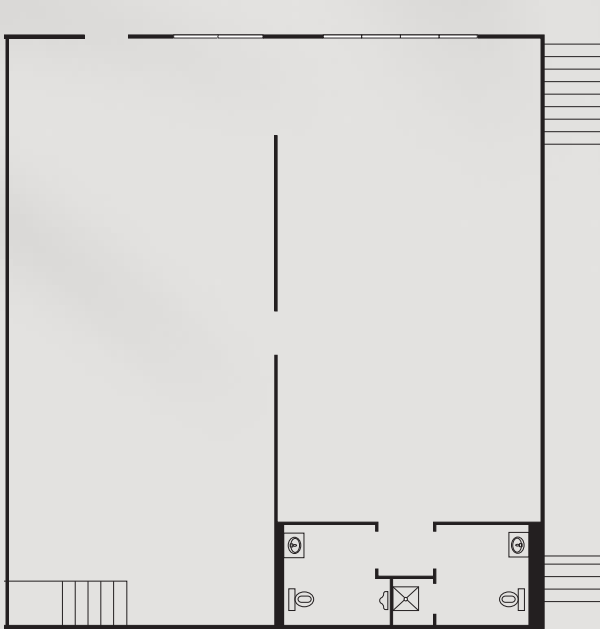
Occupancy Immediate



SUITE 3

- 2,402 RSF
- 2 Built Out Restrooms
- Vanilla Shell Delivery
- Ideal for Fitness, Service or Restaurant

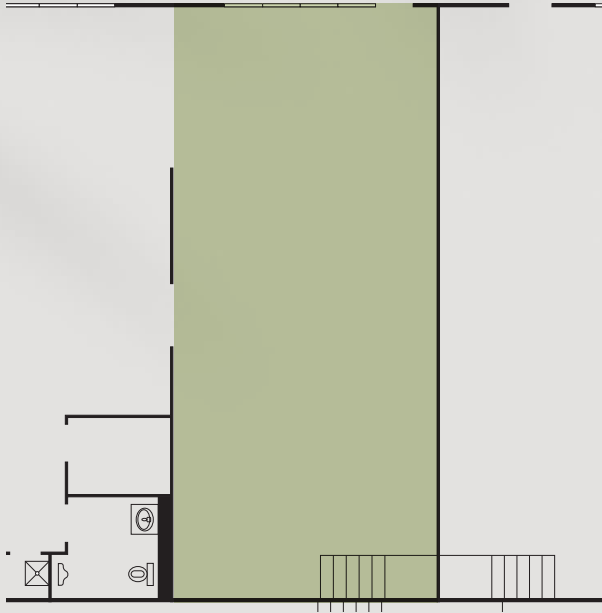
±2,402 RSF



SUITE 4

- 1,161 RSF
(Ability to combine with Suite 3)
- Vanilla Shell Delivery
- Type 2 ABC Approvals
(off-site wine with tasting)

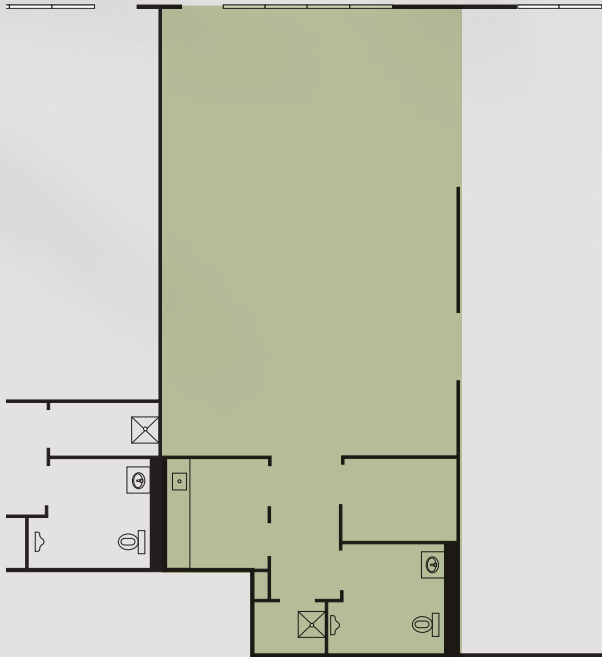
±1,161 RSF



SUITE 5

- 1,226 RSF
(ability to combine with Suite 4)
- 1 Restroom + 2 Small Offices
- Floor to Ceiling Window Fronts
- Restaurant, Retail or Service
- Type 2 ABC Approvals
(off-site wine with tasting)

±1,226 RSF

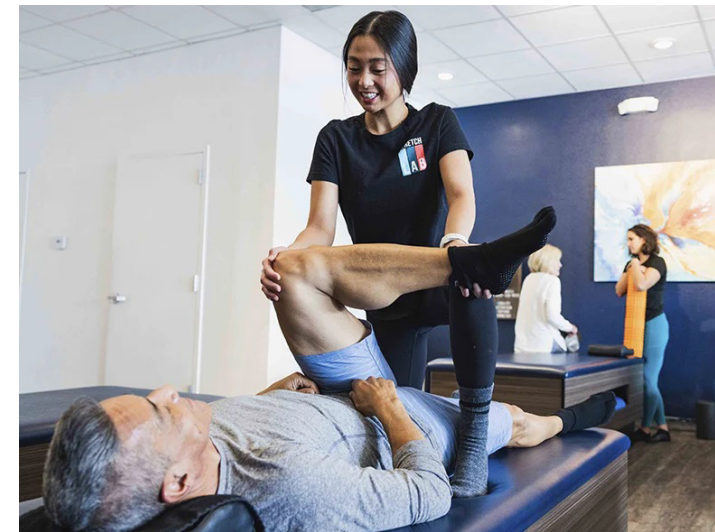




Since 1972, H&H Bagels, a New York City institution, has been synonymous with the classic “New York bagel.” Using only high-quality, all-natural, and non-GMO ingredients, including unbromated flour, they’re committed to no shortcuts, even hand-slicing avocados. After 50 years as a NYC staple, with cameos in shows like Seinfeld, H&H is expanding nationwide. Their kettle-boiled dough is still made with New York City water and baked fresh daily.



StretchLab offers one-on-one assisted stretching, improving flexibility and quality of life. Trained “Flexologists” use techniques like PNF in 25- or 50-minute sessions. They help people of all ages and fitness levels achieve deeper stretches, from athletes to those seeking pain relief or better posture. With individualized care, StretchLab aims to connect improved flexibility with increased energy, growth, and a greater sense of freedom in daily life.



A Ti in Echo Park celebrates modern Mexican cuisine, inspired by Los Angeles’ multiculturalism. Chef Andrew Ponce, a second-generation Mexican-American, uses his heritage and experience at acclaimed restaurants to reimagine familiar flavors. The menu features dishes like raw yellowfin tuna tostadas and duck confit mole, showcasing bold, creative, and market-driven food. A Ti offers a warm neighborhood vibe with inventive takes on classics and casual options.

TRADE MAP



HOLLYWOOD

LOS FELIZ

SILVER LAKE

N ALVARADO STREET

MEN & BEASTS

MASA

CLUB PILATES

DADA MARKET/DADA

HONEY HI

LOWBOY | DONNAS | BAR FLORES

WOODCAT COFFEE BAR

EL MORO CHURRO'S

1498
SUNSET

LAVETA TERRACE

GLENDALE BOULEVARD

STICKY RICE

LASSENS/WALGREENS

COOKBOOK

CANYON COFFEE

BACETTI

ECHO PARK AVENUE

GOGOSHA OPTIQUE

HEY HEY

MONTY'S GOOD BURGER

GYOZA BAR

STEREOSCOPE COFFEE

SLURPIN RAMEN

HELEN'S

LITTLE JOY

MONKISH BREWING

QUARTER SHEETS

PORTIA STREET

SUNSET BOULEVARD

UNCLE PAULIE'S

THE SHORT STOP

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AREA OVERVIEW

THE EASTSIDE'S FAVORITE

Echo Park is the jump off point for many of the most interesting and dynamic neighborhoods in Los Angeles. With proximity to 4 major freeways: the I-5, the CA-2, the CA-110, and the US-101, Echo Park is bordered by Silver Lake, Los Feliz, Chinatown, Downtown, Hollywood, and convenient to Glendale, Koreatown and more.

Apart from marquee national destinations like Dodgers Stadium and regional draws like Echo Park Lake and Elysian Park, Sunset Blvd. continues to be a bustling draw for many of the city's top chefs and innovative retailers.

Echo Park is approaching a juncture with many large-scale developments under entitlement which will further cement the neighborhood as a true live-work-play destination.



QUARTER SHEETS
PIZZA CLUB



BAR FLORES &
LOW BOY



BACETTI
TRATTORIA



HONEY-HI



DADA



CANYON
COFFEE

DEMOGRAPHICS (3 MILE RADIUS)



Est Population
489,399

Daytime Population
574,775



Generations
35.6%

Millennials
'81-'98



Average Income (Household)
\$98,385



Employees
265,936



Businesses
32,655

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