



# 1525 Sunset Boulevard

LOS ANGELES, CA 90048  
**TURN-KEY RESTAURANT FOR LEASE**

**conroy**





# Property Summary

We are excited to share a brand-new restaurant listing in the heart of Echo Park. The space is approximately 1,400 square feet and comes fully built out, offering a rare turnkey opportunity for operators looking to get up and running quickly in one of LA's most vibrant and high-traffic neighborhoods.

**\$11,500**

PER MONTH (ALL-IN)

**±1,400 SF**

BUILDING SIZE

**Fully Built-Out**

CONDITION

# RETAIL *Highlights*

- ❖ A relatively young adult demographic (mid/late 30s) suggests strong potential for casual dining, trend-driven menus, social / late-night business.
- ❖ High renter occupancy and urban density mean good foot-traffic potential and a steady residential base within walking distance.
- ❖ Average income levels are solid (especially for Echo Park proper), so a mid-to-upscale casual dining concept could be viable.
- ❖ Strong transit usage and pedestrian/cyclist/hill-neighborhood culture may support a concept oriented to walk-in, casual, perhaps daytime + evening.
- ❖ The low rate of home-ownership and high density suggest transient/residential mobility but also concentration of renters who typically dine locally.







# 1525 SUNSET BOULEVARD









# Echo Park

## Los Angeles

Echo Park was rated the “Greatest Neighborhood in Los Angeles.” It’s a stone’s throw from Chinatown, a short bike ride from downtown L.A., Silver Lake and Los Feliz. It’s also surrounded by four major freeways: The 5, The 2, The 110 and the 101. That makes for a quick jaunt to the Arclight in Hollywood, The Americana in Glendale, or even USC. It is also home to one of the largest public parks in the city — Elysian Park — the beautifully restored Echo Park lake.



**7% GROWTH**  
POPULATION



**\$1.01M**  
AVG HOME VALUE



**\$89.6K**  
AVG HH INCOME

## Millennial Haven



Millennials have ditched the suburbs for a more active and dynamic urban lifestyle. Many don’t own or want to own cars, so they rely on walking, biking, Metro or Uber. There is a limited supply of housing in Los Angeles, and especially in Echo Park, which is causing upward pressure on rents. Research firm Axiometrics projects rental rates are to increase by 25% over the next five years.

# Neighborhood

## Amenities



**SUBJECT**

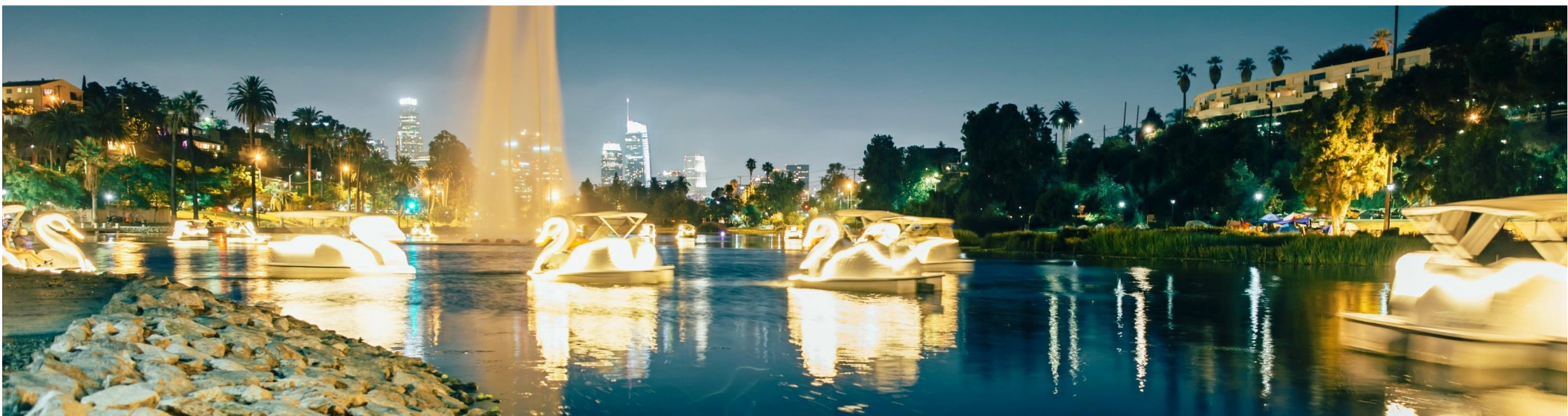


# Prime *Los Angeles Location*

Situated in the heart of Echo Park, 1525 Sunset Blvd offers exceptional visibility along one of the neighborhood's most dynamic commercial corridors. The property is surrounded by a dense, trend-driven residential community and benefits from strong daily foot traffic generated by nearby retailers, popular eateries, neighborhood cafés, and creative office users. Echo Park continues to attract a mix of young professionals, long-time residents, and visitors drawn to its walkability, culture, and proximity to Downtown Los Angeles, Silver Lake, and Elysian Park. The site is positioned on the prime stretch of Sunset Blvd with immediate access to major transit routes and a steady flow of both pedestrian and vehicle traffic throughout the day. With its central location, strong demographics, and constant activity, this space offers an exceptional opportunity for a restaurant operator looking to establish a presence in one of LA's most sought-after urban neighborhoods.

## RETAIL AREA HIGHLIGHTS

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# Location



**LACC**  
Los Angeles City College  
The City's College

Bellevue Park

Elysian Park

CAFECITO ORGANICO  
COFFEE ROASTERS

SILVERLAKE  
RAMEN

Silverlake Flea

THE  
Brite  
SPOT

VICTOR HEI

the echo

ECHO PARK

MASA  
OF ECHO PARK

RODEO

STEREOSCOPE  
COFFEE CO.

SUBJECT

Echo Park

SILVERBACK COFFEE  
OF R W A N D A

Reggie's  
CHILI & CAFE

HEY HEY

RODGER STADIUM

LADMC LA DOWNTOWN  
MEDICAL CENTER

Target

HISTORIC  
PINTOWN

CLARK STREET

TRIBAL

LINO  
HEIGHTS

Chinatown

CHINATOWN

Shatto 39

KOREATOWN  
Galleria

MacArthur  
Park

Target

WESTLAKE  
NORTH

THE BROAD

UNION  
STATION  
LOS ANGELES

NORMANDIE

L N E

hotel  
INDIGO

FIGAT 7TH  
CLEV. WEST  
777 Tower

METROPOLIS  
LOS ANGELES

THE RITZ-CARLTON®

LA LIVE

INTERCONTINENTAL  
LOS ANGELES DOWNTOWN

THE BLOC

AON

Microsoft Theater

crypto.com

Los Angeles  
CONVENTION CENTER

Union Bank  
of India

Bank of America

usbank

WELLS  
FARGO

CITY NATIONAL  
BANK  
The way up.

ALISO VILLAGE

ARTS DISTRICT

PICO GARDENS



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