



new listing



PRIME ECHO PARK LOCATION - FOR LEASE

Just East of Logan St on W. Sunset Blvd.

FEATURES

- ±1,074 SF Retail / Office Available
- Beautiful white subway tile building with great street exposure.
- Trendy Up and Coming Trade Area
- Phenomenal Foot Traffic
- Three city parking lots are directly adjacent to this project providing superior parking for this property in this densely populated area
- Join Neighboring Retailers: Blue Bottle Coffee, Sage Vegan Bistro, Two Boots Pizza, Dinette, Club Pilates, and Lassen's Market

AREA AMENITIES

- Densely Populated Area
- Strong National Tenant Presence
- Across from newer Lassen's Foods and Walgreen's Center
- Demographics (3-mile)
 - Population: 520,904
 - Average HH Income: \$56,353
 - Employees: 242,942
- Traffic Counts - 33,000+ cars per day

**1616 W. Sunset Blvd.
Los Angeles CA 90026**

CONTACT...

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Site Plan

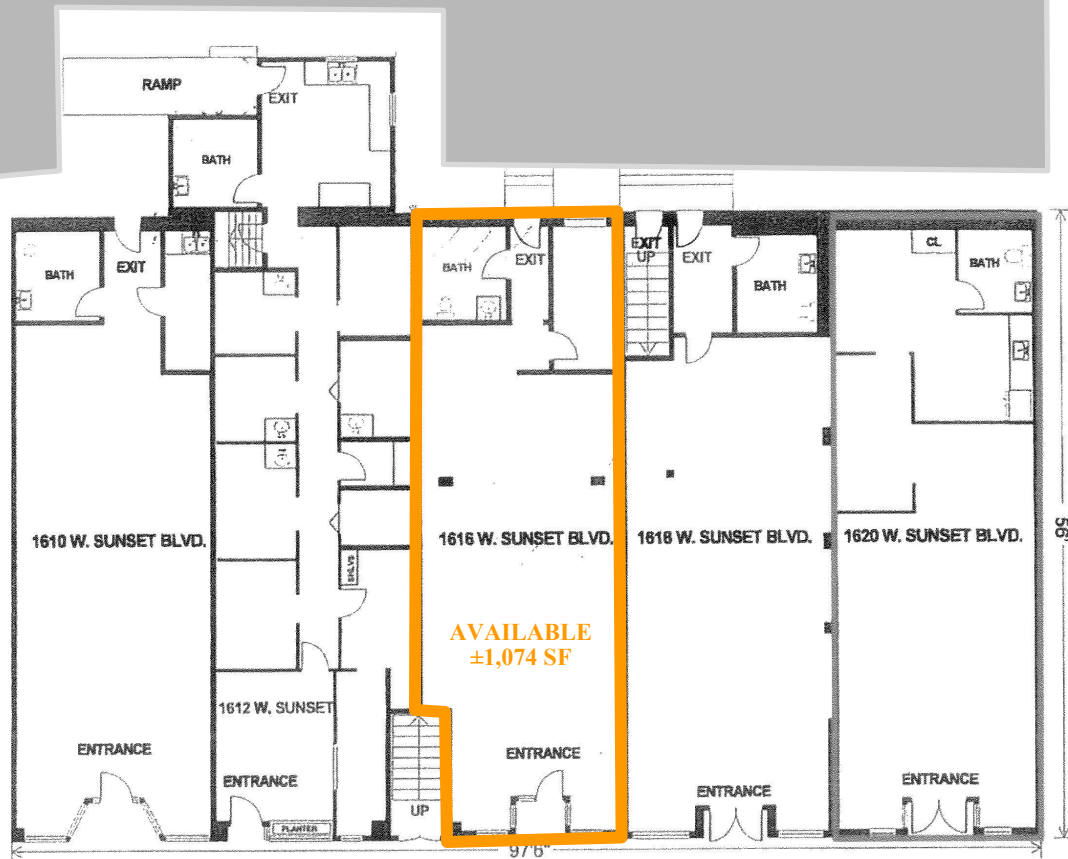
City Parking Lot
(see aerial image next page)

Alley

Building Parking

Echo Park Ave

Logan Street



Sunset Boulevard

VONS

AERIAL PHOTOGRAPH

© 2007 Microsoft Corp

Two Boots

Blue Bottle Coffee Co

SAGE
organic vegan bistro

Walgreens
www.walgreens.com

LASSENS
NATURAL FOODS & VITAMINS

SITE

CITY PUBLIC PARKING LOTS

Bank of America

2D 3D

Microsoft
Virtual Earth™

Interior Photos - Unit 1616



Interior Photos - Unit 1616



AREA PHOTOS

DINETTE - Directly Adjacent



AREA PHOTOS—Restaurants



AREA PHOTOS

Historic Jensen Recreation Center Building



AREA PHOTOS



<http://seela.org/markets-echo-park/>

DEMOGRAPHICS

Demographic Snapshot Comparison Report for My Site, 1616 W Sunset Blvd, Los Angeles, CA, 90026:

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2016B			
Total Population	49,140	520,904	1,189,195
Female Population	49.48%	47.31%	48.79%
Male Population	50.52%	52.69%	51.21%
Population Density	15,639	18,420	15,139
Population Median Age	34.6	35.0	34.2
Employed Civilian Population 16+	23,058	242,942	540,367
% White Collar	53.1%	48.8%	49.9%
% Blue Collar	46.9%	51.2%	50.1%
Total Q1 2017 Employees	10,298	397,466	644,952
Total Q1 2017 Establishments*	1,100	27,840	52,208
Population Growth 2000-2010	-8.96%	-1.73%	-2.50%
Population Growth 2016B-2021	-1.40%	1.72%	0.23%
Income: 2016B			
Average Household Income	\$66,492	\$56,353	\$59,726
Median Household Income	\$42,266	\$33,452	\$35,613
Per Capita Income	\$23,830	\$21,904	\$21,502
Avg Income Growth 2000-2010	52.09%	42.62%	38.90%
Avg Income Growth 2016B-2021	18.76%	17.82%	17.57%
Households: 2016B			
Households	17,402	194,630	414,548
Average Household Size	2.75	2.54	2.74
Hhld Growth 2000-2010	2.60%	8.48%	4.05%
Hhld Growth 2016B-2021	1.73%	4.96%	3.12%
Housing Units: 2016B			
Occupied Units	17,402	194,630	414,548
% Occupied Units	97.08%	95.50%	96.11%
% Vacant Housing Units	2.92%	4.50%	3.89%
Owner Occ Housing Growth 2000-2010	5.70%	10.24%	4.42%
Owner Occ Housing Growth 2000-2021	9.90%	17.59%	7.98%
Owner Occ Housing Growth 2016B-2021	0.83%	3.48%	1.89%
Occ Housing Growth 2000-2010	2.60%	8.48%	4.05%
Occ Housing Growth 2010-2021	8.57%	11.60%	9.10%
Occ Housing Growth 2016B-2021	1.73%	4.96%	3.12%
Race and Ethnicity: 2016B			
% American Indian or Alaska Native Population	1.05%	1.05%	0.92%
% Asian Population	21.05%	23.28%	17.63%
% Black Population	2.57%	5.33%	5.92%
% Hawaiian or Pacific Islander Population	0.07%	0.11%	0.10%
% Multirace Population	5.02%	4.87%	4.74%
% Other Race Population	26.21%	28.24%	29.22%
% White Population	44.02%	37.11%	41.47%
% Hispanic Population	58.03%	56.14%	58.92%
% Non Hispanic Population	41.97%	43.86%	41.08%
Seasonal Population Trending			
Q2 2014	314	2,824	5,131
Q3 2014	343	3,004	5,443
Q4 2014	350	2,994	5,402
Q1 2015	308	2,882	5,495
Q2 2015	349	3,218	6,245
Q3 2015	380	3,439	6,656
Q4 2015	379	3,489	6,825
Q1 2016	369	3,540	6,914
Q2 2016	369	3,540	6,914