

FOR SALE OR LEASE

# 1822 N Broadway

Mixed Use Property in Lincoln Heights



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# Lincoln Heights

Urbanlime is pleased to present the fee simple interest of a mixed-use property located along one of Los Angeles' busiest and most dynamic commercial corridors.

The property consists of 2,290 square feet across two stories and is currently delivered vacant, making it ideal for an owner-user or investor seeking flexibility. The ground floor is built out as a restaurant/café and includes a Type 41 beer & wine license, along with a beautiful outdoor patio, while the second floor features a permitted one-bedroom, one-bath loft-style apartment, well-suited for live/work use or supplemental rental income.

Strategically located just minutes from Chinatown, DTLA's Arts District, and major freeway access, 1822 N. Broadway benefits from strong visibility and connectivity along a high-traffic commercial corridor with continued neighborhood growth.



# Property Details:

1822 N. Broadway is a **2,290 sf mixed-use commercial/residential property** situated on a **3,015 sf lot**. The ground floor is configured as a restaurant and features a **Type 41 CUP**, allowing for the sale of beer and wine, with approved hours of operation from **7:00 AM – 11:00 PM (interior) and 7:00 AM – 10:00 PM (exterior)**.

The property has benefited from recent improvements and includes a beautiful outdoor seating area, enhancing the overall customer experience and revenue potential. The second floor consists of a **fully permitted one-bedroom, two-bath loft-style apartment**, ideal for owner-user occupancy or supplemental rental income.

- **Building Size:** 2,290 SF
- **Lot Size:** 3,015 SF
- **Year Built:** 1941
- **Zoning:** LAUV
- **Stories:** 2
- **APN:** 5447-025-005
- **Delivery:** Property to be delivered vacant





# Details:

1822 N Broadway | Lincoln Heights

## Lease Info (ground floor):

- Rate: \$6,950.00 mg
- Key money: \$75k
- License: Type 41
- Occupancy: Seats 52
- New lease with Landlord
- Size: 1,406 sf interior + 658 sf patio

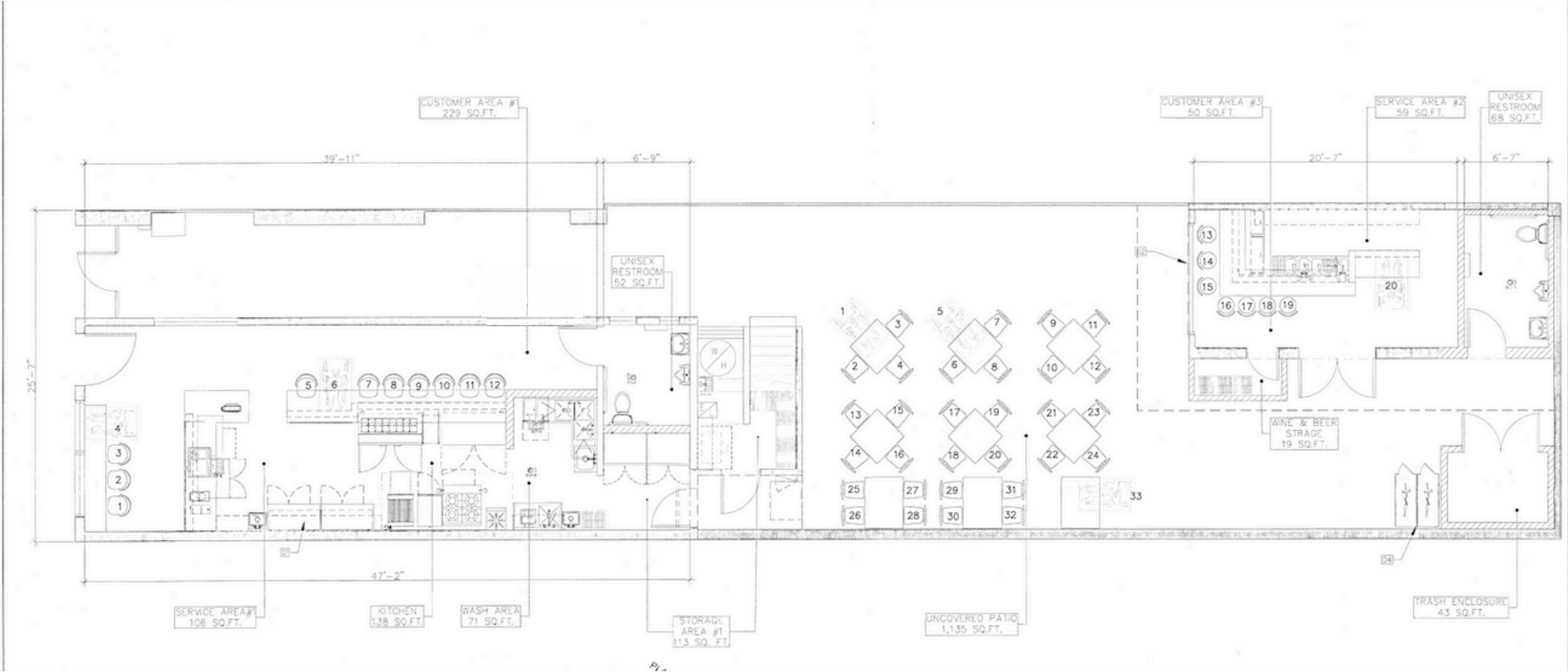
Perfect for Cafe, bagel shop, deli or wine bar.

## Sale Info:

- Full building delivered vacant
- Sales Price: \$1.7M
- Furniture, Fixtures and Equipment included
- Type 21 Liquor License
- Owner-user or Investment Property



# Floorplan (1<sup>st</sup> floor)





# Neighbors





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## Contact

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