

ECHO PARK

DOWNTOWN LA

AVAILABLE



HOLLYWOOD FWY

OFF-RAMP

N ALVARADO ST

± 25,827 SF OF SOUGHT-AFTER AND DESIRED LAND

600 N. Alvarado St., Los Angeles, CA 90026



STEFAN SIEGEL

(818) 697-9372 | stefan@illicre.com  
DRE#01356621

JAMES HEERDEGEN

(818) 697-9379 | james@illicre.com  
DRE#02197482

TODD NATHANSON

(818) 514-2204 | todd@illicre.com  
DRE#00923779





GROUND LEASE  
ECHO PARK, CA

# PROPERTY FEATURES

600 N. Alvarado St., Los Angeles, CA 90026



## APPROX. 25,827 SF

SOUGHT-AFTER AND DESIRED LAND

- ✓ Zoning • CM-1VL • CR-1VL
- ✓ Drive thru opportunity
- ✓ Ground lease or Build-to-suit

## AREA AMENITIES

- ✓ Desirable Echo Park location
- ✓ Minutes to Silver Lake, Griffith Park, and Downtown Los Angeles
- ✓ Easy access to the 110, 101, 5 and 2 freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	80,227	296,299	578,527
Avg. HH Income	\$76,828	\$76,781	\$77,958
Daytime Pop	64,968	242,129	475,175
Traffic Count	± 47,415 CPD ON ALVARADO ST ± 257,043 ON 101 FWY		



GROUND LEASE  
ECHO PARK, CA

# CITY HIGHLIGHTS

600 N. Alvarado St., Los Angeles, CA 90026



Echo Park was rated the  
"Greatest Neighborhood in Los Angeles."

Echo Park is nestled in close proximity to Chinatown and just a short distance from downtown L.A., Silver Lake, and Los Feliz.

Surrounded by major city freeways - The 5, The 2, The 110, and the 101 - Echo Park provides seamless access to renowned landmarks such as the Arlight in Hollywood, the stylish Americana in Glendale, and the esteemed USC campus.

Yet, Echo Park isn't solely about urban convenience. It also offers the peaceful retreat of Elysian Park, one of the city's largest public green spaces, and the meticulously restored Echo Park Lake, radiating enchantment.

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



ECHO PARK LAKE MAKEOVER



- ✓ Positive demographics
- ✓ Epicenter of the creative class
- ✓ Freelance culture and Live/work
- ✓ 64,968 daytime population



- ✓ \$76.8K avg HH income
- ✓ Growing income levels in the area
- ✓ Growth of lifestyle renters



- ✓ Accessibility
- ✓ Adjacent to many of LA's most vibrant neighborhoods including Silver Lake, Los Feliz, and Atwater
- ✓ Major employers in Koreatown, Mid-Wilshire, and Downtown



# CITY HIGHLIGHTS

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## SURROUNDING COMMUNITIES

**Hollywood** | Hollywood has seen a tremendous revitalization over the last decade. An influx of capital dedicated to the revitalization of Hollywood has attracted a new resident base of young urban dwellers, which has brought new restaurants, night clubs, and retail opportunities, making Hollywood one of the more desirable sub markets in the greater LA area.

**Silver Lake** | Voted Forbes' Hippest Neighborhood and built around a city reservoir, Silverlake is well known for its trendy restaurants, nightlife, and avant-garde Modernist architecture. Since the end of 1990's the area has also been the center of Los Angeles' indie and alternative music scene.

**Virgil Village** | Centered on Virgil Avenue, over the past 15 years Virgil Village has emerged as a trendy enclave of East Hollywood. Creative professionals and artists were the first to move to the area and retail and eateries have opened to meet the strong demand from the new residents.



EMPLOYMENT HUBS

<b>NETFLIX</b> 11,300 EMPLOYEES	<b>VIACOM</b> 11,200 EMPLOYEES	<b>wework</b> 4,400 EMPLOYEES	<b>BuzzFeed</b> 1,700 EMPLOYEES
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**GLENDALE:** 5.3 MILES

**DOWNTOWN LA:** 2 MILES

**CHINATOWN:** 2.7 MILES

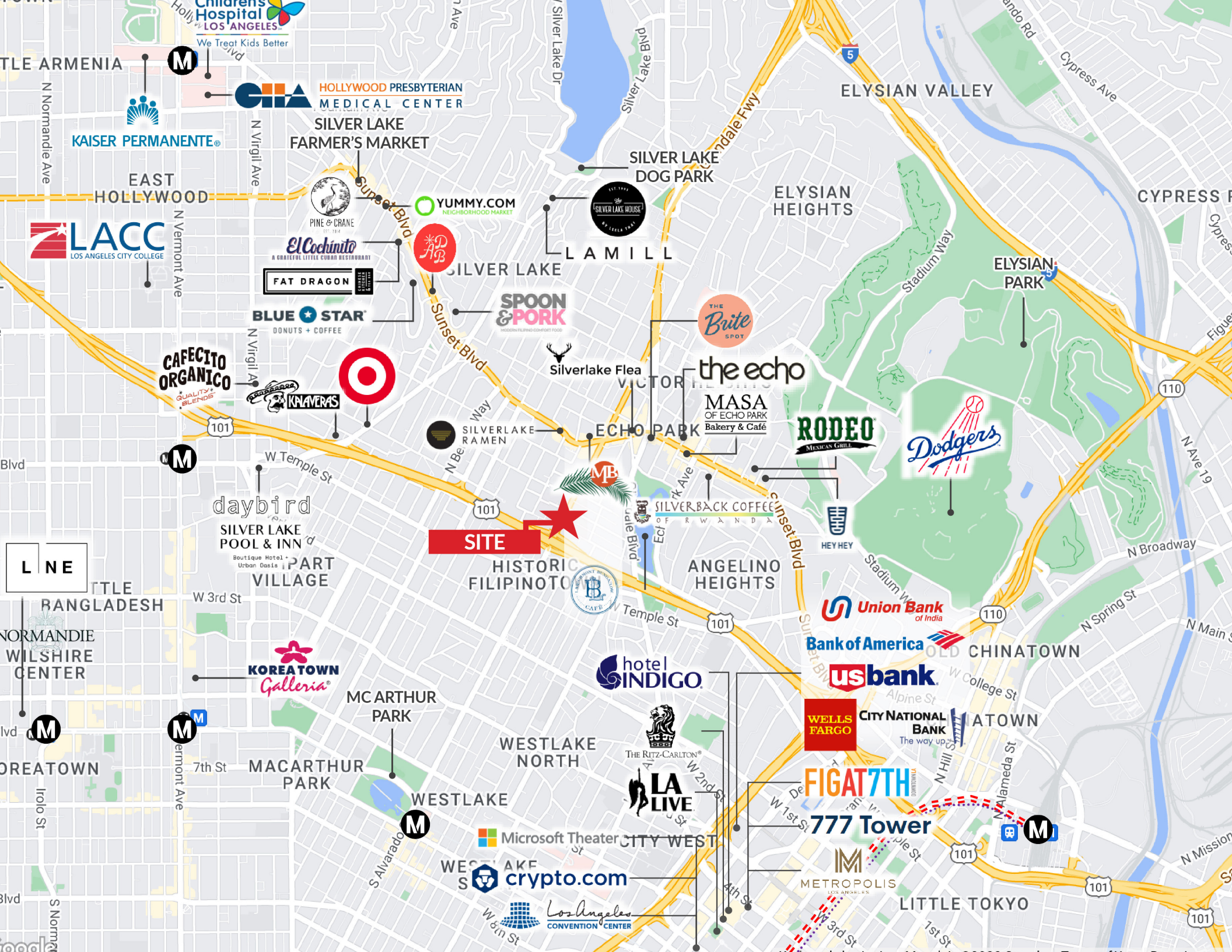
**SILVER LAKE:** 1.0 MILES

**HOLLYWOOD:** 4.6 MILES

**PASADENA:** 11.1 MILES







L N E

**SITE**

TLE ARMENIA

EAST HOLLYWOOD

**LACC**  
LOS ANGELES CITY COLLEGE

**CAFE CITO ORGANICO**  
QUALITY BLENDS

**daybird**

SILVER LAKE POOL & INN

TTLE BANGLADESH

NORMANDIE WILSHIRE CENTER

OREATOWN

MACARTHUR PARK

Blvd

S Normandie Ave

We Treat Kids Better

**HOLLYWOOD PRESBYTERIAN MEDICAL CENTER**

SILVER LAKE FARMER'S MARKET

PINE & CRANE

**El Cochinito**  
A GRATEFUL LITTLE CUBAN RESTAURANT

**FAT DRAGON**

**BLUE STAR**  
DONUTS + COFFEE

**KNIAVERAS**

W Temple St

**daybird**

SILVER LAKE POOL & INN

Boutique Hotel Urban Oasis

W 3rd St

**KOREATOWN Galleria**

MCARTHUR PARK

MACARTHUR PARK

W 7th St

WESTLAKE

W 1st St

W 3rd St

**YUMMY.COM**  
NEIGHBORHOOD MARKET

SILVER LAKE FARMER'S MARKET

PINE & CRANE

**El Cochinito**  
A GRATEFUL LITTLE CUBAN RESTAURANT

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**YUMMY.COM**  
NEIGHBORHOOD MARKET

**AP**

SILVER LAKE

**BLUE STAR**  
DONUTS + COFFEE

**KNIAVERAS**

SILVER LAKE RAMEN

W Temple St

**daybird**

SILVER LAKE POOL & INN

Boutique Hotel Urban Oasis

W 3rd St

**KOREATOWN Galleria**

MCARTHUR PARK

MACARTHUR PARK

W 7th St

WESTLAKE

W 1st St

W 3rd St

**SPOON & PORK**  
MODERN FILIPINO COMFORT FOOD

Silverlake Flea

SILVER LAKE RAMEN

W Temple St

**daybird**

SILVER LAKE POOL & INN

Boutique Hotel Urban Oasis

W 3rd St

**KOREATOWN Galleria**

MCARTHUR PARK

MACARTHUR PARK

W 7th St

WESTLAKE

W 1st St

W 3rd St

W 5th St

W 7th St

W 9th St

SILVER LAKE DOG PARK

**SILVER LAKE HOUSE**  
BY LEELA PAUL

LAMILL

**SPOON & PORK**  
MODERN FILIPINO COMFORT FOOD

Silverlake Flea

SILVER LAKE RAMEN

W Temple St

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MACARTHUR PARK

W 7th St

WESTLAKE

W 1st St

W 3rd St

W 5th St

W 7th St

W 9th St

**the Brite SPOT**

**the echo**

**MASA**  
OF ECHO PARK  
Bakery & Café

SILVER BACK COFFEE

W Temple St

**daybird**

SILVER LAKE POOL & INN

Boutique Hotel Urban Oasis

W 3rd St

**KOREATOWN Galleria**

MCARTHUR PARK

MACARTHUR PARK

W 7th St

WESTLAKE

W 1st St

W 3rd St

W 5th St

**RODEO**  
MEXICAN GRILL

HEY HEY

SILVER BACK COFFEE

W Temple St

**daybird**

SILVER LAKE POOL & INN

Boutique Hotel Urban Oasis

W 3rd St

**KOREATOWN Galleria**

MCARTHUR PARK

MACARTHUR PARK

W 7th St

WESTLAKE

W 1st St

W 3rd St

ELYSIAN VALLEY

ELYSIAN HEIGHTS

**the Brite SPOT**

**the echo**

**MASA**  
OF ECHO PARK  
Bakery & Café

SILVER BACK COFFEE

W Temple St

**daybird**

SILVER LAKE POOL & INN

Boutique Hotel Urban Oasis

W 3rd St

**KOREATOWN Galleria**

MCARTHUR PARK

MACARTHUR PARK

W 7th St

WESTLAKE

W 1st St

W 3rd St

**Union Bank**  
of India

**Bank of America**

**usbank**

**WELLS FARGO**

**FIGAT7TH**

**777 Tower**

**METROPOLIS**  
LOS ANGELES

**LITTLE TOKYO**

W 1st St

W 3rd St

**Dodgers**

HEY HEY

SILVER BACK COFFEE

W Temple St

**daybird**

SILVER LAKE POOL & INN

Boutique Hotel Urban Oasis

W 3rd St

**KOREATOWN Galleria**

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MACARTHUR PARK

W 7th St

WESTLAKE

W 1st St

**Bank of America**

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**777 Tower**

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LOS ANGELES

**LITTLE TOKYO**

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W 3rd St

W 5th St

ELYSIAN PARK

HEY HEY

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MCARTHUR PARK

MACARTHUR PARK

W 7th St

WESTLAKE

W 1st St

W 3rd St

W 5th St

W 7th St

W 9th St

W 11th St

OLD CHINATOWN

**usbank**

**WELLS FARGO**

**FIGAT7TH**

**777 Tower**

**METROPOLIS**  
LOS ANGELES

**LITTLE TOKYO**

W 1st St

W 3rd St

W 5th St

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N Broadway

N Main St





**COMMERCIAL  
REAL ESTATE**

**STEFAN SIEGEL**  
SENIOR ASSOCIATE

(818) 697-9372 | stefan@illicre.com  
DRE#01356621

**JAMES HEERDEGEN**  
ASSOCIATE

(818) 697-9379 | james@illicre.com  
DRE#02197482

**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | todd@illicre.com  
DRE#00923779



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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