

# 1515 Echo Park Avenue Los Angeles, CA 90026



5 Unit Mixed-Use Property in Echo Park | 0.3 Miles from Sunset Blvd. & 0.6 Mile from Echo Park Lake  
Offered @ 5.88% CAP w/ Approx. 12% Rental Upside | **Vacant 2-Bdrm. & 1.5-Bath Craftsman Residence**

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# Property Overview



1515 Echo Park Ave   90026	
Price	\$1,700,000
Number of Units	5
Price per Unit	\$340,000
Year Built	1904
Lot Size	6,099 SF
Building Size	2,651 SF
Price per Foot	\$641
Unit Mix	(1) 2+1.5, (1) 1+1, (2) Studio & (1) Comm.
Current GRM	11.48
Market GRM	10.27
Current CAP	5.88%
Market CAP	6.83%

# Property Highlights



- 1515 Echo Park presents a mixed-use investment opportunity located along Echo Park Ave, just north of Sunset Blvd. Echo Park continues to attract long-term renters and owner-users drawn to its proximity to , Echo Park Lake, and Silver Lake.
- The property is comprised of a street-front commercial space, a Craftsman-style SFR delivered vacant with 2-beds and 1.5-baths, an attached studio unit at the rear of the home, and a detached rear building containing (2) 1-bed units. The layout offers a diversified income profile while preserving a residential scale that blends naturally with the surrounding neighborhood.
- Property amenities include community laundry, a 2-car garage located at the rear of the site, and an outdoor entertainment area well suited for year-round use, including al fresco dining.
- A defining feature of the offering is its walkable Echo Park location. The property is situated approx. 0.3 miles north of Sunset Blvd, placing it within close to many of the neighborhood's cafés, restaurants, boutiques, and nightlife destinations.
- Echo Park Lake is located approximately 0.6 miles from the property, while Dodger Stadium is roughly one mile away and accessible by foot or bike.
- The property is offered at a 5.88% CAP rate on current rents with approx. 12% rental upside. At projected market rents, the property is expected to stabilize at a 6.83% CAP rate and a 10.27 GRM.
- Located just north of Sunset Blvd and moments from Echo Park Lake, the property offers immediate access to the neighborhood's primary lifestyle amenities. The inclusion of a vacant 2-bed SFR further enhances the offering, allowing buyers to pair owner occupancy with on-site income in one of LA's most established Eastside residential environments.

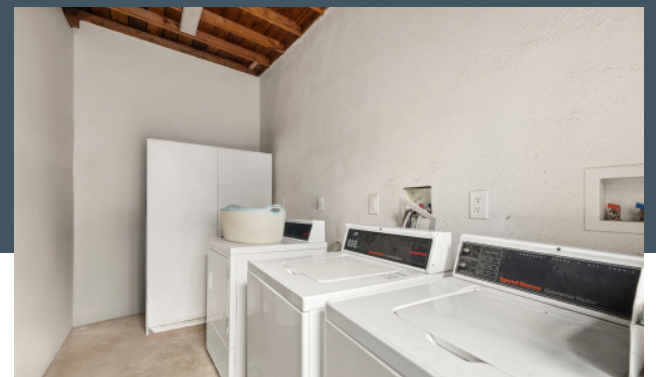
# Exterior Photography

1515 Echo Park Ave - Echo Park (Virtually Staged)



# Exterior Photography

1515 Echo Park Ave - Echo Park (Virtually Staged)



# Interior Photography

1515 Echo Park Ave - Echo Park (Virtually Staged)



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# Neighborhood Overview



# About Echo Park



## History and Momentum on the Eastside

Echo Park has evolved steadily into one of the most active neighborhoods on the Eastside, driven in large part by the continued growth of Sunset Boulevard as a commercial corridor. What was once a largely residential stretch now supports a dense mix of cafés, restaurants, music venues, and neighborhood retail that generates consistent activity throughout the day and into the evening. That momentum has taken shape within a built environment that remains largely intact, where low-rise housing and hillside streets continue to frame daily life around the corridor.

The neighborhood's growth builds on a deep historical foundation. Echo Park Lake, completed in 1868 as a drinking-water reservoir, remains a central gathering place, later reshaped into one of LA's earliest public parks. Angelino Heights, perched above Sunset Blvd, preserves one of the city's most intact collections of Victorian-era homes, while Keystone Studios marks Echo Park's role in the earliest chapters of the film industry. These elements remain woven into the neighborhood rather than set apart as destinations.

Echo Park has long absorbed a wide range of communities and influences. Immigrant families, artists, political organizers, and small business owners have shaped its identity across generations, contributing to a neighborhood that resists a singular narrative. Cultural expression continues to surface through independent businesses, music venues, and community spaces that function as everyday institutions rather than short-lived trends.

Despite periods of reinvestment and transition, Echo Park retains a distinctly neighborhood-scale character. Its appeal lies in the way growth has layered onto an established framework, producing a place that feels active, lived-in, and firmly rooted in its surroundings.

# Neighborhood Aerial Map



# Nearby Hotspots



## 1) Sunset Blvd (Echo Park)

This corridor blends long-time fixtures with newer, design-forward cafés, natural wine bars, and restaurants that draw consistent regional attention. The sidewalks remain busy throughout the day, filled with people moving between shops, picking up food, or heading toward Echo Park Lake.

## 2) Echo Park Lake

Echo Park Lake offers a calm counterpart to the energy of the commercial streets. The loop around the lake attracts runners, dog walkers, and families; and the pedal boats, and skyline views give the area a sense of scale that is rare this close to the urban core.

## 3) Sunset Junction (Silver Lake)

Sunset Junction is one of the Eastside's most established cultural clusters, known for its dense mix of cafés, boutiques, and restaurants that form the commercial heart of Silver Lake. Vintage shops, design-focused retailers, and restaurants fill the spaces between, creating an environment that feels continuously active.

## 4) Virgil Village

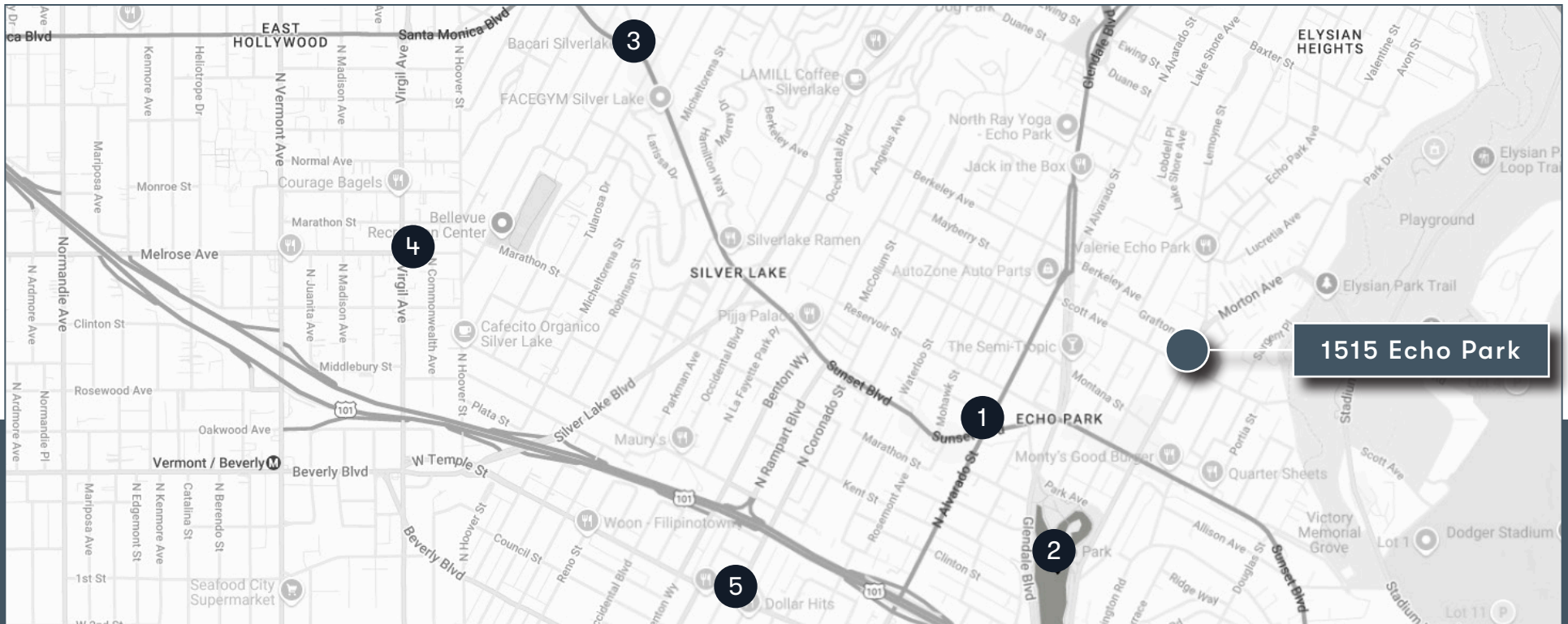
Virgil Village has developed its own identity over the past decade. The street has become known for small, independent businesses that draw people from across the Eastside. The corridor's mix of tree-lined sidewalks, older buildings, and a concentration of creative, food-forward operators that never feels manufactured.

## 5) Temple Street Corridor

Temple St captures the everyday rhythm of Historic Filipinotown, where long-standing bakeries and family-owned markets sit beside a new generation of Eastside favorites. It's one of those rare streets where the old and the new sit comfortably together, creating a streetscape that feels grounded and active.



# Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Sunset Blvd (Echo Park)	0.5 mile	The Silver Lake Reservoir functions as one of the neighborhood's most consistent gathering places.
2) Echo Park Lake	1.2 miles	Offers a calm counterpart to the energy of the commercial streets.
3) Sunset Junction (Silver Lake)	1.9 miles	One of the Eastside's most established cultural clusters, known for its dense mix of cafés, boutiques, and restaurants.
4) Virgil Village	2.0 miles	Mix of tree-lined sidewalks, older buildings, and a concentration of creative, food-forward operators.
5) Temple St Corridor	2.2 miles	The rhythm of Filipinotown, long-standing bakeries and family-owned markets sit beside a new Eastside favorites.

# Nearby Developments



## 1) 1340 N. Glendale Blvd.

The proposed mixed-use project would redevelop a vacant lot with 59 units across studio, 1 bdrm, and 3 bdrm layouts above approx. 2,000 SF of ground-floor restaurant space. Entitled through Opportunity Corridor incentives, the project includes 21 parking spaces and 7 extremely low-income units.

## 2) 2225 Sunset Blvd.

This project developed by Cypress Equity Investments was completed in July 2025, and delivers 176 units above parking for 203 vehicles. Entitled through TOC incentives, the project includes 18 deed-restricted extremely low-income units and street-fronting live/work spaces.

## 3) 1655 N. Allesandro St.

Wood framing has topped out for the 5-story apartment project by A.J. Khair Development. The development replaces a warehouse and will deliver 41 units above at-grade parking for 35 vehicles. Entitled through TOC incentives, the project will reserve 4 units as deed-restricted extremely low-income housing.

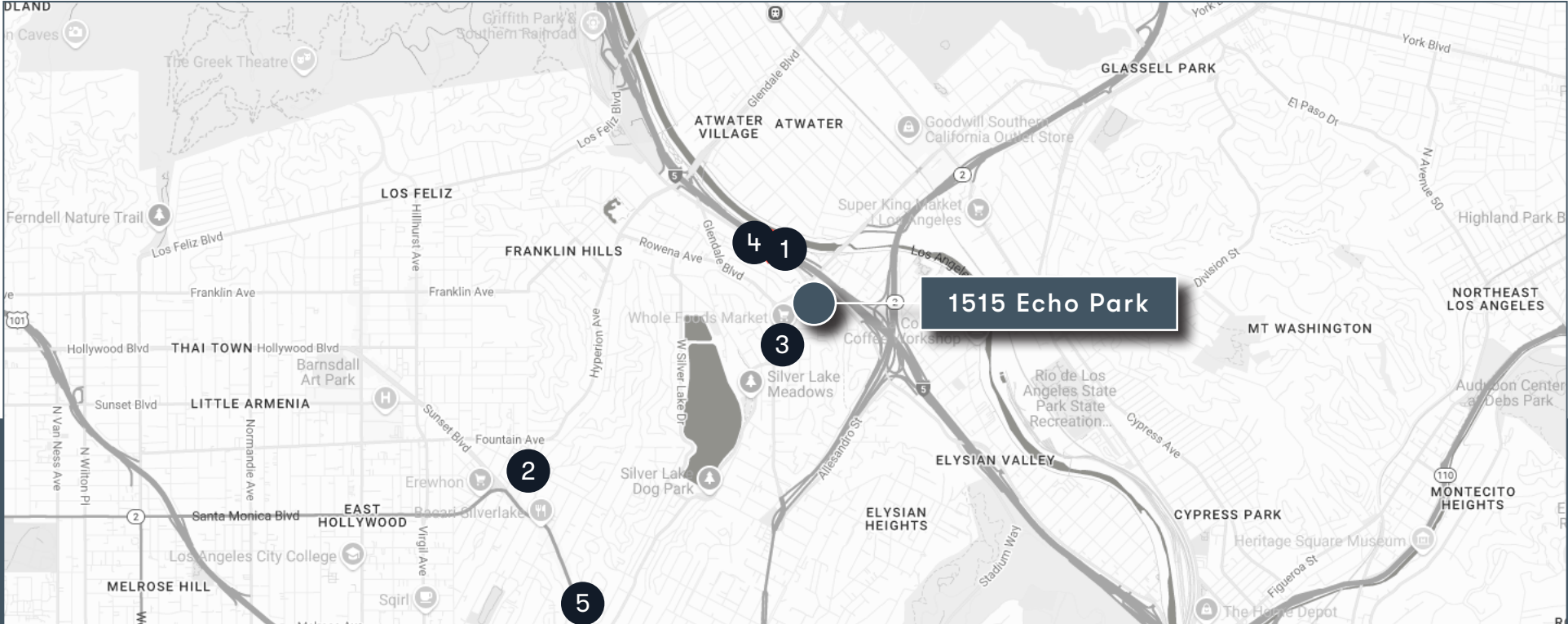
## 4) 1666 N. Alvarado St.

The proposed residential development would deliver 9 units through a combination of small lot homes and ADUs. The project consists of contemporary 4-story buildings with ground-level parking. Entitlements include the vacation of an unbuilt segment of Effie Street that currently cuts through the hillside site.

## 5) 1623 N. Allesandro St.

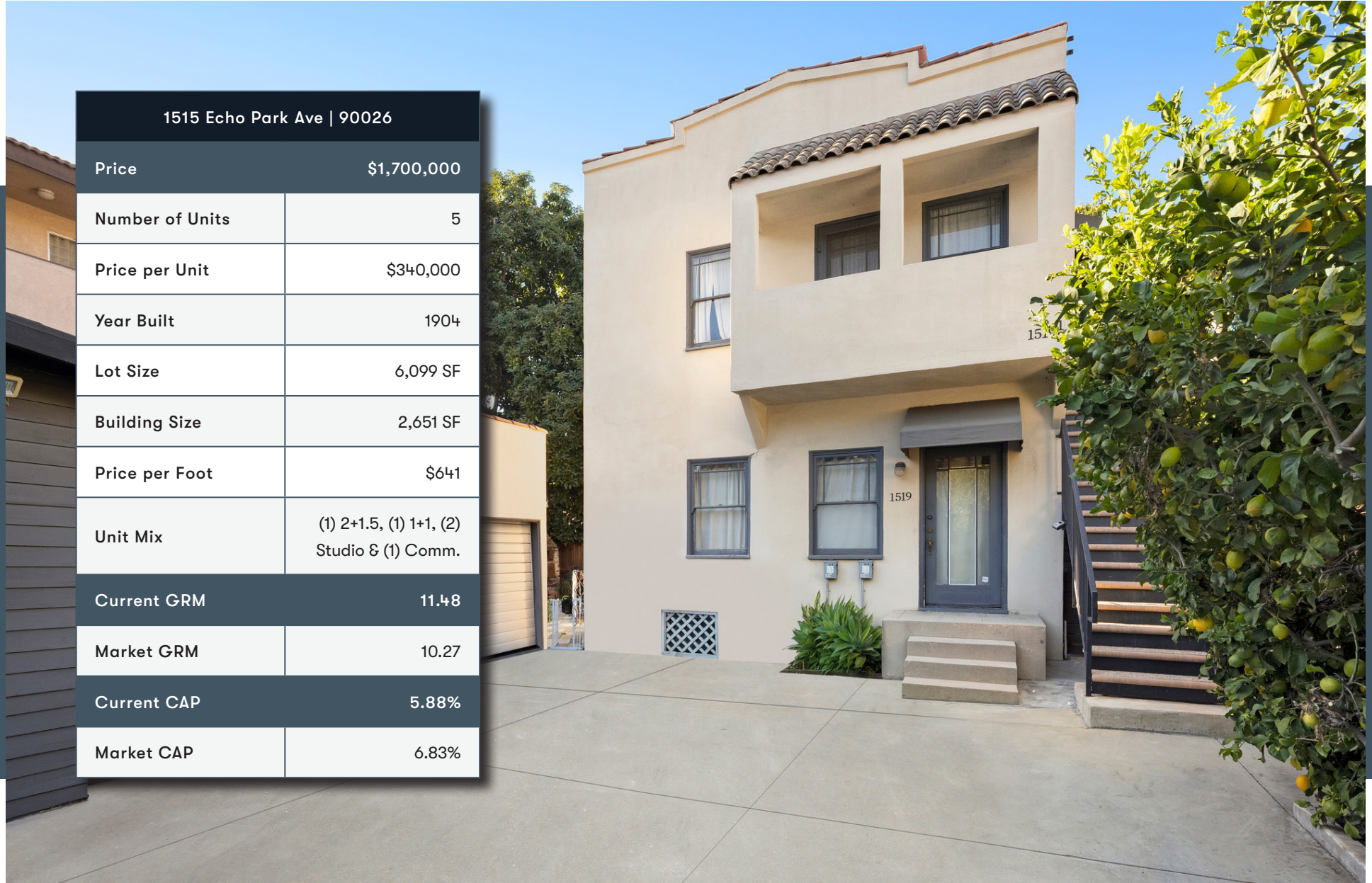
The proposed mixed-use project from Standard Oil Realty would deliver 152 units above approx. 9,823 SF of ground-floor retail and parking for 273 vehicles. The project will reserve 18 units as very low- and extremely low-income housing pursuant to Measure JJJ.

# Nearby Developments Map



Dev Address	Distance	Notes
1) 1340 N. Glendale Blvd.	0.4 mile	59 units across studio, 1 bdrm, and 3 bdrm layouts above approx. 2,000 SF of ground-floor restaurant space.
2) 2225 Sunset Blvd.	0.8 mile	This project developed by Cypress Equity Investments was completed in July 2025, and delivers 176 units.
3) 1655 N. Allesandro St.	0.6 mile	The development replaces a warehouse and will deliver 41 units above at-grade parking for 35 vehicles.
4) 1666 N. Alvarado St.	0.4 mile	The proposed residential development would deliver 9 units through a combination of small lot homes and ADUs.
5) 1623 N. Allesandro St.	0.6 mile	Proposed project would deliver 152 units above approx. 9,823 SF of ground-floor retail and parking for 273 vehicles.

# Financials & Comparables



1515 Echo Park Ave   90026	
Price	\$1,700,000
Number of Units	5
Price per Unit	\$340,000
Year Built	1904
Lot Size	6,099 SF
Building Size	2,651 SF
Price per Foot	\$641
Unit Mix	(1) 2+1.5, (1) 1+1, (2) Studio & (1) Comm.
Current GRM	11.48
Market GRM	10.27
Current CAP	5.88%
Market CAP	6.83%

# Financials

\*Please note, the current income is calculated using a projected amount for vacant units\*

Investment Summary	
Price:	\$1,700,000
Down Payment:	\$1,700,000
Number of Units:	5
Price per Unit:	\$340,000
Current GRM:	11.48
Potential GRM:	10.27
Proposed Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
<b>Total Scheduled Rent:</b>			\$12,304		\$13,750
Laundry Income:			\$40		\$40
<b>Monthly Gross Income:</b>			\$12,344		\$13,790
<b>Annual Gross Income:</b>			\$148,128		\$165,480

Approx. Year Built:	1904	Price per Foot	\$641
Approx. Lot Size:	6,099 SF	Current CAP	5.88%
Approx. Bldg. Size:	2,651 SF	Market CAP	6.83%

Annualized Operating Data		
	Current Rents	Market Rents
Scheduled Gross Income:	\$148,128	\$165,480
Vacancy Allowance:	\$3,703   2.5%	\$4,964   2.5%
Gross Operating Income:	\$144,425	\$160,516
Less Expenses:	\$44,462   30%	\$44,462   27%
<b>Net Operating Income:</b>	<b>\$99,963</b>	<b>\$116,054</b>
Less Loan Payment:	\$0	\$0
Pre-Tax Cash Flow:	\$99,963   5.88%	\$116,054   6.83%
Plus Principal Reduction:	\$0	\$0
<b>Return Before Taxes:</b>	<b>\$99,963   5.88%</b>	<b>\$116,054   6.83%</b>

Estimated Expenses	
Taxes (1.25%):	\$21,250
Insurance:	\$3,977
Utilities:	\$3,579
Repairs/Maintenance:	\$4,500
Misc & Cap Ex Reserve:	\$3,750
Property Mgmt:	\$7,406
On-Site Manager:	\$0
<b>Total Expenses:</b>	<b>\$44,462</b>
Per Sq. Ft:	\$16.77
Per Unit:	\$8,892

# Rent Roll

1515 Echo Park | Echo Park | 90026

Current as of 03/10/26



Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
1	2 + 1.5 SFR	\$4,500	\$4,500		VACANT
2	Commercial	\$1,950	\$2,400		
3	Studio	\$1,850	\$1,950		
4	1 + 1	\$2,004	\$2,450		
5	1 + 1	\$2,000	\$2,450		
	Laundry Income:	\$40	\$40		
	Other Income:	\$0	\$0		
	<b>Monthly Total:</b>	<b>\$12,344</b>	<b>\$13,790</b>		
	<b>Annual Total:</b>	<b>\$148,128</b>	<b>\$165,480</b>		

# Echo Park Sales Comparables



Address:	1515 Echo Park Ave.
Sale Date:	Subject Property
Price:	\$1,700,000
Year Built:	1904
# of Units:	5
Price per Unit:	\$340,000
Bldg. Size:	2,651 SF
Price per Foot:	\$641
Unit Mix:	(1) 2+1.5, (2) 1+1, (1) Studio & (1) Comm
Notes:	5.88% CAP



Address:	2146 W. Sunset Blvd.
Sale Date:	08/28/24
Price:	\$4,200,000
Year Built:	1921
# of Units:	8
Price per Unit:	\$525,000
Bldg. Size:	5,220 SF
Price per Foot:	\$804
Unit Mix:	N/A
Notes:	11.05 GRM



Address:	1501 Bellevue Ave. (Portfolio Sale)
Sale Date:	07/12/24
Price:	\$2,480,000
Year Built:	1912
# of Units:	6
Price per Unit:	\$413,000
Bldg. Size:	7,384 SF
Price per Foot:	N/A
Unit Mix:	(6) 2+1
Notes:	N/A

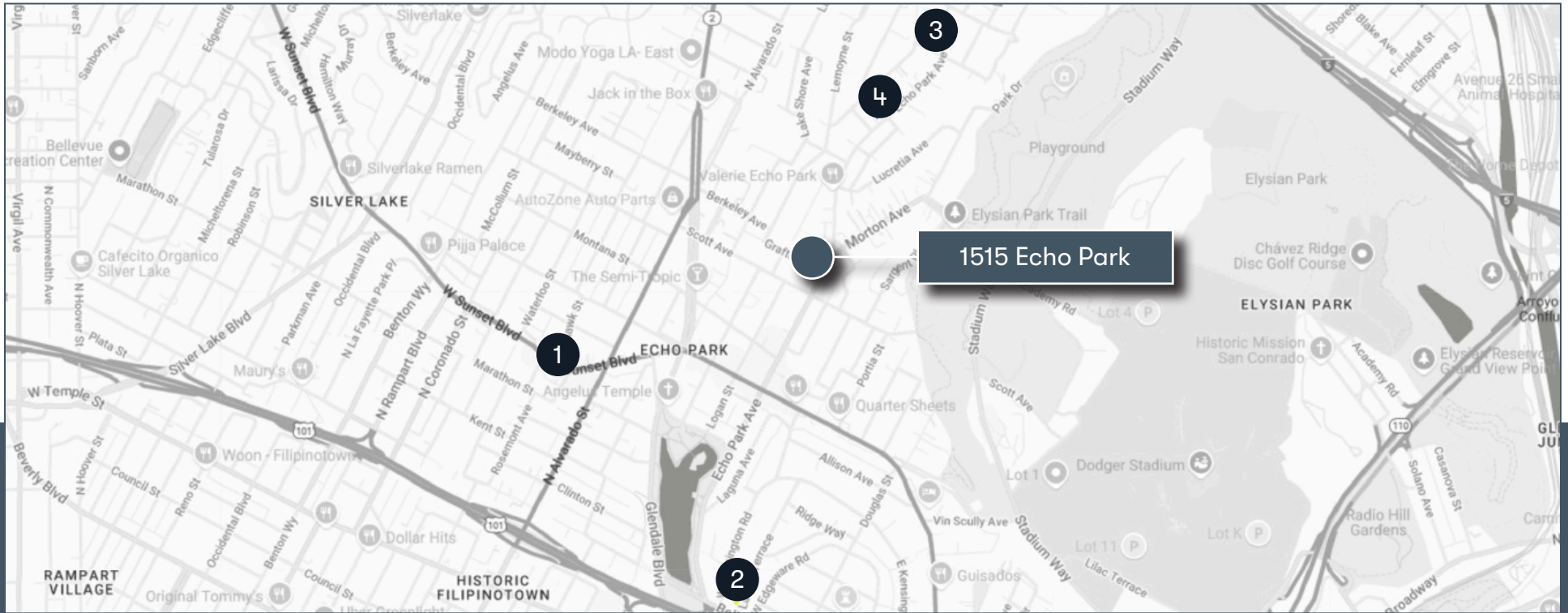


Address:	2011 Echo Park Ave.
Sale Date:	10/04/24
Price:	\$1,695,000
Year Built:	1924
# of Units:	5
Price per Unit:	\$339,000
Bldg. Size:	2,928 SF
Price per Foot:	\$579
Unit Mix:	(1) 2+2, (2) 2+1 & (2) 1+1
Notes:	11.00 GRM



Address:	1859 Echo Park Ave.
Sale Date:	08/07/24
Price:	\$1,450,000
Year Built:	1920
# of Units:	5
Price per Unit:	\$290,000
Bldg. Size:	2,741 SF
Price per Foot:	\$529
Unit Mix:	(5) 1+1
Notes:	12.70 GRM

# Echo Park Sales Comps Map



Address	Sale Date	Price	Year	# of Units	Price per Unit	Bldg. Size	Price per Foot	Notes
1500 Echo Park Ave.	Subject Property	\$1,700,000	1904	5	\$340,000	2,651 SF	\$641	5.84% CAP
2) 2146 W. Sunset Blvd.	08/28/24	\$4,200,000	1921	8	\$525,000	5,220 SF	\$804	11.05 GRM
3) 1501 Bellevue Ave. (Port.)	07/12/24	\$2,480,000	1912	6	\$413,000	7,384 SF	N/A	N/A
4) 2011 Echo Park Ave.	10/04/24	\$1,695,000	1924	5	\$339,000	2,928 SF	\$579	11.00 GRM
5) 1859 Echo Park Ave.	08/07/24	\$1,450,000	1920	5	\$290,000	2,741 SF	\$529	12.70 GRM

# Echo Park Rental Comparables



**Subject Property**

1515 Echo Park Ave | 90026

(1) 2-Bdrm. & 1.5-Bath SFR	\$4,000
(2) 1-Bdrm. & 1-Bath	\$2,450
(1) Commercial	\$2,400
(1) Studio	\$1,950



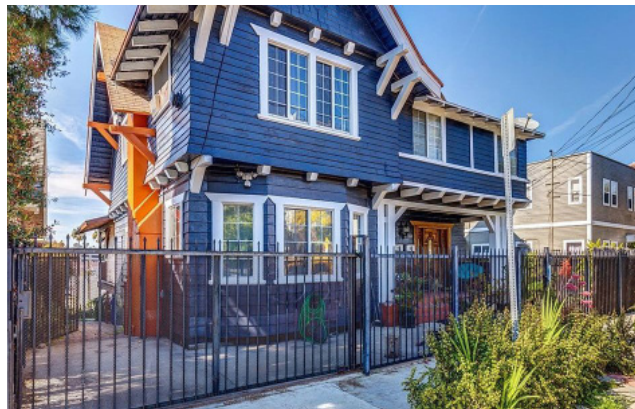
**1) 1653 Micheltorena St. Unit #3**

Rent	\$4,350   Leased on 11/21/25
Unit Mix	2-Bdrm. & 2-Bath   1,005 SF



**2) 1144 Echo Park Ave. (Fourplex)**

Rent	\$2,600   Leased on 07/08/25
Unit Mix	1-Bdrm. & 1-Bath   N/A SF



**3) 1069 Laguna Ave. (Duplex)**

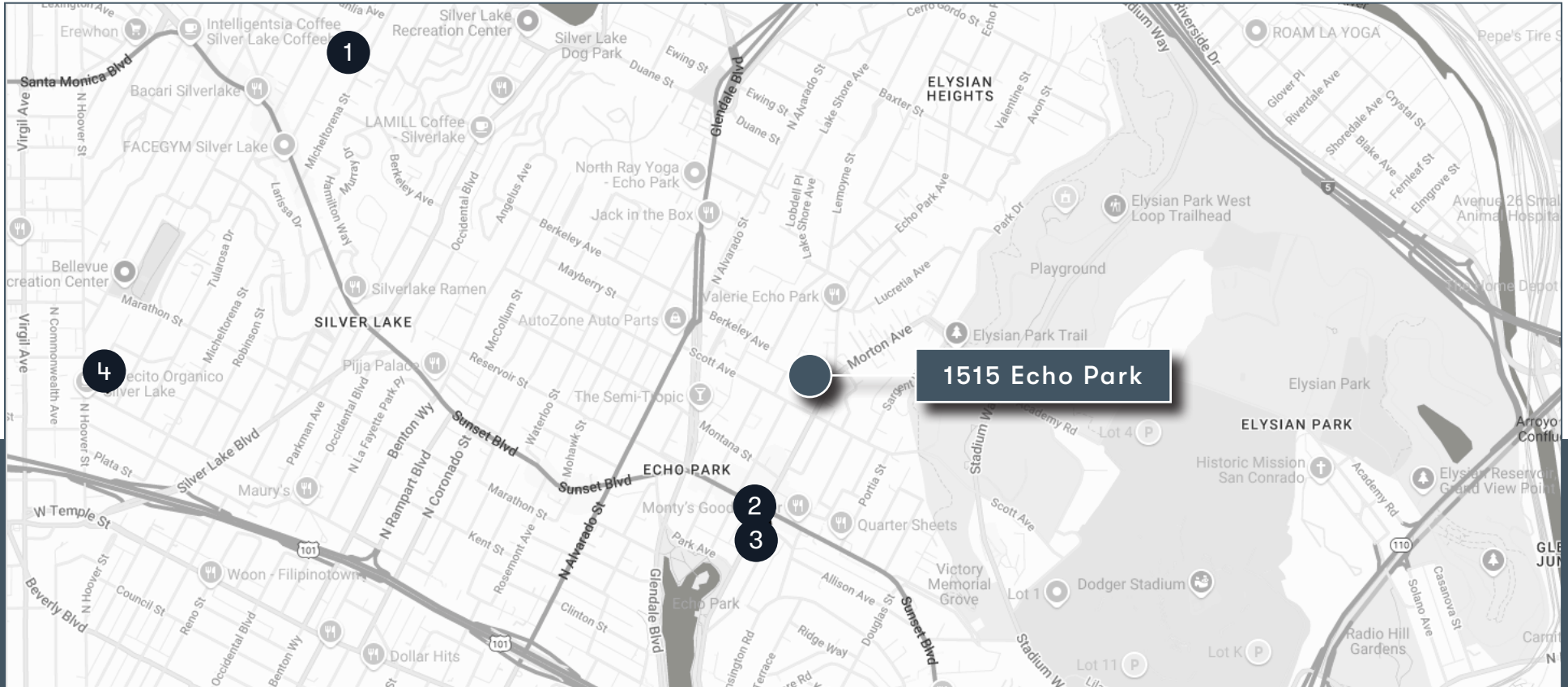
Rent	\$2,500   Leased on 08/04/25
Unit Mix	1-Bdrm. & 1-Bath   540 SF



**4) 3613 Bellevue Ave. Unit #1/4**

Rent	\$2,025   Leased on 12/09/25
Unit Mix	Studio & 1-Bath   N/A SF

# Echo Park Rental Comps Map

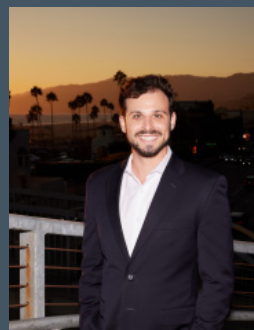


Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 1653 Micheltorena St. Unit #3	\$4,350	11/21/25	2-Bdrm. & 2-Bath	1,005 SF	\$4.35	2.0 miles
2) 1144 Echo Park Ave.	\$2,600	07/08/25	1-Bdrm. & 1-Bath	N/A	N/A	0.3 mile
3) 1069 Laguna Ave.	\$2,500	08/04/25	1-Bdrm. & 1-Bath	540 SF	\$4.62	0.4 mile
4) 3613 Bellevue Ave. Unit #1/4	\$2,025	12/09/25	Studio	N/A SF	N/A	2.0 miles



## 1515 Echo Park Avenue Los Angeles, CA 90026

Getting into a bigger or better property is easier than you think. It comes down to working with the right team.



### Max Berger

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