

OFFERING MEMORANDUM

HISTORIC ELYSIAN HEIGHTS COMPOUND – TURNKEY SCHOOL OR LIVE/WORK OPPORTUNITY

**2101 ECHO PARK AVE,
LOS ANGELES, CA 90026**



**COLDWELL BANKER
COMMERCIAL
REALTY**

This Brochure is owned by Robert Ip

ADDRESS:	2101 Echo Park Ave, Los Angeles, CA 90026
APN:	5420-020-001
BUILDING SIZE:	+/- 3,108 SF
LAND SIZE:	+/- 8,745 SF
YEAR BUILT:	1908
BUILDINGS:	2
LAND USE:	Parochial School, Private School
SALE PRICE:	\$1,725,000

PROPERTY DESCRIPTION

Historic Elysian Heights Compound – Turnkey School or Live/Work Opportunity

Tucked into the cozy, tree-lined streets of Elysian Heights, this rare two-building compound offers a truly unique opportunity for an owner-user, investor, or educator. Currently operating as a beloved neighborhood pre-school, this institution was founded in the late 1960s and officially licensed in the 1970s – a cherished community fixture in Elysian Heights for over 50 years.

The property features two distinct structures: a charming Craftsman-style front building of approximately 1,108 SF, full of vintage character, and a spacious rear building of approximately 2,000 SF bathed in natural light. Together they offer flexibility rarely found in this tightly held pocket of Echo Park.

A Property of Many Possibilities:

- **Continue as a School** – Step into a turnkey opportunity to operate an established, licensed educational institution with deep neighborhood roots and a built-in legacy of trust.
- **Live/Work or Rental Income** – Zoned R2-1VL, the property also permits residential use. Owner-users could occupy one building while leasing the other, or investors could reposition both for rental income.
- **Artist's Studio Potential** – The rear building's abundant natural light makes it a compelling candidate for conversion into an artist's studio or creative workspace.

Located moments from the shops, cafes, and hiking trails that make Elysian Heights and Echo Park so sought-after, this is a one-of-a-kind offering in a neighborhood where properties like this rarely come to market. A can't-miss opportunity for the right buyer.

ROBERT IP

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POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
21,054	390,272	1,076,089

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$161,471	\$117,624	\$111,473

MEDIAN HH INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$113,267	\$77,451	\$72,918



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Vestal Ave

Vestal Ave

Baxter St

Baxter St

Fargo St

Fargo St

Echo Park Ave

Echo Park Ave

Champlain Terrace

Echo

Princeton Ave

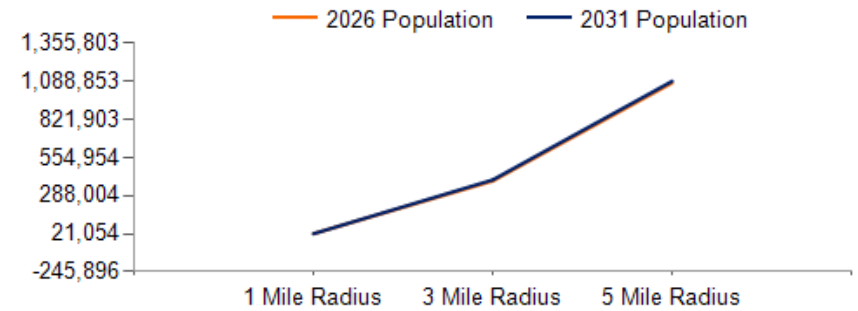
Baxter St

Elysian Heights
Elementary Arts Magnet

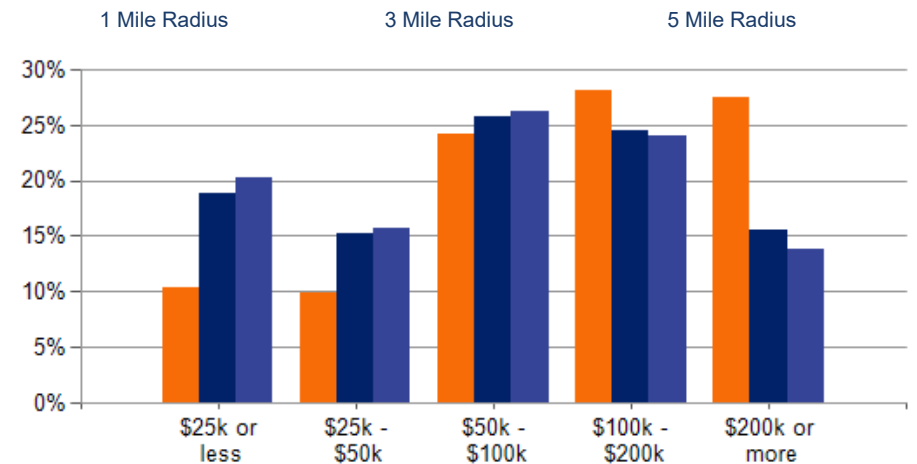


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,468	401,419	1,110,234
2010 Population	22,197	392,028	1,076,528
2026 Population	21,054	390,272	1,076,089
2031 Population	21,223	398,075	1,088,853
2026 African American	461	19,463	53,849
2026 American Indian	305	8,867	22,694
2026 Asian	3,353	78,222	200,387
2026 Hispanic	8,514	190,572	543,675
2026 Other Race	4,555	119,207	344,005
2026 White	9,086	110,830	308,466
2026 Multiracial	3,262	53,199	145,391
2026-2031: Population: Growth Rate	0.80%	2.00%	1.20%

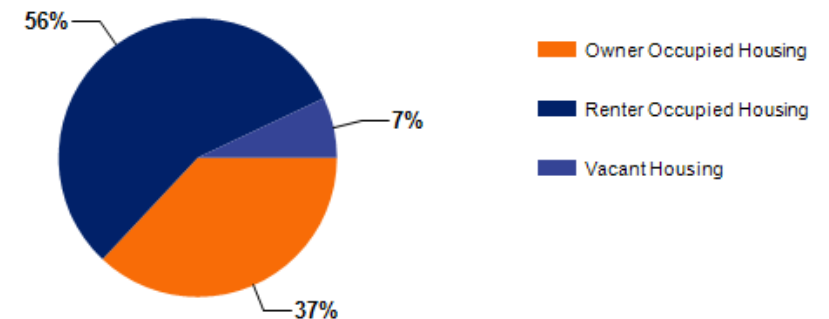
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	427	20,697	60,063
\$15,000-\$24,999	546	10,504	29,660
\$25,000-\$34,999	360	9,915	28,330
\$35,000-\$49,999	557	15,453	41,541
\$50,000-\$74,999	1,278	24,022	66,575
\$75,000-\$99,999	976	18,789	49,562
\$100,000-\$149,999	1,659	25,677	67,678
\$150,000-\$199,999	962	15,110	38,761
\$200,000 or greater	2,563	25,694	60,913
Median HH Income	\$113,267	\$77,451	\$72,918
Average HH Income	\$161,471	\$117,624	\$111,473



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

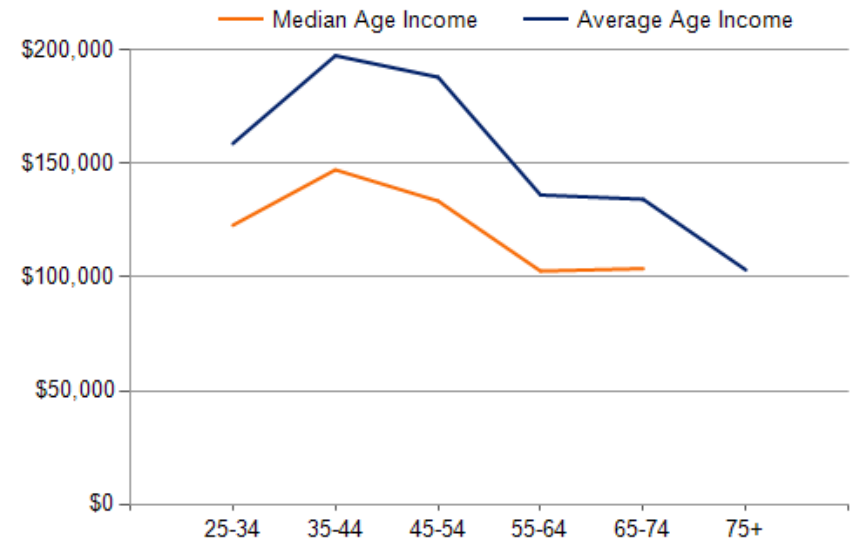
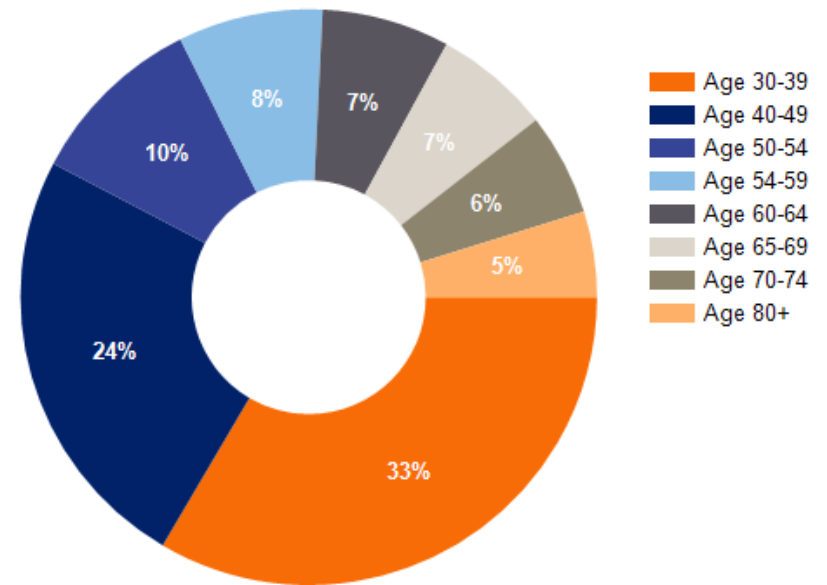
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,439	43,072	112,438
2026 Population Age 35-39	2,438	39,035	99,322
2026 Population Age 40-44	2,038	32,229	84,343
2026 Population Age 45-49	1,492	26,239	70,323
2026 Population Age 50-54	1,455	24,585	67,049
2026 Population Age 55-59	1,183	21,746	61,256
2026 Population Age 60-64	1,044	19,104	54,147
2026 Population Age 65-69	950	16,788	48,092
2026 Population Age 70-74	836	14,765	41,040
2026 Population Age 75-79	701	10,809	30,149
2026 Population Age 80-84	392	7,220	19,443
2026 Population Age 85+	368	7,065	19,064
2026 Population Age 18+	18,365	332,212	909,203
2026 Median Age	40	38	38
2031 Median Age	42	40	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$122,853	\$92,990	\$83,102
Average Household Income 25-34	\$158,845	\$118,782	\$111,153
Median Household Income 35-44	\$147,275	\$94,417	\$89,963
Average Household Income 35-44	\$197,553	\$149,275	\$140,084
Median Household Income 45-54	\$133,541	\$82,602	\$79,926
Average Household Income 45-54	\$188,106	\$132,064	\$123,991
Median Household Income 55-64	\$102,662	\$77,222	\$76,912
Average Household Income 55-64	\$136,174	\$111,907	\$111,883
Median Household Income 65-74	\$103,779	\$54,509	\$54,712
Average Household Income 65-74	\$134,296	\$97,023	\$95,935
Average Household Income 75+	\$103,180	\$65,135	\$66,207

Population By Age



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Exclusively Marketed by:

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