

PRIME ENDCAP OPPORTUNITY FOR LEASE

ECHO PARK | HI-FI RETAIL
RESTAURANT | FITNESS | OFFICE



1925 W TEMPLE STREET
LOS ANGELES, CA 90026

cag | COMMERCIAL
ASSET GROUP

**DOWNTOWN
LOS ANGELES**

AVAILABLE SPACE

±800 - 5,000 SF

**AVAILABLE
IMMEDIATELY**

RENTAL RATE

\$2.00-\$3.00 BASE RENT PSF + NNN
(NNN ESTIMATED AT \$0.47 PSF)

**WESTLAKE
NORTH**

**HISTORIC
FILIPINOTOWN**

ALEXAN BAHAY

200 MARKET RATE APARTMENT UNITS
2019 COMPLETION

TEMPLE STREET

. HEAVILY TRAFFICKED SOUTH ECHO PARK + HISTORIC FILIPINOTOWN CENTER SITUATED BETWEEN BONNIE BRAE STREET AND WESTLAKE AVENUE

. IDEAL FOR A MULTITUDE OF USES INCLUDING RETAIL, RESTAURANT, CREATIVE OFFICE, FITNESS AND MEDICAL

. LOCATED IN AN LOS ANGELES ENTERPRISE ZONE WITH 48 PARKING SPACES ON SITE

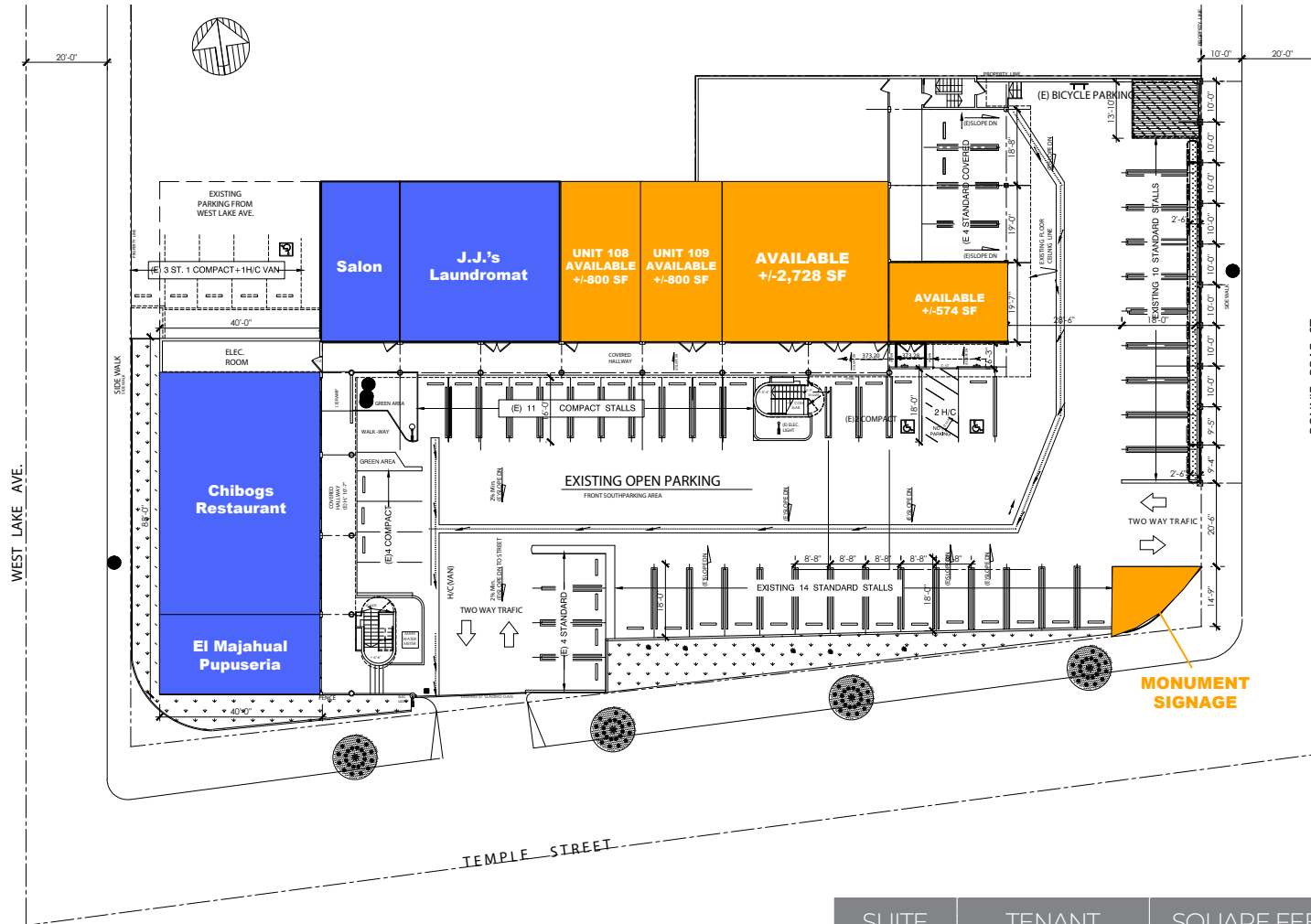
. MONUMENT SIGNAGE OPPORTUNITIES AVAILABLE

. SITUATED ACROSS FROM THE "ALEXAN" DEVELOPMENT BY TRAMMEL CROW RESIDENTIAL FEATURING 200 MARKET RATE APARTMENT UNITS

. JUST MINUTES TO DOWNTOWN LA, ECHO PARK, SILVERLAKE, WESTLAKE, MACARTHUR PARK AND DODGER STADIUM

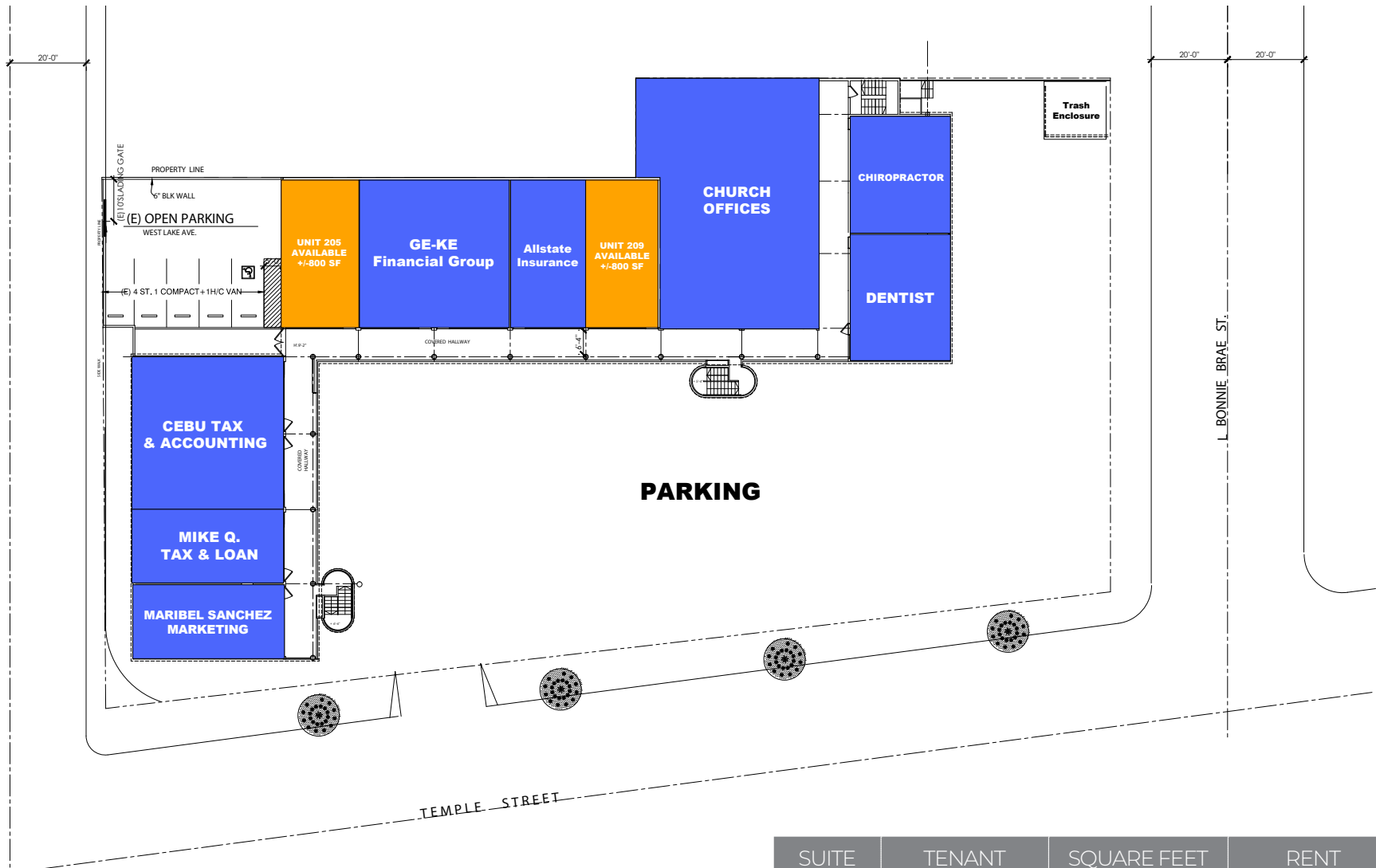
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SITE PLAN GROUND FLOOR



| SUITE | TENANT | SQUARE FEET | RENT |
|---------|-----------|-------------|--------------|
| 108 | AVAILABLE | 800 SF | \$3.00 + NNN |
| 109 | AVAILABLE | 800 SF | \$3.00 + NNN |
| 110-111 | AVAILABLE | 2,728 SF | \$3.00 + NNN |
| 112 | AVAILABLE | 575 SF | \$3.00 + NNN |

SITE PLAN SECOND LEVEL



| SUITE | TENANT | SQUARE FEET | RENT |
|-------|-----------|-------------|--------------|
| 205 | AVAILABLE | 800 SF | \$2.00 + NNN |
| 209 | AVAILABLE | 800 SF | \$2.00 + NNN |

AERIAL



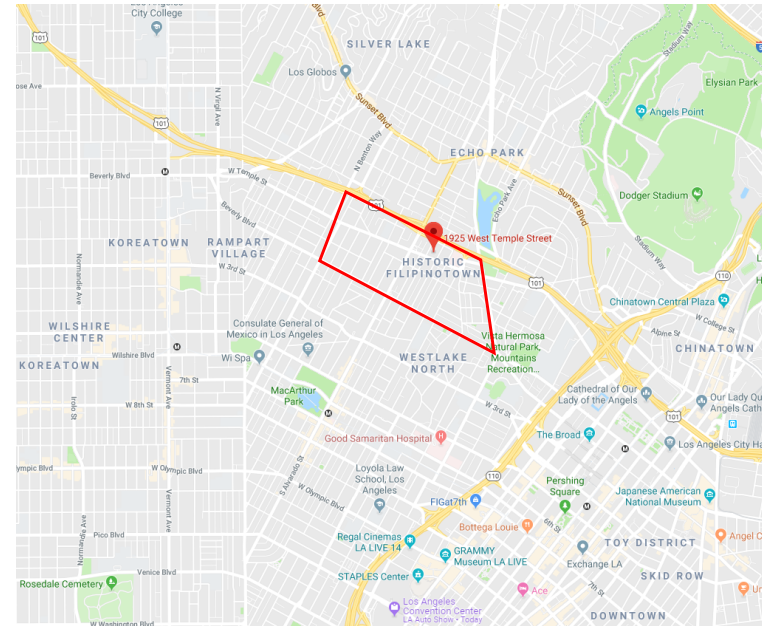


HISTORIC FILIPINOTOWN

Founded in 2002, the district overlaps and is divided by the two larger communities of Silver Lake and Echo Park. Situated in an area within Westlake that is bounded by Hoover Street to the West, Glendale Blvd on the East, Temple Street to the North, and Beverly Blvd on the South, the neighborhood is ideally located within close proximity to some of Los Angeles' most vibrant communities and within striking distance to the burgeoning Downtown LA.

Historically comprised of low-rise residential buildings and commercial storefronts, the area has caught the eye of developers and is experiencing unprecedented growth with the introduction of several new multi-family residential and mixed-use projects, including creative office, local and national retail projects to benefit an under-served community.

A staggering 3,300 new residential units have been built or are in development nearby. With an anticipated 2019 completion, Trammel Crow Residential's newest project, the Alexan Bahay, is located directly across the street from 1925 W Temple Street, offering 200 studio, one and two-bedroom apartments. The influx of more young professionals and families is attracting more exciting businesses, shops and restaurants to an already hip and thriving community.



1. 2510 Temple St
"Cactus"
47 Apartment Units

2. 411 N Rosenell Terrace
71 Apartment Units Proposed

3. 418 N Alvarado
73 Apartment Units Proposed

4. 2017 W Temple St
40 Apartment Units Proposed

5. 1925 W Temple St
Subject Property

6. 1910 W Temple St
"Alexan Bahay"
200 Apartment Units

7. 245 N Union
18 Small Lot Homes Proposed

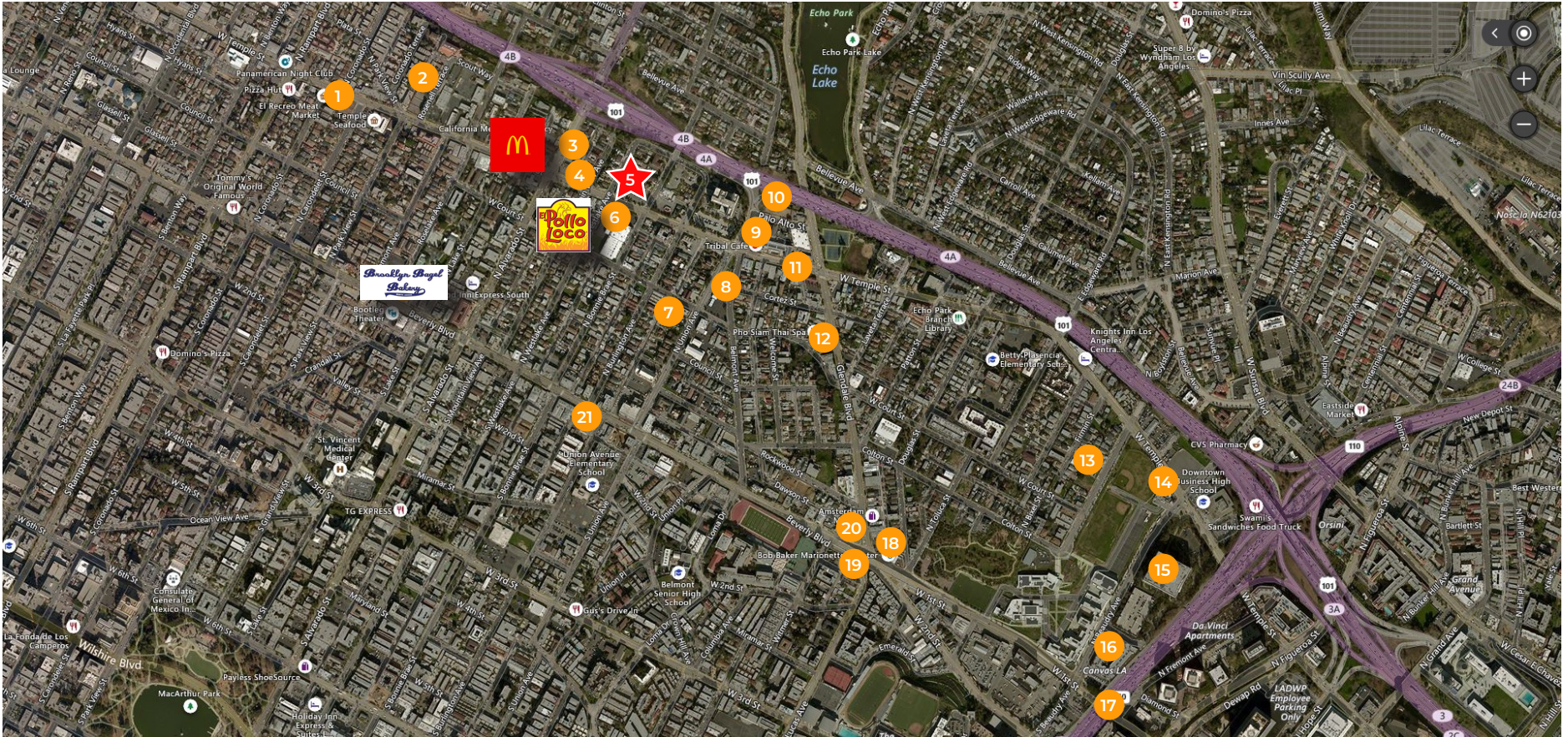
8. 333 Belmont Ave
69 Apartment Units

9. 1647 W Temple St
49 Apartment Units

10. 1625 W Palo Alto St
88 Room Hotel Proposed

11. 1614-1625 W Temple St
55 Apartment Units Proposed

12. 301 Glendale Blvd
"Echo Park Village"



13. 327-411 N Boylston St
121 Apartment Units
Lion RE Group

14. 1100 W Temple St
53 Apartment Units Proposed
La Terra Development

15. 1000 W Temple St
"Ferrante"
1500 Apartment Units
Geoff Palmer

16. Canvas Apartments
204 Apartment Units

17. 1000 W 1st St
220 Apartment Units Proposed

18. 345 W 1st St
"Marionette Square"
102 Apartment Units Proposed

19. 111 Lucas Ave
"Mosaic Gardens"
125 Apartment Units
LINC Housing

20. 101 S Glendale Blvd
55 Apartment Units

21. 1800 W Beverly Blvd
243 Apartment Units Proposed

NOTEABLE DEVELOP- MENTS

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