

2100 ECHO PARK AVE

LOS ANGELES, CA 90026

PROPERTY FOR SALE

 CUSHMAN &
WAKEFIELD

PROPERTY INFORMATION



APN

5420-035-030

SIZE

Land: 4,810 SF
Interior: 800 SF
Kitchen: 600 SF
Covered Patio: 450 SF (approx.)

ZONING

[Q]C2-1VL
Enterprise Zone

PARKING

4 Spaces
Ample Street Parking

TENANT INFORMATION

Long term deal in place with Pollen
(Happy Fat Group)

RENT ROLL

Income:
Upon Request
Term:
Through December 31, 2028



PROPERTY HIGHLIGHTS



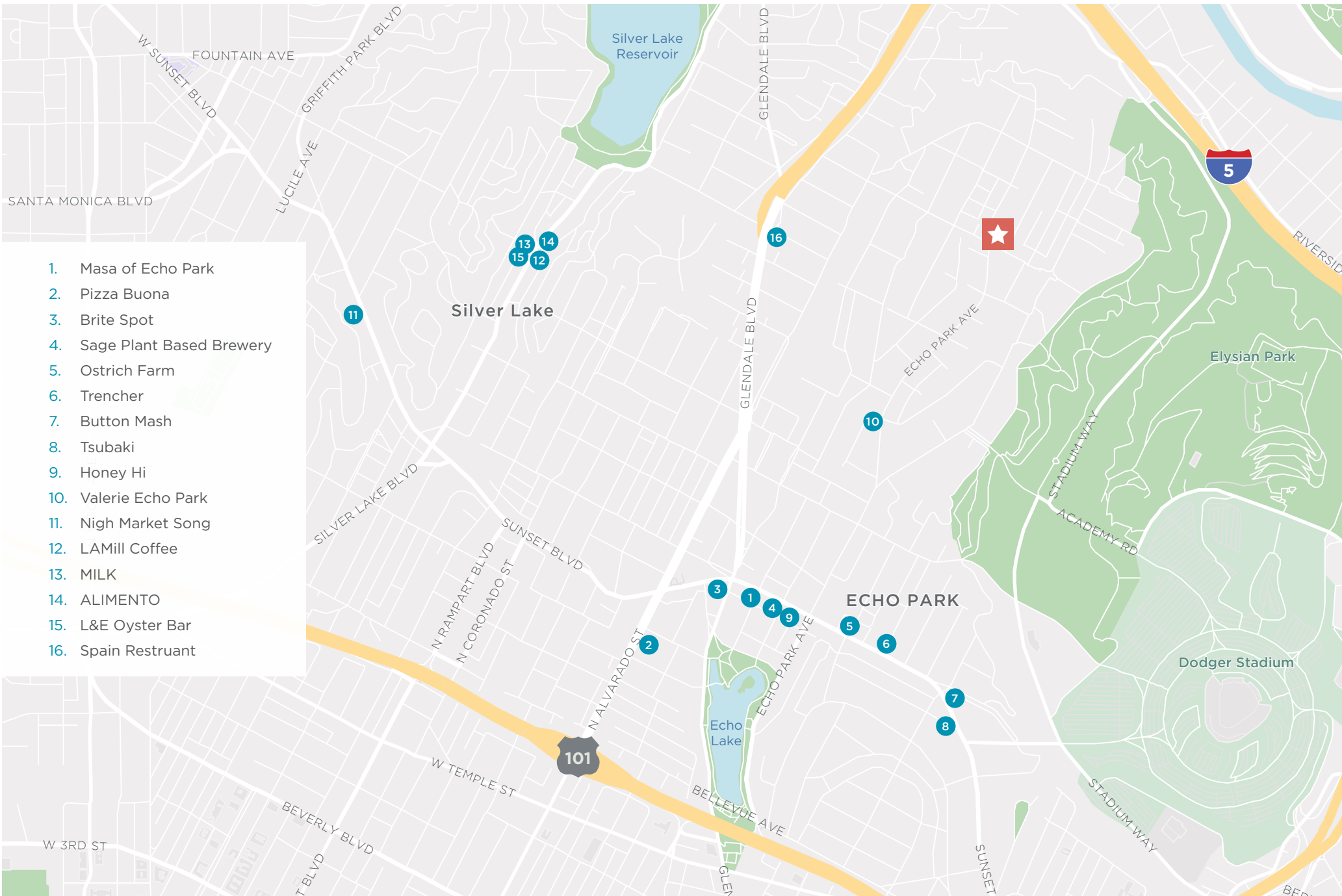
HIGHLIGHTS

- Stabilized income with successful restaurant tenant
- Newly built state of the art commercial kitchen (built in 2015)
- On-site parking
- Situated in charming residential neighborhood with high barrier to entry
- Unique and highly desirable location with limited competing retail opportunities



LOCAL AMENITIES

1. Masa of Echo Park
2. Pizza Buona
3. Brite Spot
4. Sage Plant Based Brewery
5. Ostrich Farm
6. Trencher
7. Button Mash
8. Tsubaki
9. Honey Hi
10. Valerie Echo Park
11. Nigh Market Song
12. LAMill Coffee
13. MILK
14. ALIMENTO
15. L&E Oyster Bar
16. Spain Restruant



NEIGHBORHOOD INFORMATION - 1 MILE



DEMOGRAPHICS

Average Home Price:	\$950,000
Average Household Income:	\$96,417
Median Age:	37.5



FOR MORE INFORMATION, PLEASE CONTACT:

MATTHEW FAINCHEIN

Senior Director
T +1 310 595 2234
CA Lic. 00616335
matthew.fainchtein@cushwake.com

CARTER MAGNIN

Senior Associate
T +1 310 556 1805
CA Lic. 01909728
carter.magnin@cushwake.com



cushmanwakefield.com