

Direct: 323-660-0544

ECHO PARK RETAIL FOR LEASE SUNSET AT ALVARADO UP TO 9,150 SQ. FT. ON 2 FLOORS



2113 & 2121 W. Sunset Blvd., Los Angeles, CA 90029

- Ground Floor: 5,300 sq. ft.
- Single store retail includes dressing & stock rooms, currently American Apparel
- 7 parking spaces in the rear of building available
- Price \$5.50 psf N-N-N

- Second Floor: 2,300 sq.ft. office or retail combinable with ground floor
- 1920's era unique open plan creative office space with kitchenette and full bathroom
- Hardwood floors, bow and truss ceiling, interior stairway and rear access from driveway
- 2 tandem spaces for 4 cars available
- Price: Upon Request
- **Ground and Second floors can be leased separately or combined**

2111 B W Sunset Blvd, Los Angeles, CA 90029

- A fantastic stand-alone retail opportunity at Sunset Ave & Alvarado Blvd.
- Size: Approx. 1,550 sq. ft.
- Price: \$5.50 psf N-N-N
- Available: Immediately
- **Can be combined with 2113 and 2121 W. Sunset Blvd**

Echo Park is a rapidly transforming high population density residential and retail area at the crossroads of Silver Lake, Echo Park and Downtown L.A. This location offers maximum visibility from its expansive front windows near the intersection of Sunset and Alvarado where 75,000 cars pass by every day.

Neighbors Include: Chef/Owner of Alimento Restaurant will be opening a new restaurant directly opposite this location in the former Pizza Buona location at 2100 Sunset, Blue Bottle, Ostrich Farm Restaurant, Mohawk Bend, Two Boots Pizza Nyc, Mas and several other new additions to the neighborhood.

The information contained herein has been furnished for convenience purposes only and should not be entirely relied upon by any prospective lessee/buyer. The broker makes no representation or warranties by the publication of this material and any prospective lessee/buyer is specifically requested to perform his or her own independent investigation. All measurements are approximate and may not prove to be entirely accurate, information may be added or deleted without notice. This information is submitted subject to Seller's right to lease/sell the property or withdraws the property from the market at any time.



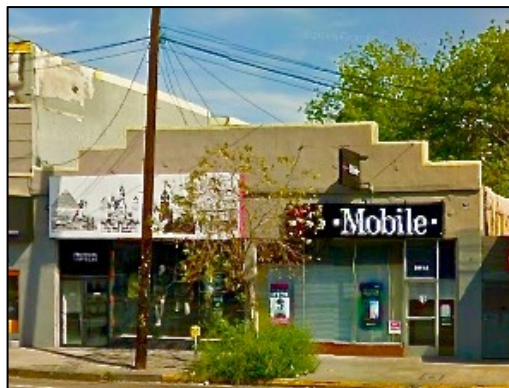
**2113 & 2121
W. Sunset Blvd.**

Ground Floor
American Apparel



2121 & 2113 W. Sunset Blvd.

Combinable With Ground Floor
To Make 2 Story Retail Store



2111 B W. Sunset Blvd.

Combinable With 2121 W. Sunset Blvd.
Or 2113 Or Stand-Alone Retail