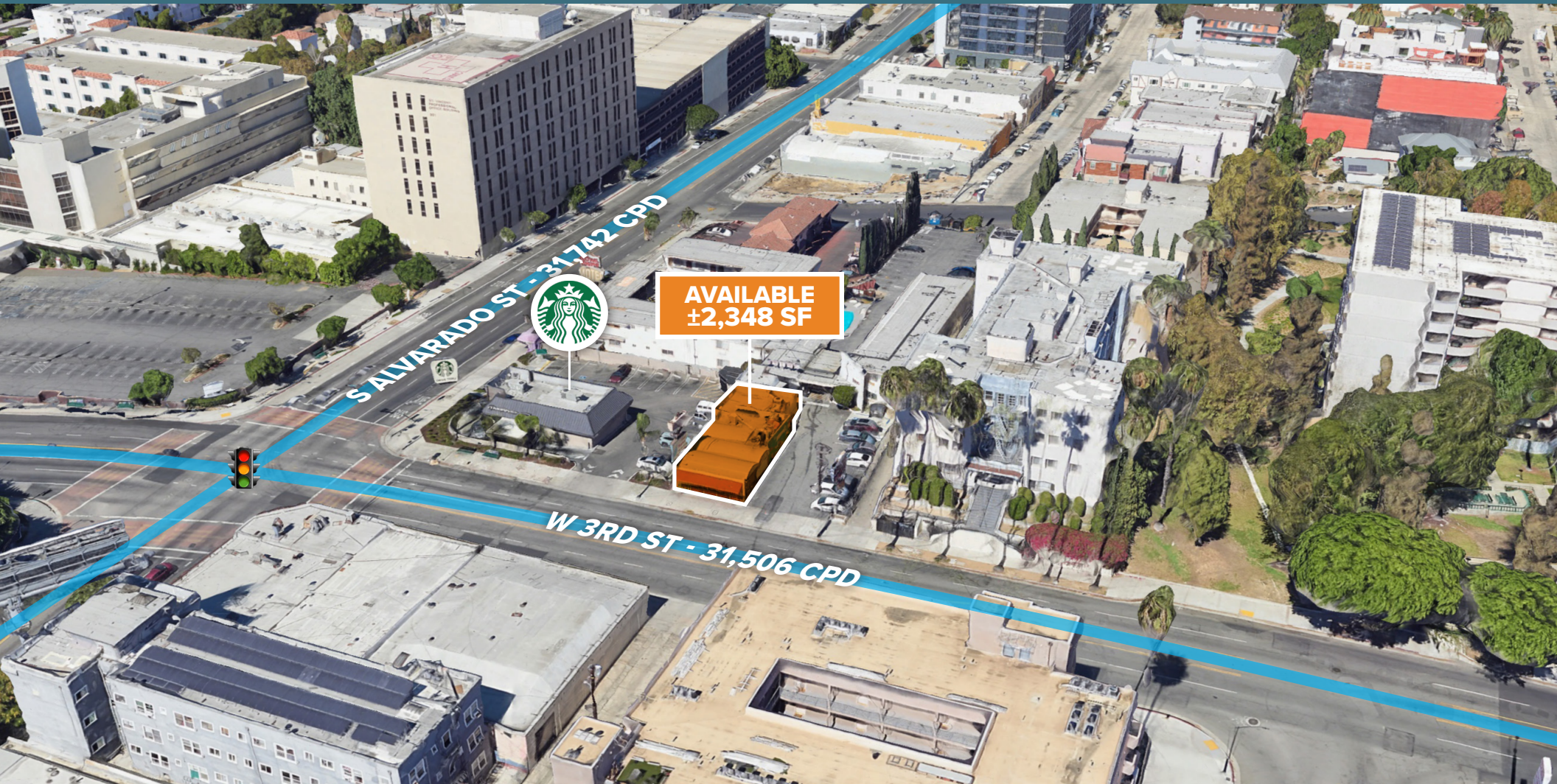


FOR LEASE | ±2,348 SF AVAILABLE

# SECOND GENERATION RESTAURANT

NEC S Alvarado Street & W 3rd Street | Echo Park | Los Angeles, CA

beta.



For leasing, please contact:

**MATT SAKER** | LIC. 02016706

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# PROJECT HIGHLIGHTS

- ±2,348 SF Fully equipped 2nd generation restaurant available in great Echo Park location
- Located at Signalized Intersection of Alvarado & 3rd St (Approx. 63,000 Cars Per Day)
- Proximity to 101 & 10 freeways
- Very dense population demographics (Approx. 126,000 residents in a 1-mile radius)
- Minutes from Silver Lake, DTLA, Hollywood & Silverlake

## DEMOGRAPHICS:

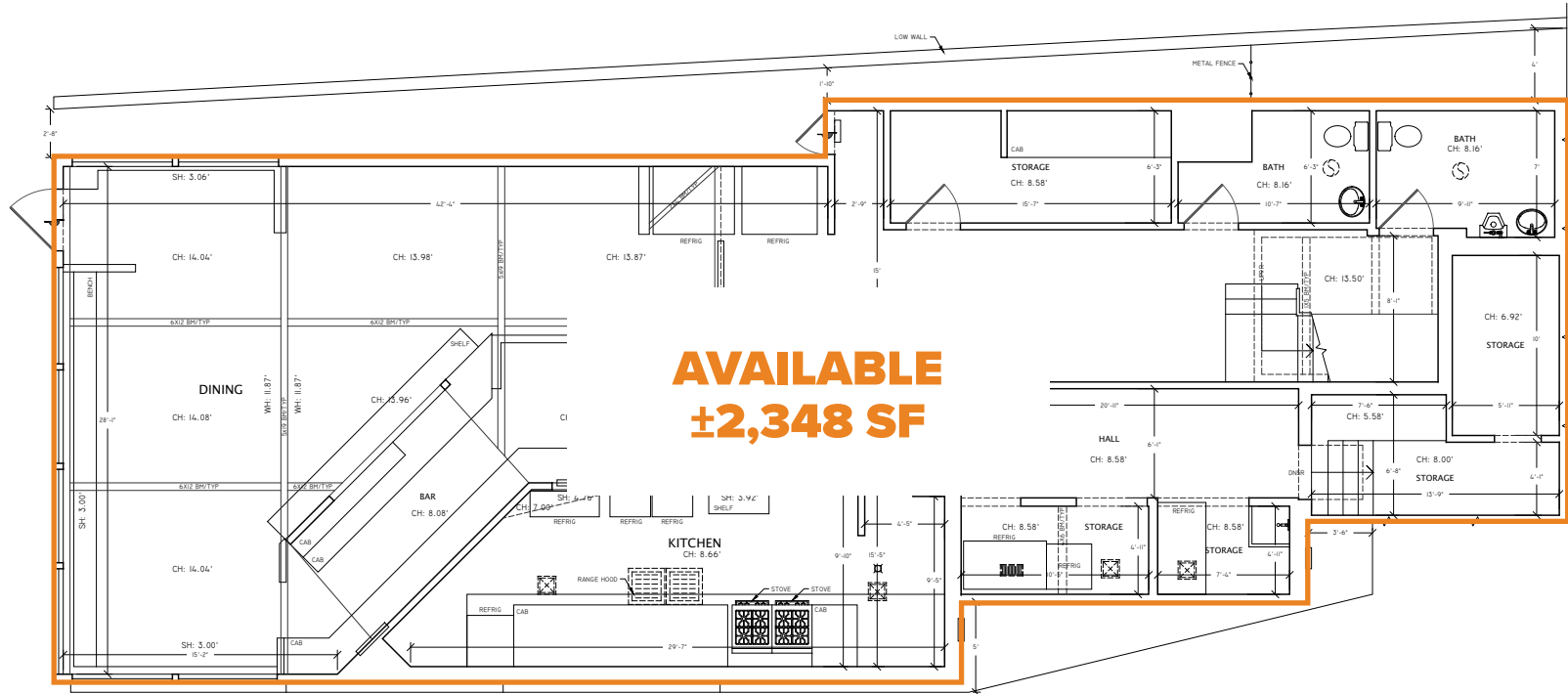
	1 Mile	3 Miles	5 Miles
Total Households	45,876	226,134	450,087
Total Population	126,202	590,649	1.23 M
Avg. Household Income	\$61,083	\$76,875	\$86,681

## SURROUNDING RETAILERS:



# FLOOR PLAN

W 3RD ST | 31,506 CPD





# AREA OVERVIEW



Image Landsat / Copernicus



# DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	126,202	590,649	1.23 M
Average age	33.8	35.4	35.1
Average age (Male)	33.2	34.8	34.5
Average age (Female)	34.8	36.3	35.9
Households & Income	1 Mile	3 Mile	5 Mile
Total households	45,876	226,134	450,087
# of persons per HH	2.7	2.4	2.6
Average HH income	\$61,083	\$76,875	\$86,681
Average house value	\$749,060	\$881,799	\$883,578
Race (%)	1 Mile	3 Mile	5 Mile
White	20.9%	25.2%	27.4%
Hispanic	60.0%	50.3%	53.7%
Black	6.8%	8.1%	9.9%
Asian	19.9%	22.5%	15.7%
Hawaiian	-	0.1%	0.1%
American Indian	3.5%	2.2%	2.1%
Other	27.5%	23.8%	23.6%

