

# AVAILABLE GROUND LEASE IN ECHO PARK READY FOR DEVELOPMENT

1217-1223 W. Temple Street, Los Angeles, CA



Approx. 2,430 SF building on 13,377 SF land

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# AVAILABLE GROUND LEASE RETAIL/RESTAURANT OPPORTUNITY

## FEATURES:

**Size:** Approx 2,430 GLA on 13,377 SF Land

**CUB approved:** The restaurant has a CUP approval for a 4,626 SF addition allowed to the existing 2,283 SF building with CUP for onsite sale and consumption of a full line of alcoholic beverages till 2am in a 235 seat restaurant.

**Plans:** Current plans submitted for restaurant use – construction can begin immediately for any building who has funding and willing to build as is.

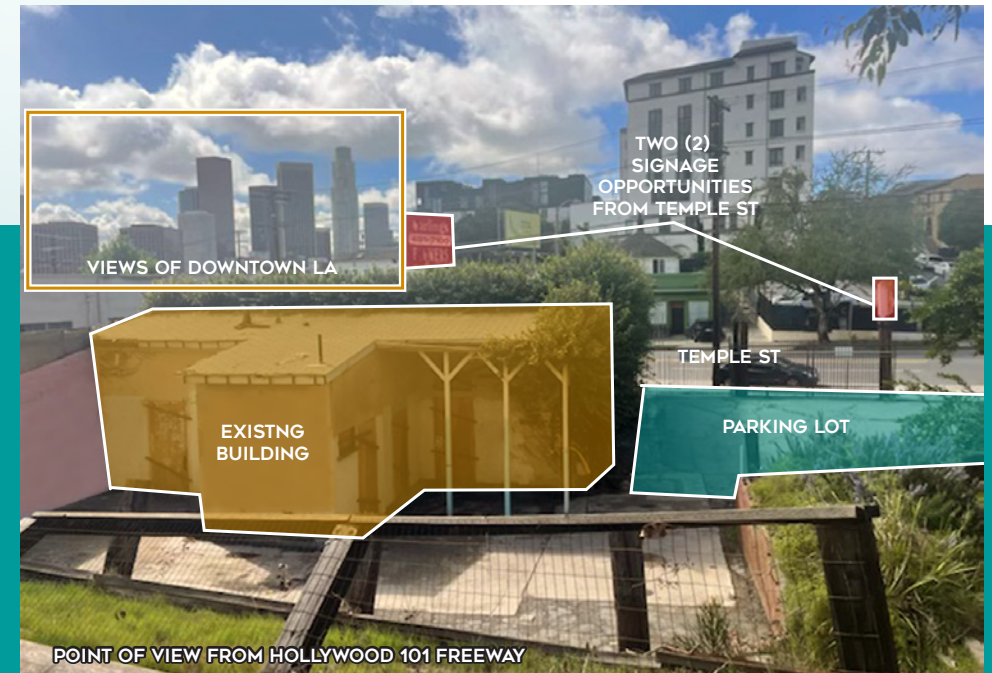
**Signage:** Three signage opportunities from the street and Freeway signage off the 101 freeway.

**Freeway Access:** Close to 110/101 FWY interchange

**Parking:** 6 surface parking spaces

**Zoning:** LACW

**Price:** Negotiable



# AREA

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2020 Population	61,290	484,075	1,163,169
2024 Population	61,716	485,048	1,124,204
2029 Population Projection	60,306	473,603	1,089,479
Median Age	36.5	37.3	37.1
Bachelor's Degree or Higher	32%	31%	29%
<b>Households</b>			
2020 Households	24,959	191,726	423,177
2024 Households	24,144	193,381	412,845
2029 Household Projections	24,556	188,912	400,587
Avg Household Size	2.3	2.3	2.5
Total Specified Consumer Spending	\$6.14.4M	\$4.9B	\$11.2B
<b>Housing</b>			
Median Home Value	\$845,367	\$874,979	\$841,556
Median Year Built	1980	1965	1959

	1 Mile	3 Miles	5 Miles
<b>Average Household Income</b>			
Average Household Income	\$75,806	\$77,935	\$81,311
Median Household Income	\$53,252	\$52,558	\$55,970
Historical Annual Change (2000-2025)	\$95,593	\$90,113	\$87,744
<b>Population By Race</b>			
White	12,103	92,725	232,797
Black	4,392	31,029	71,826
American Indian/Alaska Native	1,440	10,262	22,459
Asian	1,663	100,123	179,264
Hawaiian & Pacific Islander	96	678	1,385
Two or More Races	29,026	250,232	616,291
Hispanic Origin	31,254	266,237	659,101





# PROPOSED RESTAURANT/BAR SITE PLAN

Lower Level

**48 Seats**

Existing

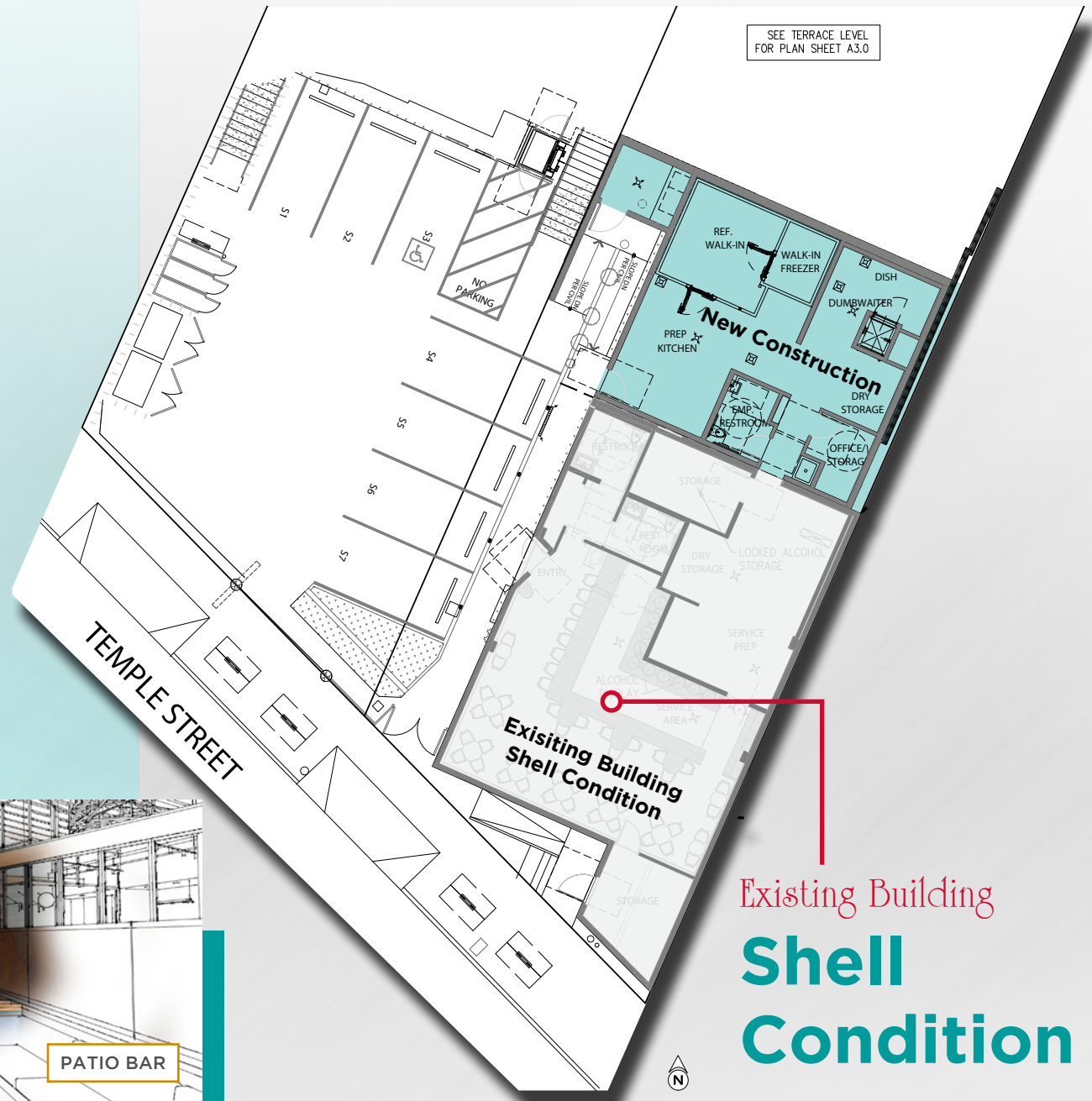
**2,283 SF**

New Area:

**856 SF**

Total:

**3,139 SF**



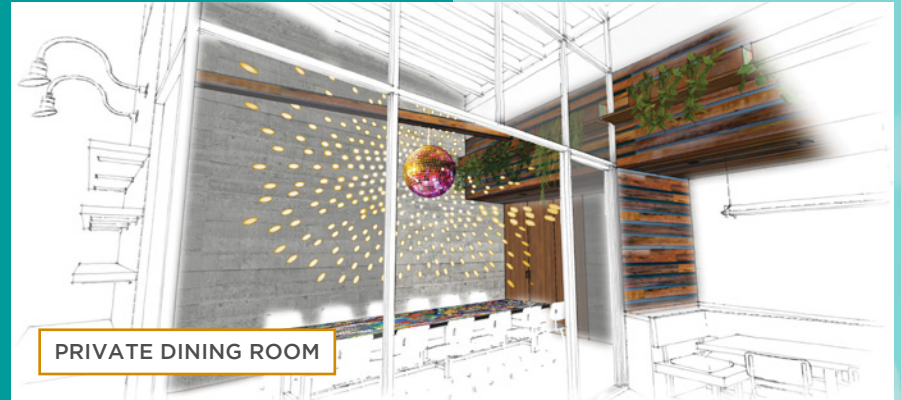
Existing Building  
**Shell  
Condition**

\*\*SITE PLAN IS SUBJECT TO CHANGE.  
BROKERS MAKE NO REPRESENTATION.\*\*

# RESTAURANT RENDERINGS



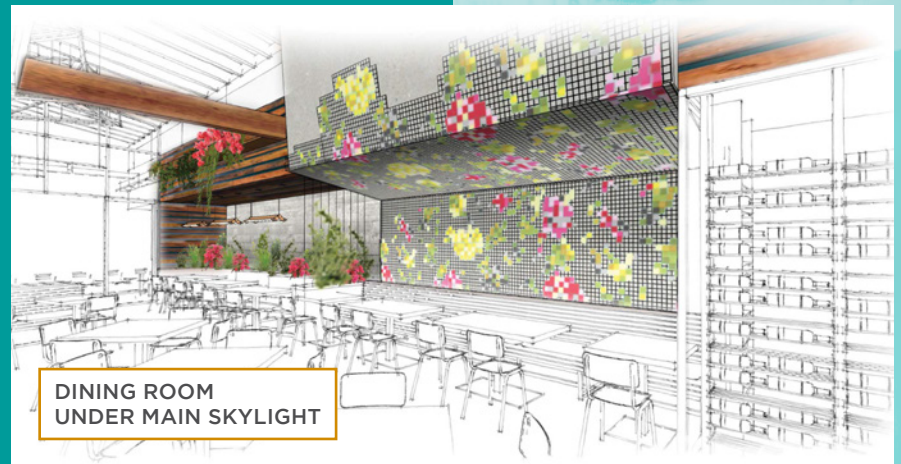
EXTERIOR PATIO



PRIVATE DINING ROOM



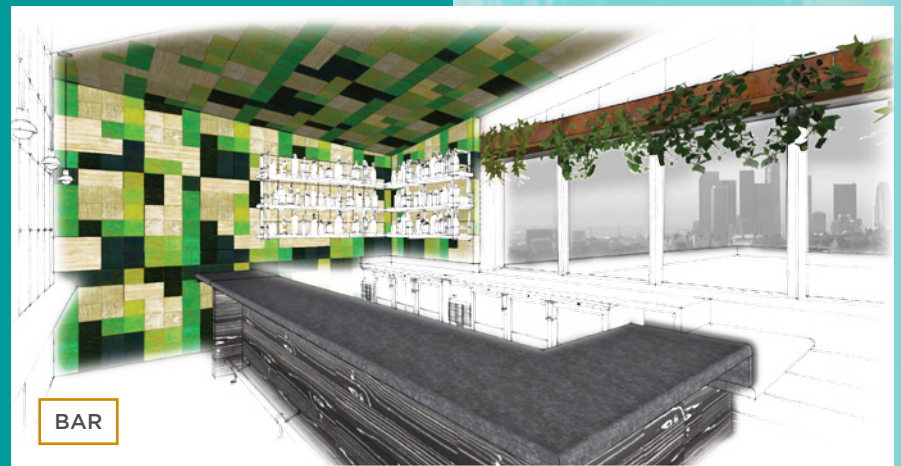
KITCHEN



DINING ROOM  
UNDER MAIN SKYLIGHT



RESTROOM



BAR

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