



900 N Alvarado St

Los Angeles, California 90026

Property Highlights

- 31 parking spaces
- 2 curb cuts
- Lighted intersection
- Huge Traffic Counts
- Zoning C2-1VL & RD2-1VL Tier 2

Property Overview

Located between the 101 Freeway offramp and Sunset Boulevard. This high-visibility site sits on Alvarado Boulevard—an essential thoroughfare connecting Echo Park to surrounding neighborhoods and major business centers via the SR- 2 highway.

Ideal for medical, dental, or professional office use, the property offers substantial parking. It also presents a unique opportunity for drive-thru tenants, featuring two curb cuts, signalized left-turn access, and strong potential for favorable city approvals.

Offering Summary

Lease Rate:	\$3.00 SF/month (NNN)
Building Size:	6,089 SF
Lot Size:	15,002 SF

Demographics	1 Mile	3 Miles	5 Miles
Daytime Employment	11,972	347,424	609,216
Total Population	57,122	531,434	1,124,581
Average HH Income	\$95,431	\$86,602	\$91,212
Hispanic Population	30,597	262,430	586,736

For More Information

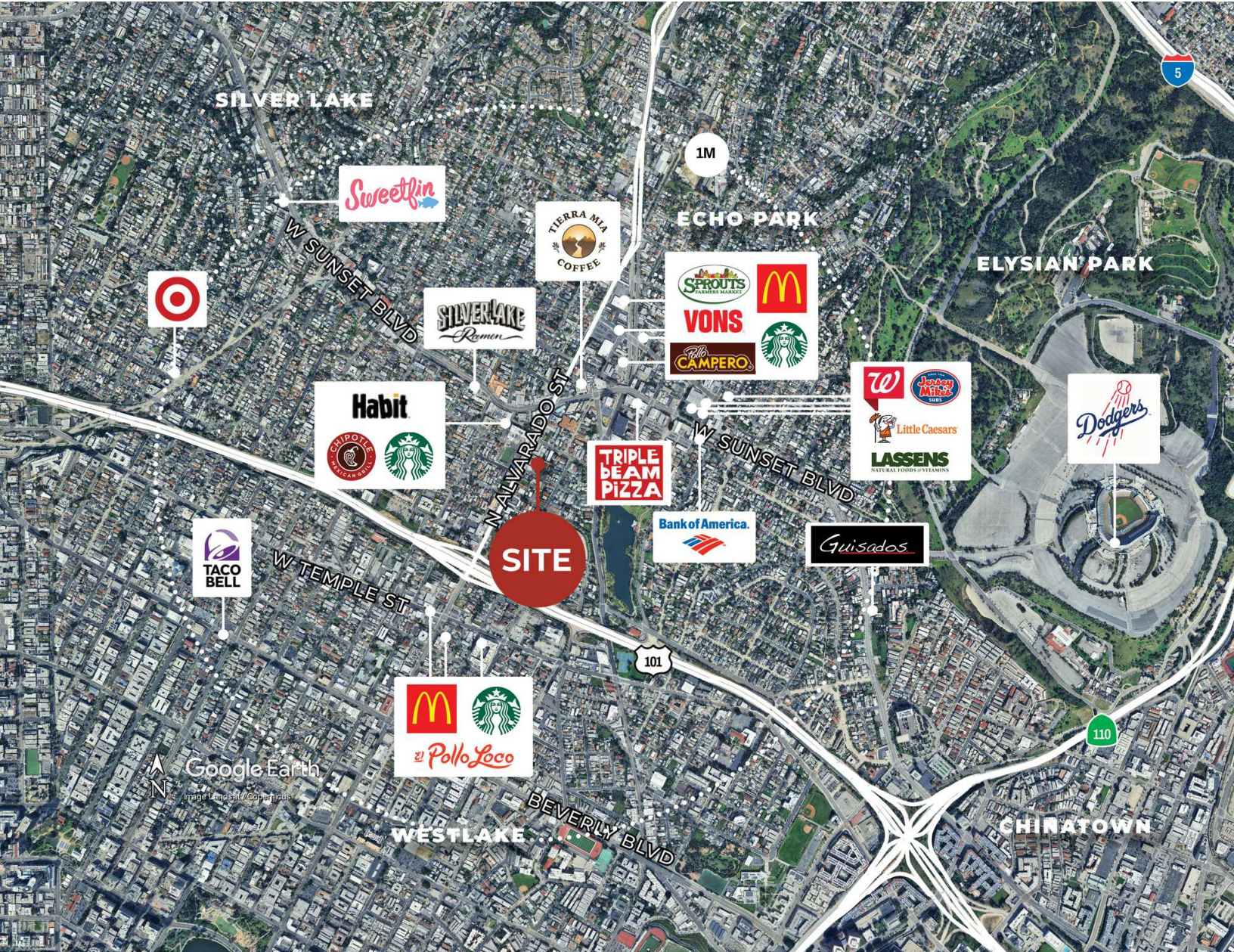
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