

# For Lease

## Echo Park Village

301-343 Glendale Boulevard, Los Angeles, CA 90026



## Property Highlights

- Join Clark Street Bread (one of top bread makers in LA, also located in Grand Central Market in DTLA), The Ten Bells Wine Bar (also in NYC), One Down Dog (3 locations including Silver Lake and Eagle Rock), The Strength Shoppe (2 locations including Pasadena), and more
- Unmatched population density in the surrounding area
- Rare opportunity to lease prime retail space in hot and trendy Echo Park
- Significant daytime employment - over 35,523 workers within a 1 mile radius
- Close proximity to Downtown Los Angeles and Silver Lake
- Liquor licenses and communal grease interceptors available for restaurants

## Demographic Highlights

2017 Estimates	1-Mile	2-Mile	3-Mile
Population	92,174	285,464	540,945
Avg. HH Income	\$50,922	\$54,680	\$54,286

For more information, contact:

Daniel Firtel | Executive Managing Director

T) 888-301-1888 x 3

E) [daniel@argentcre.com](mailto:daniel@argentcre.com)

DRE License #01415261

Frank Magana | Director

T) 888-301-1888 x 7

E) [frank@argentcre.com](mailto:frank@argentcre.com)

DRE License #01866952



Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Argent Retail Advisors.



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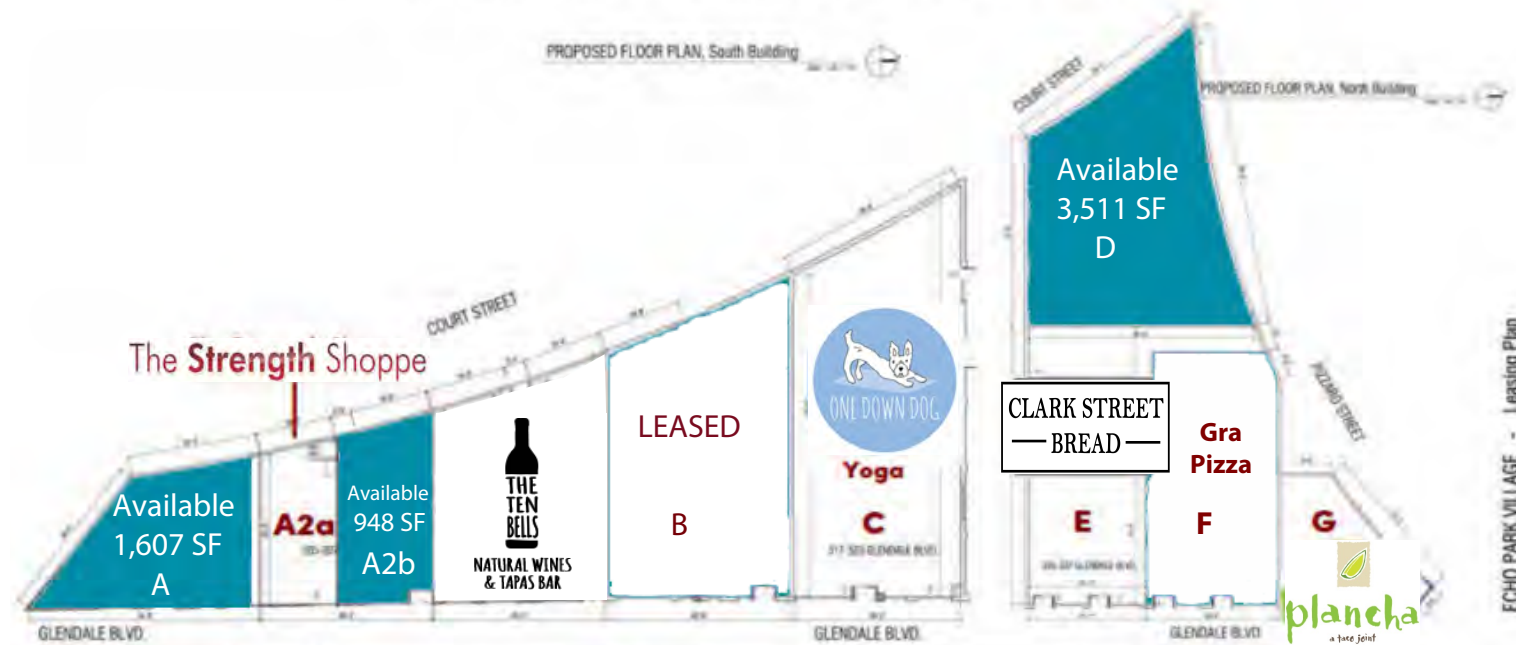


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- 307 Glendale Blvd. Type 41 License 948 SF
- 327-329 Glendale Blvd. Type 47 License 3,511 SF

**\*\*Potential to change license type to different spaces**

SPACE	USE	SIZE	STATUS
A	Retail/Restaurant	1,607 SF	Available
A2a	The Strength Shoppe	834 SF	Leased
A2b	Food/Restaurant/Retail	948 SF	Available
A2c	The Ten Bells	2,168 SF	Leased
B	Leased	2,608 SF	Leased
C	One Dog Down	3,538 SF	Leased
D	Fitness/Retail/Office	3,511 SF	Available
E	Clark Street Bread	2,937 SF	Leased
F	Gra Pizza	2,509 SF	Leased
G	Plancha Tacos	1,145 SF	Leased

**\*\* Potential for Beer & Wine License or Type 48 License & Type 47 Liquor License**

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