

FOR LEASE

Small-Format & Kiosk Retail Suites

725 S Alvarado Street, Los Angeles, CA 90057
Beside the Alvarado Swap Meet & MacArthur Park · Westlake



Suites from \$395 / mo

Turnkey micro-retail · High foot traffic · Available Now

ALTMAN
APARTMENTS

The Opportunity

SUITE	TYPE	±SF	RENT / MO
725A	Retail kiosk	±100	\$795
725C	Retail kiosk	±150	\$795
725F	Retail kiosk	±60	\$395
Storage #2	Storage (≈1-car garage, rear yard)	±250	\$400
ALL SUITES LEASED TOGETHER			\$2,385

Four available spaces in the **721–729 S Alvarado** mixed-use building — three street-facing **retail kiosks** plus a secured **storage** unit. Lease one, several, or all — low-cost storefronts ideal for a first business or a pop-up in a proven, high-traffic retail location.

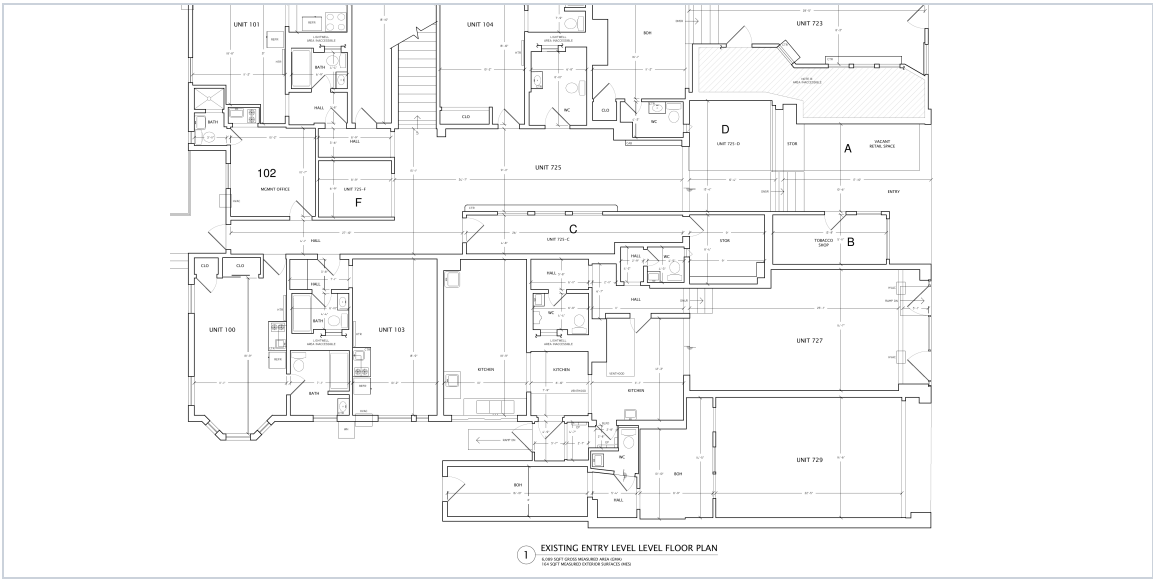


Highlights

- **Ultra-low entry rent — from \$395/mo:** a rare, affordable first bricks-and-mortar storefront.
- **Beside the Alvarado Swap Meet & MacArthur Park** — one of Los Angeles' densest, highest-foot-traffic immigrant retail districts.
- **Flexible small-format suites (60–150 SF)** — ideal for phone / electronics, services (notary, tax, money transfer), beauty / nails, food & snack vending, or a pop-up.
- **Plus a ±250 SF secured storage** (about the size of a single-car garage) in the rear yard.
- **Established multi-tenant retail row** — tobacco shop, restaurant and other storefronts already in place.
- **Steps to the Metro B & D Line** (Westlake/MacArthur Park) and high-frequency Alvarado bus service.

Suite Locations — Floor & Site Plan

Entry-Level Floor Plan



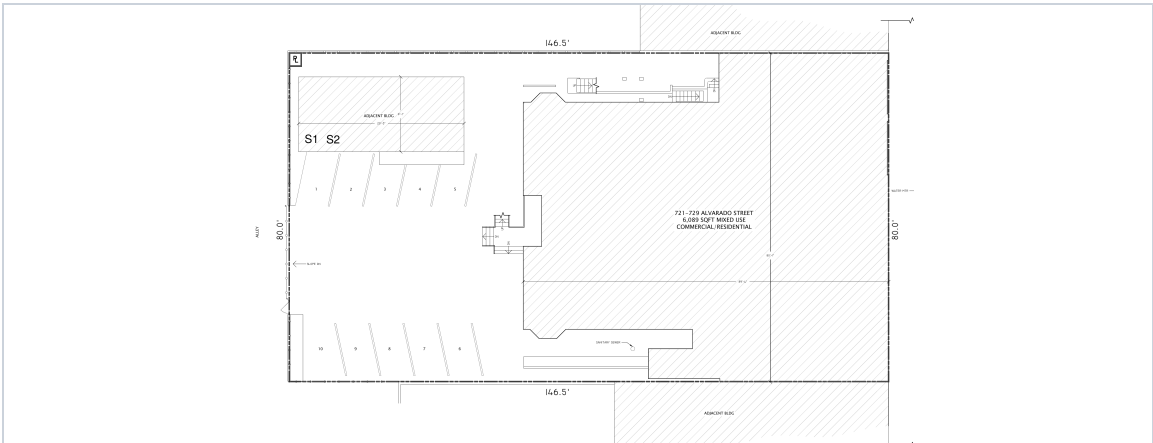
Available Spaces

- Suite A (725A) — ±100 SF retail kiosk
- Suite C (725C) — ±150 SF retail kiosk
- Suite F (725F) — ±60 SF retail kiosk
- Storage #2 (S2) — ±250 SF secured storage (rear yard)

The retail kiosks (A, C, F) face the Alvarado Street storefront row alongside the in-place tobacco shop and restaurant tenancies; **Storage #2** sits off the rear alley beside the on-site parking.

Areas are approximate, measured from the as-built survey (Asbuilt Services). Tenant to verify. Full plan set available on request.

Site Plan — Parking & Storage



Location, Traffic & Demographics

Swap Meet ADJACENT DRAW	±29,000 ALVARADO ADT	99,000 RESIDENTS — 1 MILE	±5,800 METRO B/D BOARDINGS	~95% RENTER-OCCUPIED
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Nearby Traffic Volumes

S Alvarado Street (frontage)	±29,000 ADT
Wilshire Blvd (2 blocks)	±42,000 ADT
W 7th Street	±20,000 ADT
W 8th Street	±14,000 ADT

The suites front **S Alvarado Street** beside the **Alvarado swap meet** and one block from **MacArthur Park** — a relentless pedestrian retail district. Two blocks to **Wilshire Blvd** and the **Westlake/MacArthur Park Metro station** (B & D lines), with high-frequency bus service on Alvarado, 7th and 8th.

Trade-Area Demographics

	1 MILE	3 MILE	5 MILE
Population	99,000	660,000	1,350,000
Median HH Income	\$51,100	\$58,500	\$65,200
Renter-Occupied	~95%	~90%	~85%



Traffic volumes are approximate average-daily-traffic (ADT) figures compiled from LADOT / Caltrans data for general reference. Metro ridership per LA Metro FY2025 average weekday boardings. Demographics are estimates for the surrounding radii.



721-729 S ALVARADO STREET — MIXED-USE RETAIL ROW, WESTLAKE / MACARTHUR PARK

FOR LEASE

Small-Format & Kiosk Retail **725 S Alvarado Street, 90057**

From \$395/mo

ASKING RENT

60–150 SF

RETAIL KIOSKS

±250 SF

STORAGE

Now

AVAILABILITY

For leasing information, contact:

Logan Altman

Altman Apartments LLC

(310) 903-0222

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CalDRE # 01965826



We obtained the information herein from sources we believe reliable; however, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to errors, omissions, change of rental or other conditions, prior lease or withdrawal without notice. Square footages are approximate. Prospective tenants should conduct their own investigation. Lease rates, terms and availability subject to change.