

The Bilak Building

688-698 S. Alvarado Street
Los Angeles, CA



PRIME RETAIL & OFFICE SPACE
AVAILABLE FOR LEASE

**AVISON
YOUNG**

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The Bilak Building

GROUND FLOOR AVAILABLE: ± 3,000 RSF Restaurant/Retail Space
± 1,000 RSF Street Retail Space
± 2,000 RSF Corner Retail Space

SECOND FLOOR AVAILABLE: ± 500 - 14,000 RSF High Ceiling Creative Office

TERM: 5 - 10 Years

DATE AVAILABLE: Immediate

**688-698 S. Alvarado Street
Los Angeles, CA 90058**

Description

Built in 1928, the Bilak Building is an Art Deco gem currently under renovation by new ownership. Adjacent to the Westlake/MacArthur Park Metro station, the property boasts a Walk Score of 94 – the second highest in all of Los Angeles – and is easily accessible from DTLA. It's central location in the heart of Los Angeles provides easy access to the 110, 10 and 101 Freeways.

Highlights

- Located in the heart of Westlake/MacArthur Park
- Approximately 135' of Alvarado & 173' of 7th Street Frontage
- Adjacent to Metro Station
- Excellent corner location at signalized intersection of 7th & Alvarado
- **14,000 SF office space deliverable with 60 day notice!**

Traffic Counts

S Alvarado St & W 7th St - SW - Approximately 40,212 ADT

S Alvarado St & W 7th St - NE - Approximately 46,278 ADT

Walk Score - Walker's Paradise (95)

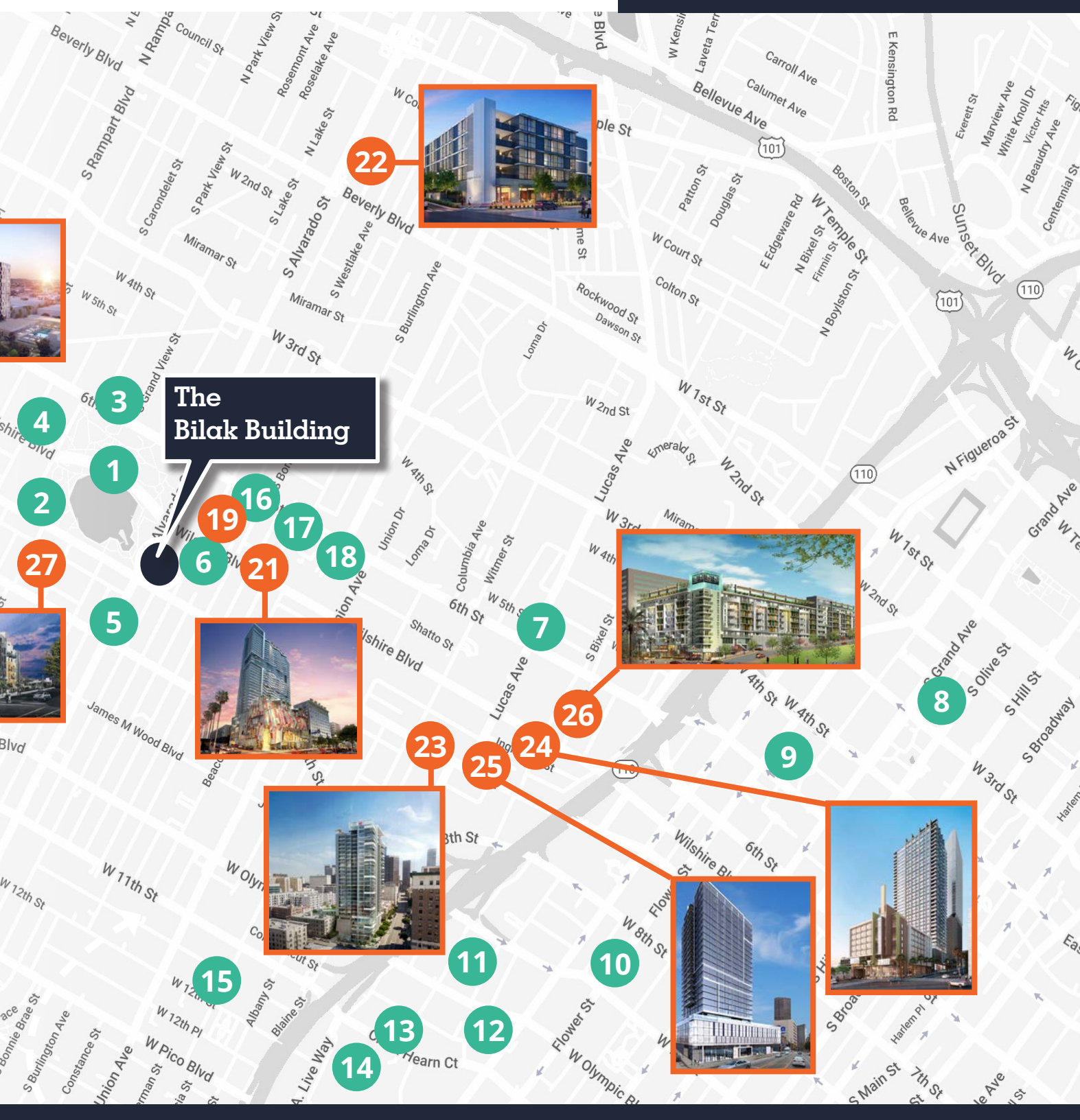
Transit Score - Excellent Transit (84)

PROPERTY DESCRIPTION



20





The Bilak Building

EXISTING AMENITIES / POINTS OF INTEREST

- 1 MacArthur Park
- 2 Hannah Hoffman Gallery
- 3 The MacArthur
- 4 The Haywood & La Fonda
- 5 Langer's Delicatessen
- 6 Metro Red & Purple Line Station
- 7 Good Samaritan Hospital
- 8 MOCA
- 9 Fig @ 7th
- 10 The Original Pantry
- 11 The Grammy Museum
- 12 LA Live
- 13 LA Convention Center
- 14 Staples Center
- 15 Loyola Law School
- 16 Holiday Inn Express
- 17 The Westlake Theatre
- 18 Home Depot

FUTURE DEVELOPMENTS

- 19 Future Metro Station
- 20 2900 Wilshire | 644 Units
- 21 The Lake on Wilshire | 478 Units
- 22 Hope on Alvarado | 84 Units
- 23 1237 Seventh | 306 Units
- 24 675 Bixel | 422 Units
- 25 The Seven | 225 Units
- 26 1027 Wilshire | 376 live/work units
- 27 739 South Park View | 144 Units

GROUND FLOOR



RETAIL

AVAILABLE

SUITE	SIZE (RSF)	TYPE
692	± 3,000	Restaurant/Retail
694	± 1,000	Retail
2035	± 2,000	Corner Retail

SECOND FLOOR

OFFICE

AVAILABLE

SUITE	SIZE (RSF)
2nd Floor	± 500 - 14,000

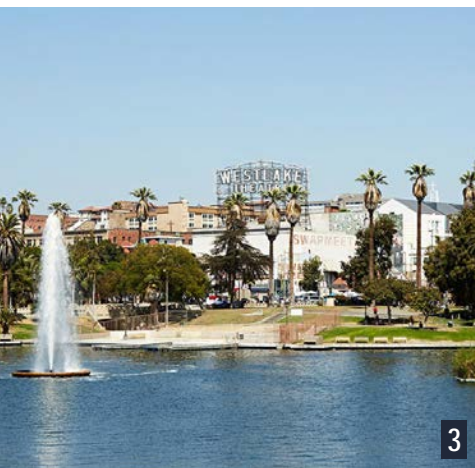
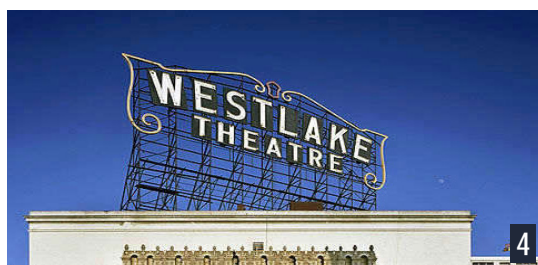


*second floor 14,000 SF office space deliverable with 60 day notice

WESTLAKE / MACARTHUR PARK

Situated between Downtown Los Angeles and Koreatown, Westlake is a vibrant community with a number of galleries, live music venues and eateries. MacArthur Park will be undergoing a \$20M renovation in Q4 2021 and there are a number of high-profile ground-up developments and renovations to numerous landmark buildings in the pipeline, which will bring an estimated 4,000 new housing units, theatre space, creative office and hotel rooms to the surrounding blocks.

1. Macarthur / Park Plaza Building
2. Otis Art Insitute
3. MacArthur Park
4. Westlake Theatre Building
5. Westlake/MacArthur Park Metro Station
6. The Hayworth
7. Kurve on Wilshire
8. The Bryson Building
9. Langer's Deli
10. Intersection of 6th and Alvarado





3-MILE RADIUS | 2023 DEMOGRAPHICS



592,613
POPULATION

\$52,409
AVERAGE HOUSEHOLD INCOME

357,352
DAYTIME EMPLOYEES

\$1.2B
FOOD & BEVERAGE CONSUMER
SPENDING

34.9
MEDIAN AGE



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