

1623-1649 Allessandro St
LOS ANGELES, CA 90026
FOR SALE/LEASE



DEVELOPMENT SITE/CREATIVE USE FLEX SPACE

Building: ±36,860 RSF
LAND: 57,150 SF
**Buyer to verify accuracy



Property Highlights

Future Development Site for 152 Units plus 38 ADU's in Final Stages of Entitlement Process

Features include:

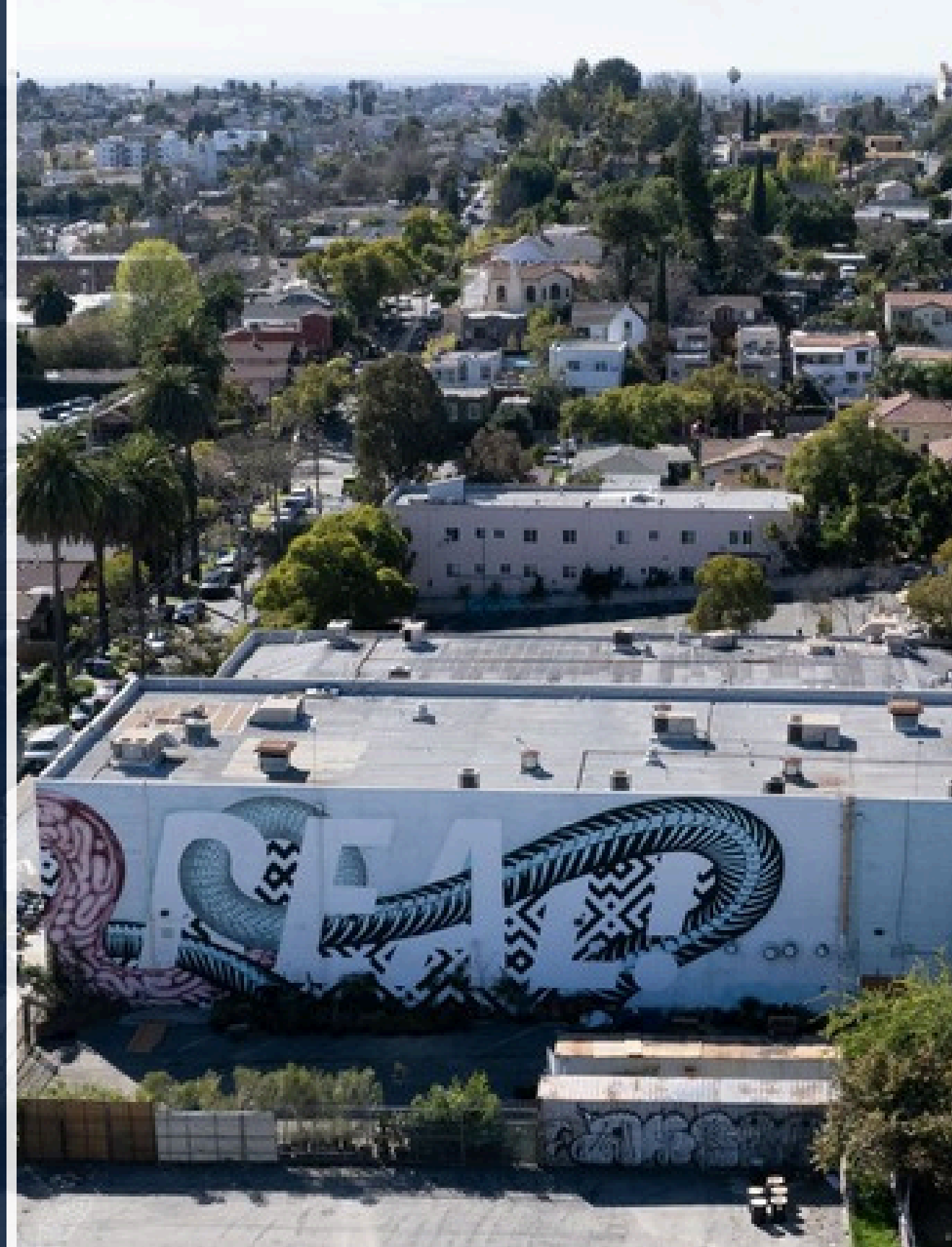
- Two (2) existing structures
 - 1-story bow-truss building, high ceilings
 - 2-story building with expansive ceiling heights
- Abundant on-site parking: 75+ stalls
- Multiple entry points and roll-up doors both to parking areas and Allesandro St
- Entitlement plans approved for 152 units
- Unit mix:
 - 2BR: 90
 - 1BR: 62
- Located in the State Enterprise Zone

What You Need to Know

- BUILDING AREA: ±36,860 SF
- LAND AREA: ±57,150 SF
- APN: 5423-010-030 / 5423-010-007
- PRICE: \$8,500,000
- ASKING MONTHLY RENT: \$2.50/SF
- ZONING: CM-1VL & R2-1VL

***Buyer to verify accuracy*

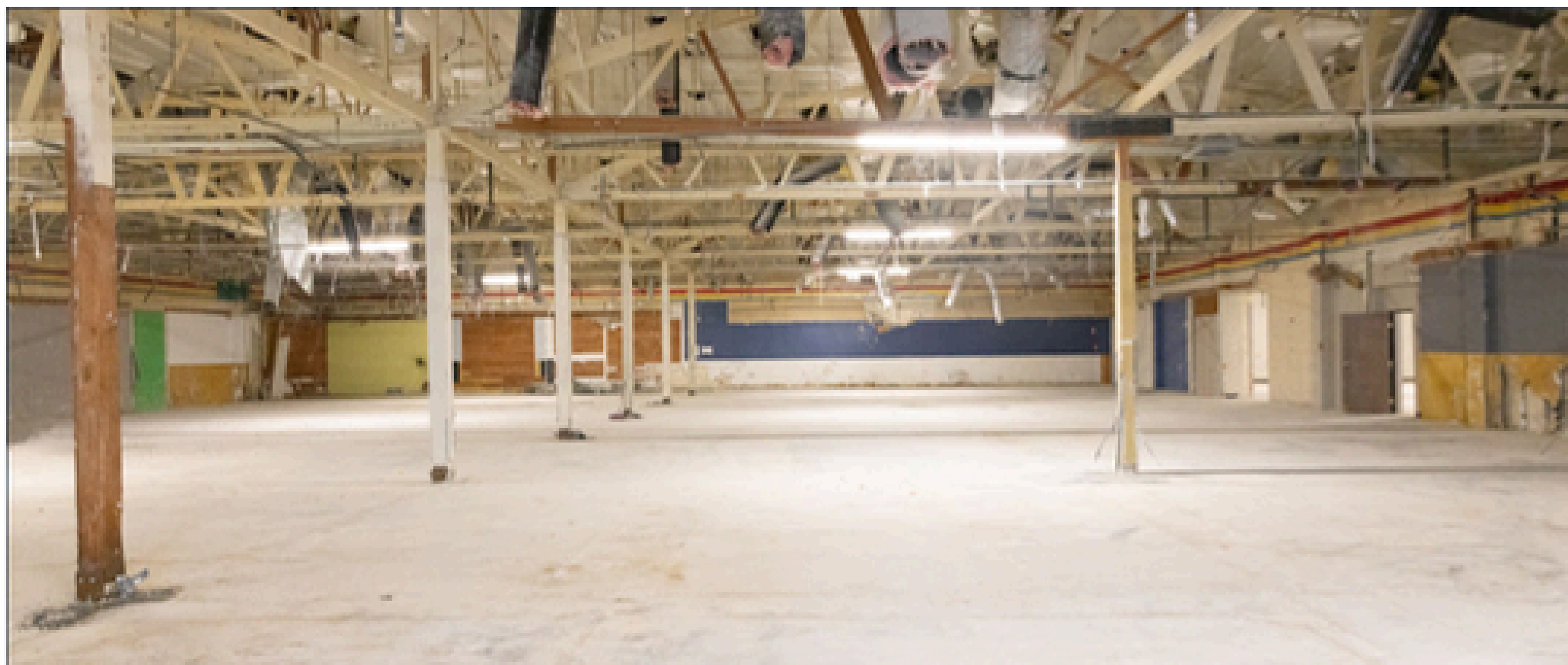
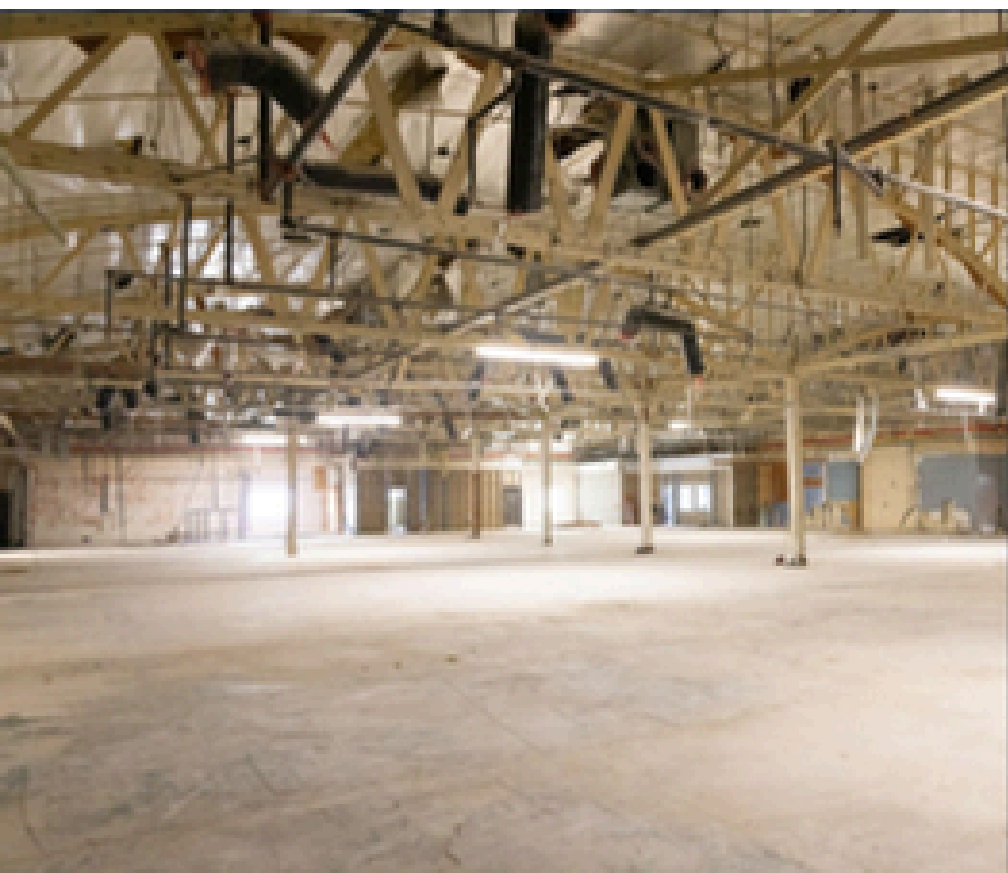
Subject property contains hazardous substances. Buyer shall conduct its own investigations. Subject property is sold "As Is"



Property Photos



Interior Photos



Silver Lake / Echo Park Overview

Silver Lake and Echo Park are two neighborhoods located in the heart of Los Angeles that are quickly becoming some of the most sought-after areas to live, work, and play in the city. Both neighborhoods are known for their vibrant culture, stunning views of the city, and unique shops and restaurants.

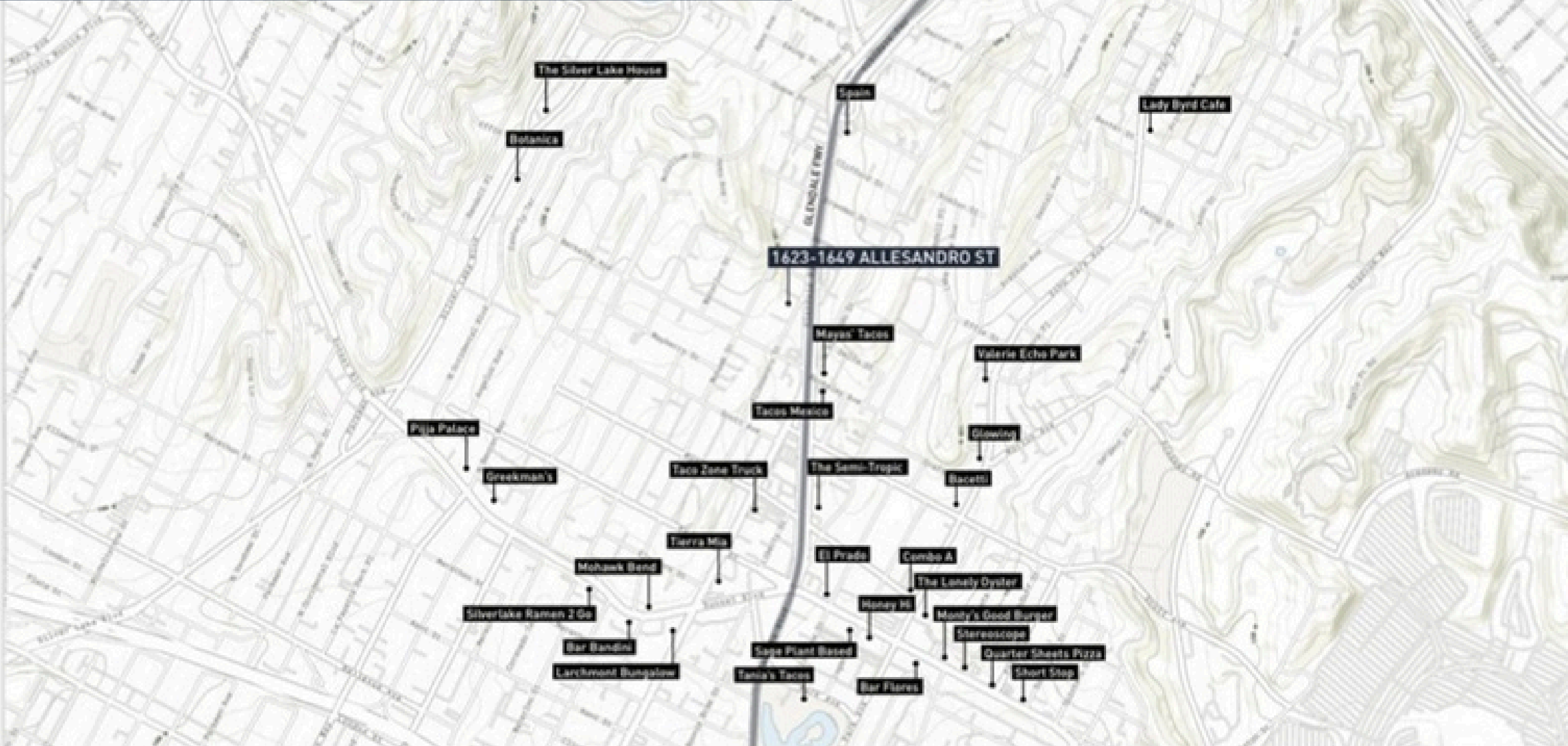
Silver Lake is home to a diverse mix of residents, including artists, musicians, and young professionals. The neighborhood is known for its trendy bars and restaurants, hip coffee shops, and eclectic boutiques. Silver Lake is also home to several parks, including the popular Silver Lake Reservoir, which offers stunning views of the city and is a popular spot for jogging, picnicking, and relaxing.

Echo Park, located just south of Silver Lake, is a rapidly gentrifying neighborhood that is attracting a new generation of residents with its unique blend of old and new. The neighborhood is home to historic Victorian homes, modern condos, and a mix of trendy shops and restaurants. Echo Park is also home to the popular Echo Park Lake, which features paddleboat rentals, picnic areas, and a walking path.

Both neighborhoods have a strong sense of community and are known for their creative and innovative businesses. From artisanal coffee shops to boutique clothing stores, there's something for everyone in Silver Lake and Echo Park. The neighborhoods also host regular events, including art walks, street fairs, and farmer's markets, which help to bring the community together and support local businesses.



Echo Park / Silver Lake Amenities



The Silver Lake House

Botanica

Spain

Lady Byrd Cafe

1623-1649 ALLESANDRO ST

Mayer's Tacos

Valerie Echo Park

Pizza Palace

Tacos Mexico

Glowton

Greekman's

Taco Zona Truck

The Semi-Tropic

Bacetti

Tierra Mia

El Prado

Combo A

Mohawk Bend

The Lonely Oyster

Silverlake Ramen 2 Go

Honey B

Monty's Good Burger

Bar Bandini

Sage Plant Based

Starescope

Larchmont Bungalow

Tania's Tacos

Bar Flores

Quarter Sheets Pizza

Short Stop

Tenants in **The Market**

MAISON KITSUNÉ
PARIS

HEYDAY

PARACHUTE

% ARABICA®

A.P.C.

BYREDO

Neighborhood
Goods

EREWON

sweetgreen

Aēsop®

Nearby Developments



3225 Sunset Blvd

Silverlake's newest apartment development, delivering 2025

89 units 8,000 SF ground floor retail



Sunset Row

12,500 SF of newly renovated retail 1930s auto body conversion



3004 Sunset Blvd

74 units Delivering 2025



2225 Sunset Blvd

176 units Delivering 2026



1911-1931 Sunset Blvd / Taix Square

166 units 13,000 SF ground floor retail space

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