

FOR LEASE

±1,189 SF Ground-Floor Office / Retail

210 S Alvarado Street, Los Angeles, CA 90057

Royal Viking — Westlake / MacArthur Park · Private entrance on Alvarado

\$2,775 / mo

±\$2.33 / SF / mo · ±\$28.00 / SF / yr · Available Now



 **ALTMAN**
APARTMENTS

The Space

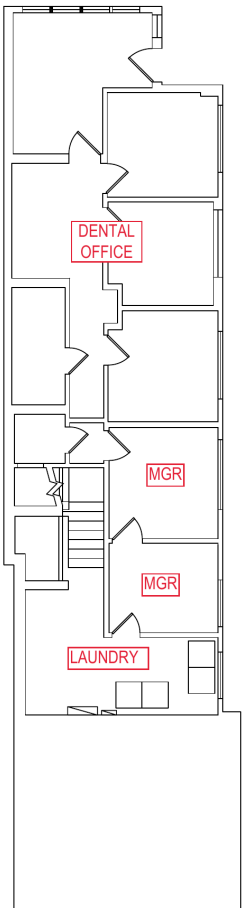
ADDRESS	210 S Alvarado Street, Los Angeles CA 90057
SUBMARKET	Westlake / MacArthur Park
BUILDING	Royal Viking (2025 W 3rd St) — new 2024 mixed-use
ENTRANCE	Private — direct on S Alvarado Street
AVAILABLE AREA	±1,189 SF (ground floor)
SUGGESTED USE	Medical / dental, professional office, clinic, service retail
ASKING RENT	\$2,775 / month
RATE	±\$2.33 / SF / mo · ±\$28.00 / SF / yr
LEASE TYPE	Negotiable
AVAILABILITY	Immediate
PARKING	2 dedicated spaces on S Alvarado St (between the flower shop & the suite)
FRONTAGE	S Alvarado Street
RESTROOM	Private ADA-style restroom (toilet + sink)
LIFE SAFETY	Fully fire-alarmed
LAYOUT	Reception lobby w/ front desk + 2 private offices
ZONING	R4-1 / C2-1
CO-TENANTS	Restaurant · Flower shop



Highlights

- **Brand-new 2024 construction** with its **own private entrance on S Alvarado Street** — ground-floor exposure, frontage and signage on a heavily-trafficked retail corridor.
- **Built-in demand:** 59 residential units directly above plus established co-tenants (sit-down restaurant and flower shop).
- **Turnkey ±1,189 SF, built-out** as a reception lobby with front desk plus two private offices, with a private **ADA-style restroom** (toilet + sink) and **full fire-alarm** life-safety — ideal for medical/dental, a clinic or professional services.
- **Dense Westlake trade area:** ~99,000 residents within 1 mile and ~660,000 within 3 miles — overwhelmingly renter-occupied.
- **Transit-rich:** walkable to the Westlake/MacArthur Park Metro station (B & D lines); multiple high-frequency bus lines on 3rd, Alvarado and Wilshire.
- **Turnkey value for new construction:** at ±\$28.00/SF/yr the built-out, move-in-ready suite undercuts comparable brand-new space nearby (602 S Westlake / “The Edge” at \$39/SF) — with the medical/dental build-out already in place.

As-Built Floor Plan — Leased Suite



Suite Layout

The leased premises are the **ground-floor office suite** (shown as “Dental Office” on the as-built) fronting S Alvarado Street with its **own private entrance** — a **reception lobby with front desk** plus **two private back offices**, a private **ADA-style restroom**, and full **fire-alarm** life-safety.

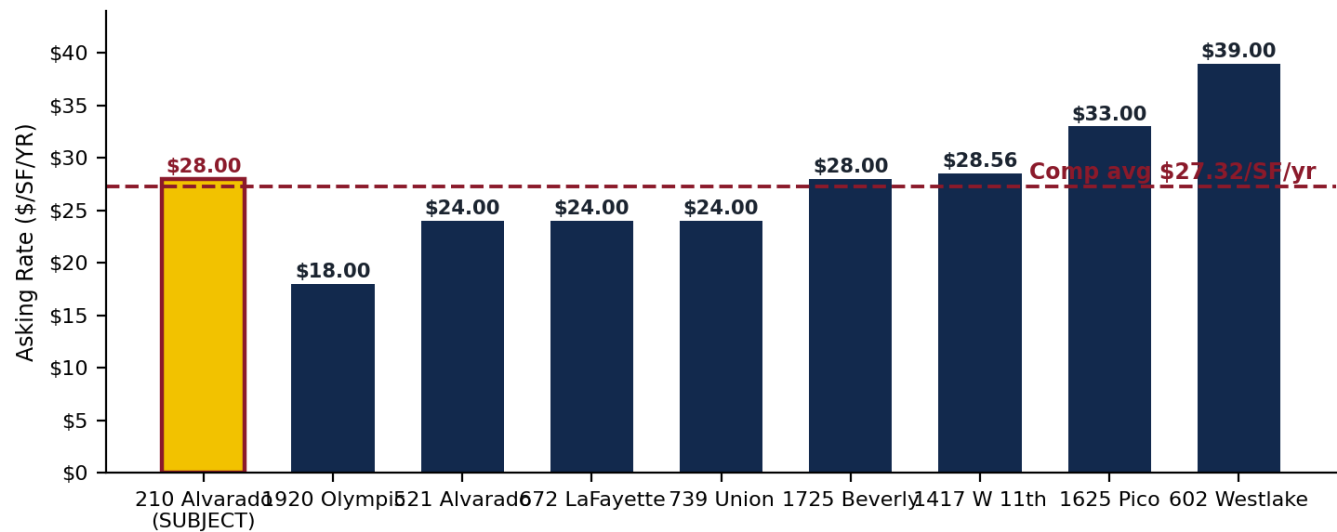
Built out and previously operated as a dental / medical office — **turnkey** for a returning medical, dental, clinical or professional-services user.

The areas marked “**MGR**” (manager) and “**Laundry**” on the as-built are **not** part of the leased premises.

Comparable Lease Listings — Westlake / MacArthur Park

ADDRESS	ZIP	TYPE	AVAIL SF	\$/MO	\$/SF/MO	\$/SF/YR
210 S Alvarado Street	90057	Office / Retail	±1,189	\$2,775	\$2.33	\$28.00
521–545 S Alvarado St	90057	Retail	850–2,500	—	\$2.00	\$24.00
602 S Westlake Ave (The Edge)	90057	Retail (new)	693–5,795	—	\$3.25	\$39.00
672 S La Fayette Park Pl	90057	Office	1,350–6,126	—	\$2.00	\$24.00
739–757 S Union Ave	90017	Retail	900–2,640	—	\$2.00	\$24.00
1725 Beverly Blvd	90026	Office	1,000–4,200	—	\$2.33	\$28.00
1417 W 11th Street	90015	Office	1,050	—	\$2.38	\$28.56
1625 W Pico Blvd	90015	Office	1,000–9,000	—	\$2.75	\$33.00
1920–1944 W Olympic Blvd	90006	Office	1,300–2,700	—	\$1.50	\$18.00

On-market asking rates for comparable small office/retail suites within ~1 mile (compiled from current listings). Rates shown per SF/year; monthly and per-SF figures are approximate. The subject is brand-new 2024 construction, built out and move-in ready, offered at ±\$28.00/SF/yr — well below comparable new-construction space (602 S Westlake / “The Edge” at \$39/SF).



Traffic, Transit & Demographics

±5,800 METRO DAILY BOARDINGS	B & D METRO LINES <0.5 MI	99,000 RESIDENTS — 1 MILE	660,000 RESIDENTS — 3 MILES	~95% RENTER-OCCUPIED
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Nearby Traffic Volumes

S Alvarado Street (frontage)	±29,000 ADT
Wilshire Blvd	±42,000 ADT
W 3rd Street	±19,000 ADT
W 6th Street	±21,000 ADT

The site sits one block off **Wilshire Boulevard** and two blocks from the **Westlake/MacArthur Park Metro station** (B & D lines, ±5,800 average weekday boardings) — a high-visibility, walk-up trade area anchored by dense residential and heavy pedestrian and vehicle flow.

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
Average HH Income	\$74,100	\$89,500	\$98,500



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



FOR LEASE

±1,189 SF Office / Retail 210 S Alvarado Street, 90057

\$2,775/mo

ASKING RENT

±\$28.00

PER SF / YR

±1,189 SF

AVAILABLE

Now

AVAILABILITY

For leasing information, contact:

Logan Altman

Altman Apartments LLC

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CalDRE # 01965826



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