

2624-2634 N. Broadway

Lincoln Heights, Los Angeles



FOR LEASE

Retail | Flex | Restaurant

±1,933 RSF to ±3,413 RSF



Situated on a highly visible corner along North Broadway, this revitalized retail and flex opportunity anchors one of Lincoln Heights' most active corridors.

The property blends historic character with modern functionality, offering strong frontage, outdoor patio potential, and steady pedestrian and vehicle traffic. Anchored by Stumptown Coffee Roasters, flexible layouts, rear loading, and ample parking support retail, food and beverage, or creative uses.

Property Details

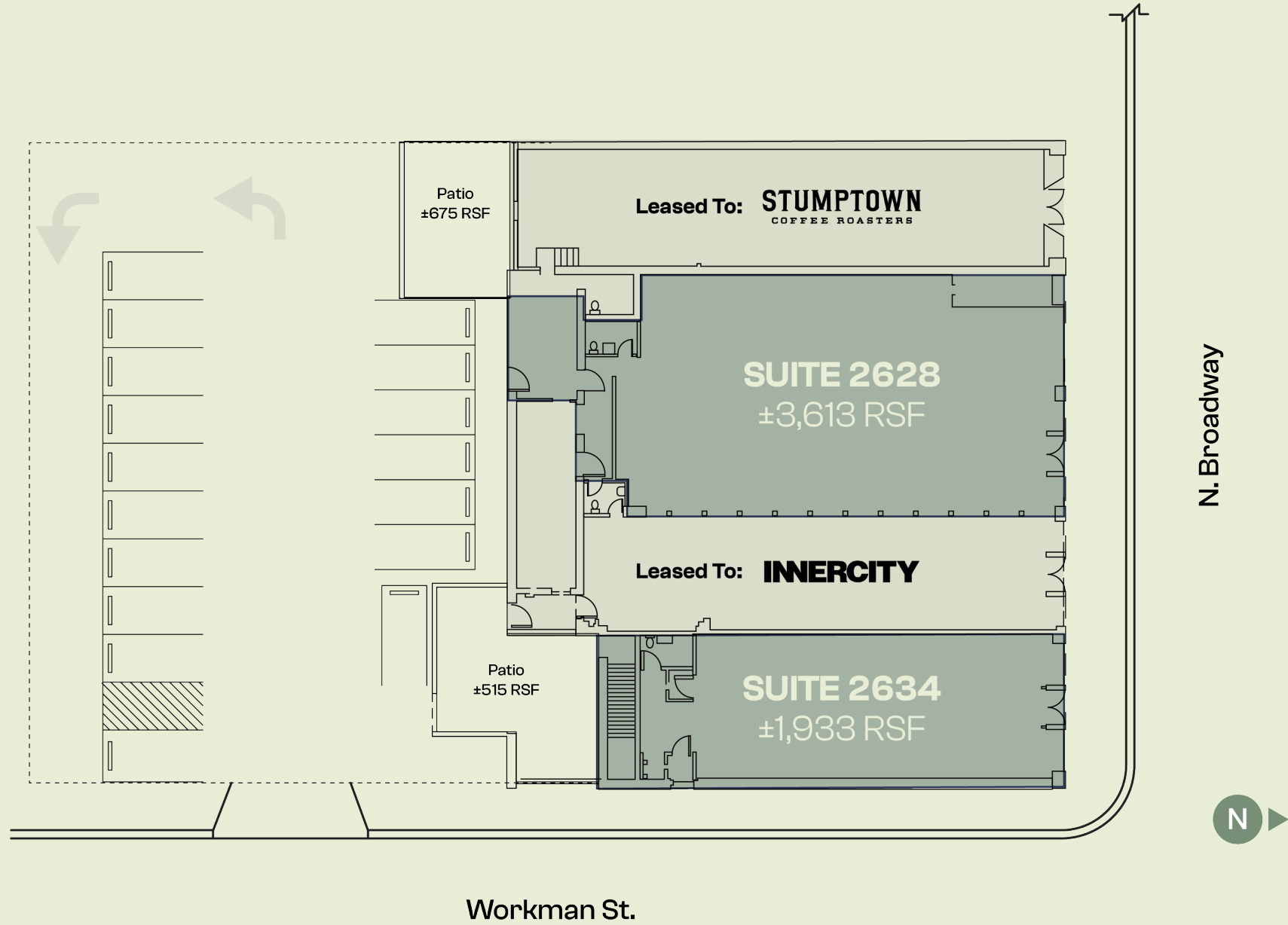
Rate	Available Upon Request
Occupancy	Immediate
Term	3-10 Years
Parking	Ample On-Site Parking Lot

Available Space

Unit 2628	±3,613 RSF
Unit 2634	±1,933 RSF plus patio with ±515 RSF

Features & Highlights

- + Highly visible hard corner at signalized Broadway & Workman intersection in Lincoln Heights
- + 90 feet of frontage along North Broadway, the area's primary commercial corridor
- + Co-tenancy with Stumptown Coffee Roasters driving strong daily foot traffic
- + Pedestrian-oriented main street environment with a Walk Score of 90 (Walker's Paradise)
- + Lincoln Heights' highest traffic counts: ±36,000 ADT
- + Sandblasted brick wall interiors offering character-rich space
- + Private rear patio areas (Unit 2634)
- + Rear loading with direct access to on-site parking lot
- + Dedicated on-site parking plus additional nearby city parking
- + Excellent regional connectivity with quick access to Downtown LA, Pasadena, the Greater Eastside, and major freeways (I-5, US-101, I-10)





During Renovation



Delivery Condition



Historic Photo



Stumptown Coffee Roasters, a pioneer of the third-wave coffee movement founded in Portland in 1999, has signed a lease at 2634 N Broadway, bringing its nationally recognized brand, direct-trade ethos, and thoughtfully designed café experience to Lincoln Heights—where it will serve as a strong daily-use anchor attracting locals, creatives, and visitors while enhancing the corridor’s pedestrian energy.

◆ Coming Soon ◆



The Airliner is a nearly 100-year-old neighborhood bar on North Broadway that still carries the bones of its past—think a long, curved wooden bar, dim lighting, and a slightly worn-in, lived-in feel.



Trattoria Daly is a small, tucked-away neighborhood Italian spot on Daly Street that leans into a classic, no-frills, red-sauce comfort food identity—more about warmth and familiarity than trendiness.



La Monarca Bakery & Cafe serves as a neighborhood café offering pastries, cakes, espresso drinks, and light Mexican fare in a bright, community-oriented setting.



Zizou is a design-forward café and dining destination in Lincoln Heights, known for its modern aesthetic, European influence, and strong neighborhood following that drives consistent foot traffic.



Moo's Craft Barbecue is one of the defining food destinations in Lincoln Heights—a Texas-style smokehouse filtered through Los Angeles culture, where serious barbecue meets a casual, social, Eastside energy.



Yumami is a low-key, family-run Asian fusion spot on North Broadway that feels more like a hidden neighborhood staple than a destination restaurant—simple, fast, and consistently satisfying.



The location benefits from seamless access to Downtown Los Angeles, Chinatown, Boyle Heights, Highland Park, and Pasadena, placing it within a dynamic network of residential density, creative energy, and established retail corridors. Immediate proximity to the 5, 10, and 110 freeways, along with strong surface street connectivity, enables convenient regional access while maintaining a distinctly neighborhood-oriented, pedestrian-friendly environment. This stretch of North Broadway continues to emerge as a vibrant destination, supported by a growing mix of local businesses, destination dining, and daily-use retail that anchors consistent foot traffic and community engagement.

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