

# 1605 GRAFTON ST | FOR LEASE

NEW DEVELOPMENT IN THE HEART OF  
ECHO PARK



**TY DEL RE**

Vice President

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BRE# 01947880

# 1605 GRAFTON ST

## ECHO PARK | DEMOGRAPHICS



Population  
**200K**



Avg  
Income/Household  
**\$83K**



Walk Score  
**88**



Avg Household Size  
**2.6**



Median Age  
**37**



Consumer Spending  
**\$2B**



Daytime Employees  
**71K**



Median Home Value  
**\$875K**



Daily Traffic Count  
**+20K**

• 2 Mile Radius of 1605 Grafton St



Brand new development located in the heart of Echo Park with high visibility, heavy traffic, strong retail, and a local community consisting of a dense collection of single & multi-family homes. With easy access to freeways and surrounded by Silver Lake, Atwater Village, Chinatown & Downtown LA, it's no wonder why this hip and trendy neighborhood is experiencing an inflow of new retail, mixed-use & multi-family developments.

# 1605 GRAFTON ST

## ECHO PARK | DETAILS



1605 Grafton is a brand new development with 35 apartment units above, 3 ground floor retail units, and scheduled for delivery end of Q3 2022. With approx. 75 feet of storefront along Echo Park Ave 1605 Grafton presents a great opportunity to join Cookbook, Tilda, Des Pair Books, Glowing Juices and the rest of this amazing community!



New Development w/ 35 Apt units above



Rate: \$6.00 per SF + NNN



Unit A: 1,182 sf (CUP for Off-site Beer/Wine)  
Unit B: 492 sf  
Unit C: 325 sf



Project Delivery: October 2022

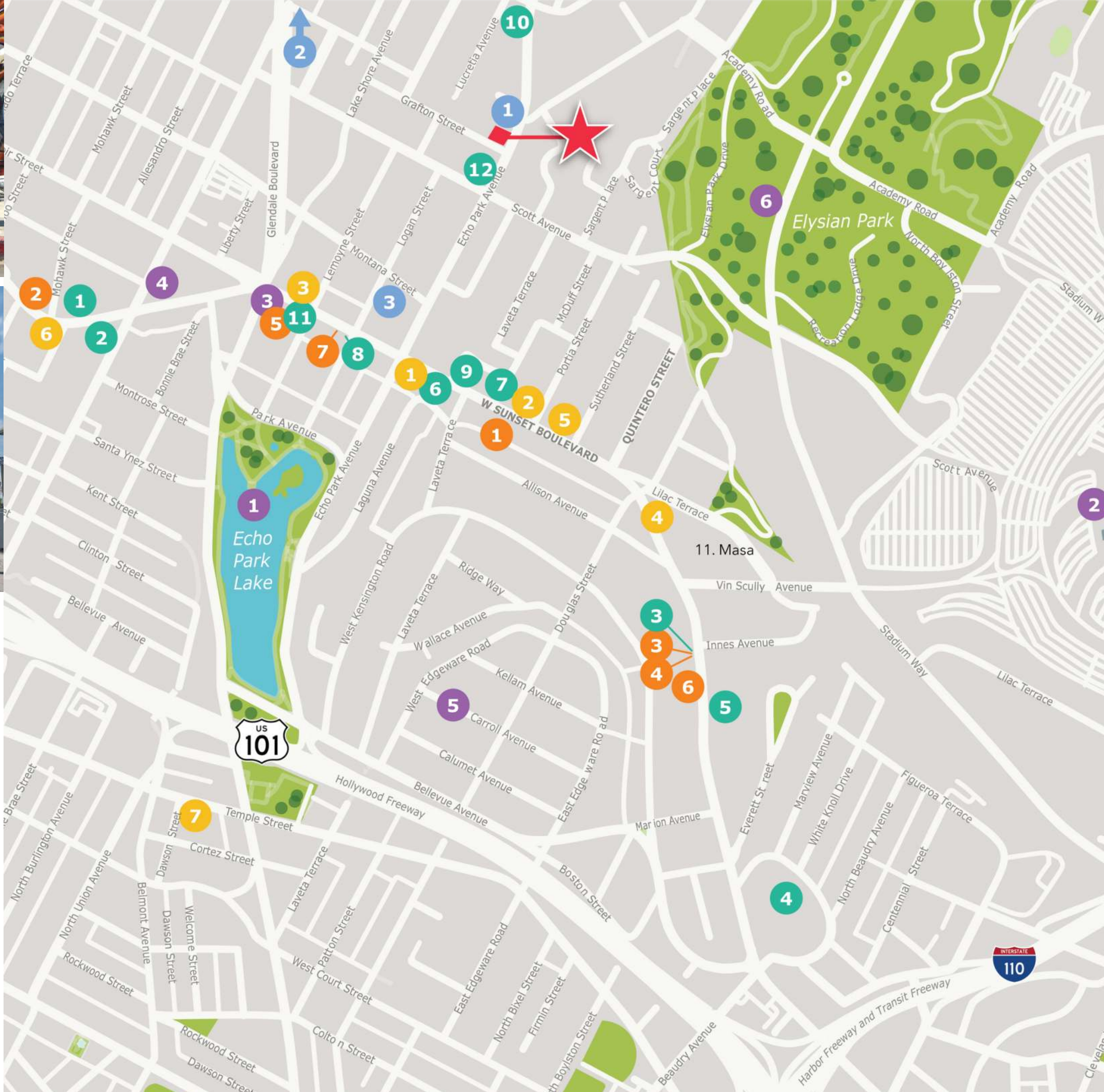


Retail with CUP for Off-Site Beer/Wine



Will be delivered with HVAC & Utilities stubbed to unit, common area restrooms, and 14 foot ceiling height.





# ECHO PARK

## Ammenties

### Restaurants/ Coffee

1. Mohawk Bend
2. Cosa Buona
3. Eight Fold Coffee
4. Winsome
5. Guisados
6. Woodcat Coffee Bar
7. Supertoro & HiroNori
8. Sage Vegan Bistro
9. Ostrich Farm
10. Valerie
11. Masa
12. Tilda

### Bar / Club

1. Gold Room
2. Little Joy Cocktails
3. El Prado
4. Button Mash
5. Short Stop
6. Bar Bandini
7. 1642

### Venues / Theater / Events / Landmarks

1. Echo Park Lake
2. Dodgers Stadium
3. The Echo & Echoplex -
4. Machine Project
5. Carroll Avenue in Angelino Heights (Victorian Homes)
6. Elysian Park

### Shopping

1. Sunset Beer
2. Myrtle
3. Esqueleto
4. Ali Golden
5. Permanent Record
6. The Ampal Creative
7. Echo Park Time Travel Mart

### Market / Grocery

1. Cookbook Los Angeles
2. Whole Food Market 365
3. Lassens



# CONTACT DETAILS

For bookings and viewings



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ONLINE

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