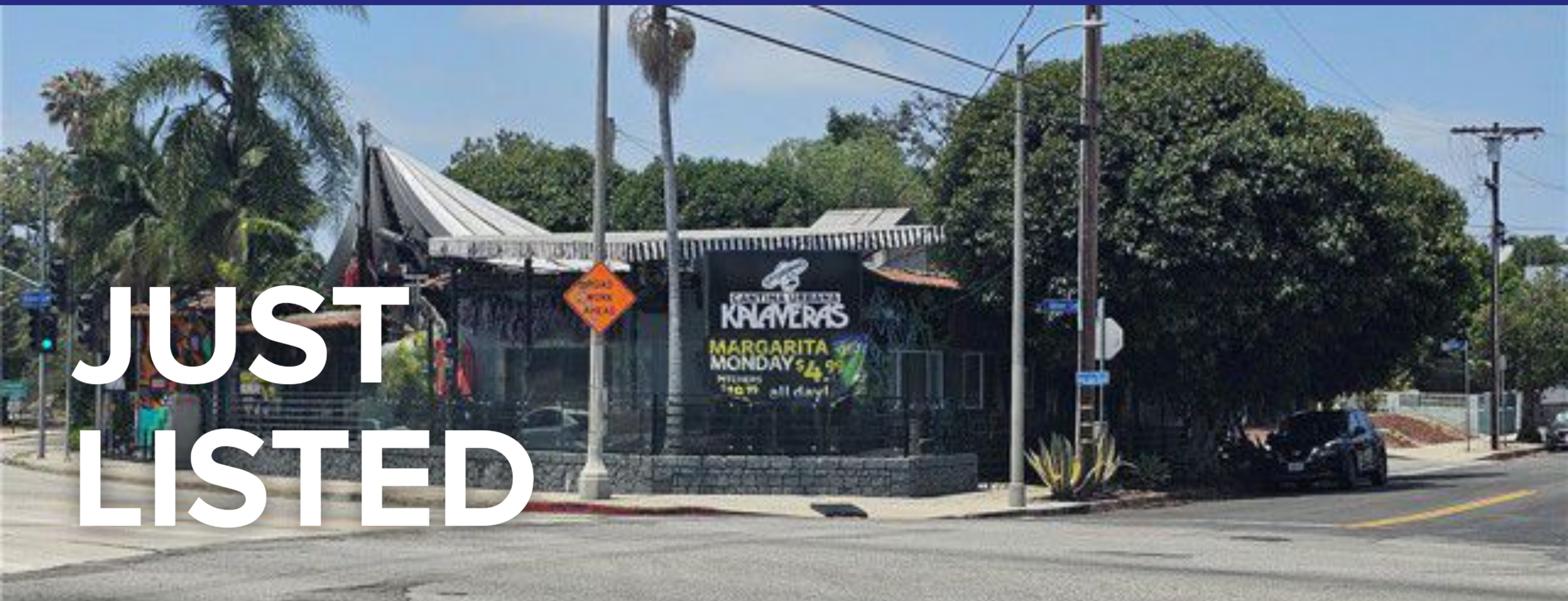


451 SILVER LAKE BOULEVARD, LOS ANGELES, CA 90026  
3,698 SQ. FT | 0.38 ACRE LOT

OFFERED AT  
\$4,500,000



To get listing and finance info about this property,



text **LIST10137762**  
to **800.701.6509**  
Message and data rates may apply

OR, scan  
this code



## ABOUT THIS PROPERTY

Nestled in the vibrant heart of Echo Park, this unique property offers a blend of commercial and classic Los Angeles charm. Currently configured as a restaurant with a long-term lease with an established company, this 3,698 sq. ft. building sits on a 6,355 sq. ft. lot, presenting a rare opportunity for both investors and entrepreneurs. Prime Location: Situated just off the freeway, the property is centrally located between the bustling Downtown LA and the iconic Hollywood commercial corridors. Additional land. An adjacent parcel across the street on Robinson Street offers an extra 10,328 sq. ft. of land, perfect for expansion or additional de



### MAYA TEAM - MONA AND YAXKIN

Realtors®  
LIC# 01426614  
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e: rony@reazrealty.com  
w: www.reazrealty.com



333 City Blvd W, Ste 1810-1808, Orange, CA 92868  
| (714) 203-5700





VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1** mile.

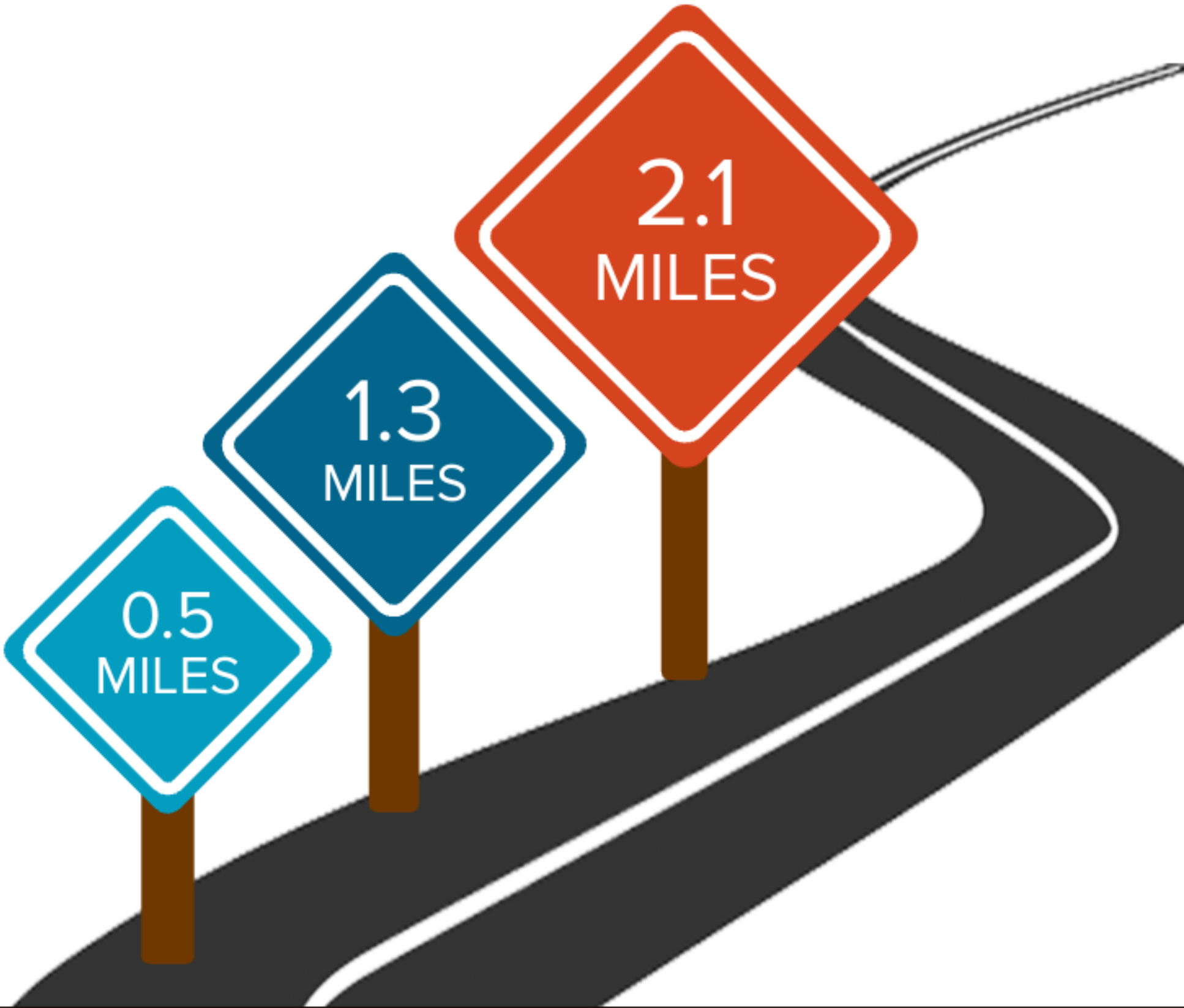
- GAS  
0.1 MI
- GROCERIES  
0.1 MI
- MEDICAL  
0.2 MI
- COFFEE  
0.3 MI
- CLEANERS  
0.3 MI
- ATM  
0.3 MI
- PHARMACY  
0.4 MI
- GYM  
0.6 MI
- MOVIE THEATER  
0.7 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **149** private schools and **80** charter schools within **5** miles.

- 6** RATING  
**K-5**  
DAYTON HEIGHTS  
ELEMENTARY SCHOOL  
ASSIGNED
- 6** RATING  
**6-8**  
THOMAS STARR KING  
MIDDLE SCHOOL  
ASSIGNED
- 8** RATING  
**9-12**  
JOHN MARSHALL  
SENIOR HIGH SCHOOL  
ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- PARK  
BELLEVUE RECREATION  
CENTER  
(0.4 MILES)
- LAKE  
ECHO PARK LAKE  
(1.2 MILES)
- DOG PARK  
SILVER LAKE DOG PARK  
(1.4 MILES)
- GOLF COURSE  
CHAVEZ RIDGE DISC GOLF  
COURSE  
(2.7 MILES)



NEIGHBORHOOD EATS

This home is located near **248** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

|                     |     |                             |    |
|---------------------|-----|-----------------------------|----|
| AMERICAN .....      | 109 | CAFES, COFFEE AND TEA ..... | 15 |
| FAST FOOD .....     | 23  | MEXICAN .....               | 14 |
| INTERNATIONAL ..... | 18  | FRENCH .....                | 8  |
| DELIS .....         | 18  | SEAFOOD .....               | 8  |
| BARS .....          | 16  | OTHER .....                 | 20 |

