

1004 Echo Park Avenue

Los Angeles, CA 90026

LYONSTAHU
INVESTMENT REAL ESTATE

The Original Echo Park Clubhouse
Offering Memorandum

THE JAMES GROUP
www.JamesGroupRE.com

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The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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Section 1

The Opportunity

EXECUTIVE SUMMARY

The Clubhouse presents a rare, once-in-a-lifetime investment opportunity. Ideally situated in prime Echo Park, it overlooks the lake just south of the Echo Park Blvd and Sunset Blvd intersection. This historic property will be delivered vacant, ready for its next visionary owner.

Originally built in 1908 as the Echo Park Clubhouse, this iconic property sits at the northern end of Echo Park Lake, just south of the famed Echo Park Blvd and Sunset Blvd intersection—the heart of Echo Park.

Designed and constructed by renowned master builder Sumner Hunt alongside Wesley Eager and Silas Burns, the property holds deep historical significance within the community. In 2009, the Los Angeles City Heritage Commission recognized its cultural importance by designating it as a Historic-Cultural Monument.

Now vacant, this property offers a unique opportunity for a new owner to bring their vision to life. Situated on a 7,501 sq. ft. lot (LARD2-1VL-HPOZ zoning), the building features 2,950 sq. ft. of rentable space. The rear portion of the lot abuts Laguna Ave, presenting potential for added parking or the development of ADUs under SB 1211 (buyer to verify all possibilities).

The Club House was designated a Historical Cultural

- **Monument in 2009. Current use codes allow for recreational use.**
- **The property sits in Prime Echo Park, facing the renovated Echo Park Lake, just South of Sunset Blvd.**
- **The property will be delivered vacant.**



INVESTMENT HIGHLIGHTS

PRIME LOCATION

1004 Echo Park Avenue enjoys a prime, picturesque setting overlooking the newly revitalized **Echo Park Lake**—a beloved amenity for both locals and visitors. Just a short walk away, the **vibrant intersection of Sunset Blvd and Echo Park Ave** offers some of the city's best shopping, dining, and entertainment.

ENDLESS POTENTIAL

The property consists of nearly **2,950 square feet of rentable space** and is currently vacant. The property sits on a large 7,501 square foot lot zoned LARD2 with the back half of the lot abutting Laguna Ave. There is **potential to add parking** at the rear of the lot with access from Laguna Ave.

DELIVERED VACANT

The property will be **delivered vacant** and free of tenants. A new owner will have the ability to begin a new project without dealing with existing leases.

WALKER'S PARADISE

Boasting a **Walk Score of 90** (Walker's Paradise) the property sits on the Northern end of Echo Park a short walk to the famed intersection of Sunset Blvd and Echo Park Lake, the Heart of Echo Park.



PRICING SUMMARY

PRICING SUMMARY

Price	\$1,000,000
Price/SF	\$339
Price/Lot SF	\$133

PROPERTY SUMMARY

Address	1004 Echo Park Avenue
Building SF	2,950
Lot SF	7,501
Year Built	1908t
APN	5023-005-012
Zoning	LARD2-IVL-HPOZ
Occupany	Vacantt





Section 2

The Property

PROPERTY OVERVIEW



PROPERTY DETAILS

Property Address	1004 N. Echo Park Avenue & 1001 N. Laguna Avenue
Current Improvement	1 Story Recreational Bldg
Year Built	1908
Building SF	2,950
Lot Area SF	7,501
APN	5023-005-012
Zoning	LARD2-1VL-HPOZ
HPOZ	Angelino Heights (Contributing Factor)
Site Designation	Historical Cultural Monument
Council District	CD1 - Eunisses Hernandez
Parking	Off-site / Street
Occupancy	Vacant

PROPERTY DESCRIPTION

The subject property is a single story structure built as the Original Echo Park Clubhouse in 1908. Designed by architects Sumner P Hunt, W. Wesley Eager and Silas Burns, the structure was originally built at 1620 Bellevue Ave at the southern end of the lake, the structure was later moved to its currently location at 1004 Echo Park Ave. The property has frontage along Echo Park Ave facing the lake with the rear property line located on Laguna Ave.

Historical Cultural Monument within the Angelino Heights Historic Preservation Overlay Zone. Currently, the property is vacant and consists of 2,950 square feet. The interiors offer a new owner a number of possible paths to improve the space while adhering to the requirements of the Office of Historic Resources and the city's Cultural Heritage Commission review process.

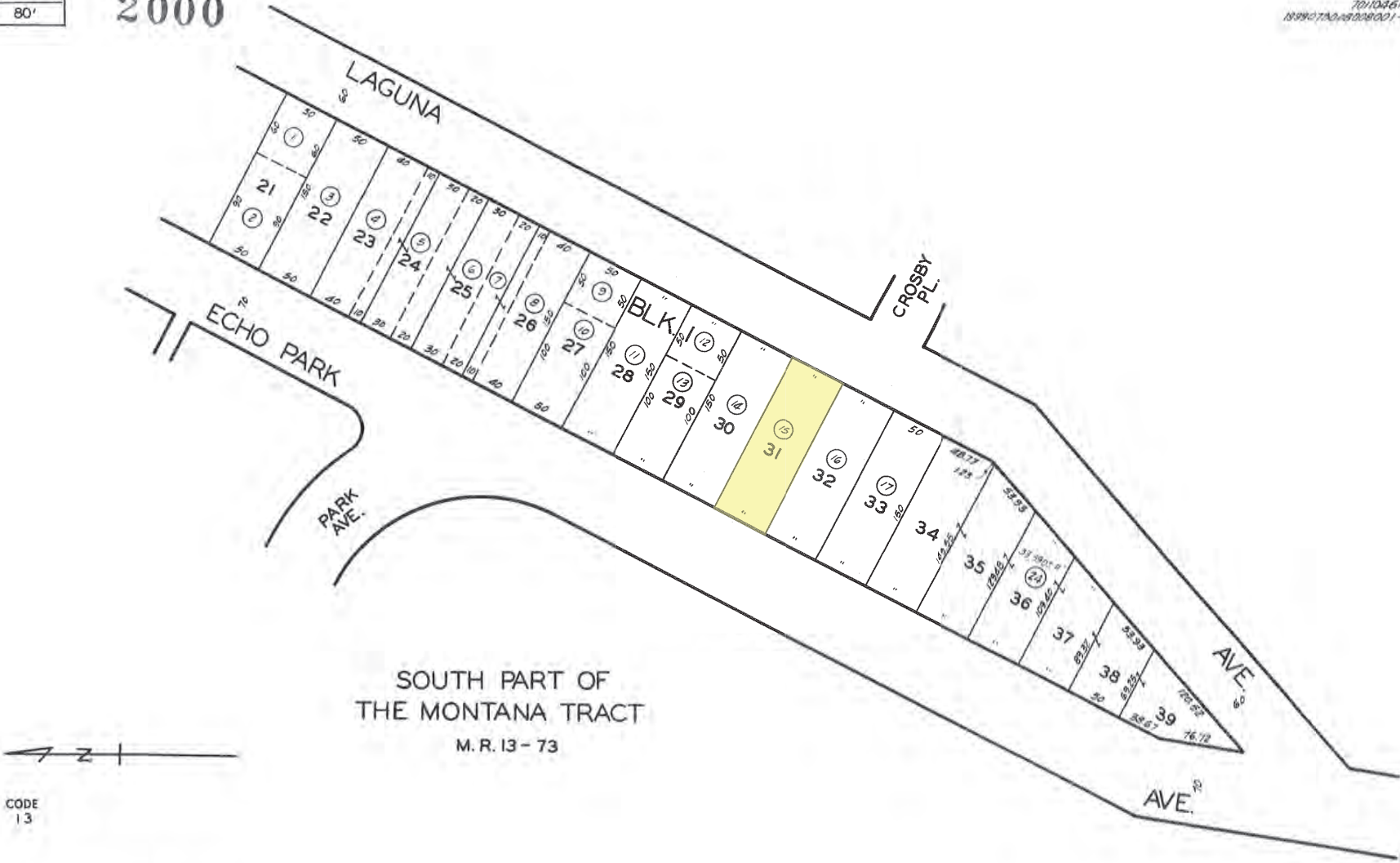
In 2009 the Los Angeles City Council approved the recommendations designating the existing structure as a

PARCEL MAP

5404 19
SCALE 1" = 80'

2000

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680204
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1899-7100-000001-04



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13

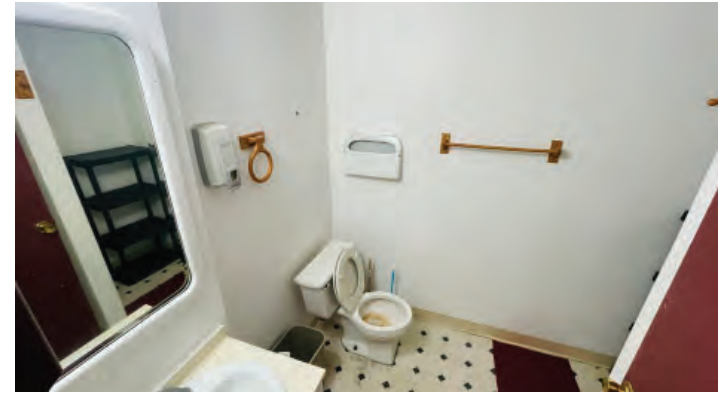
FOR PREV. ASSM'T. SEE: 564-28

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

PROPERTY PHOTOS



INTERIOR PHOTOS





AERIAL PHOTOS

1004
ECHO PARK AVE



Section 2

The Location

Echo Park

Echo Park, a vibrant neighborhood in Los Angeles, is uniquely situated near downtown LA, Silver Lake, and Historic Filipinotown, offering residents and visitors easy access to a variety of experiences. Just minutes from downtown, Echo Park provides a peaceful retreat from the city's hustle and bustle while remaining close to its vibrant core. Silver Lake, known for its trendy shops and hip eateries, is a neighboring community that adds to Echo Park's cultural appeal. Historic Filipinotown, with its rich heritage and culinary delights, further enriches the area's cultural tapestry. With its central location and diverse surroundings, Echo Park serves as a gateway to the many vibrant neighborhoods that make Los Angeles a dynamic and exciting city to explore.



NEIGHBORHOOD MAP



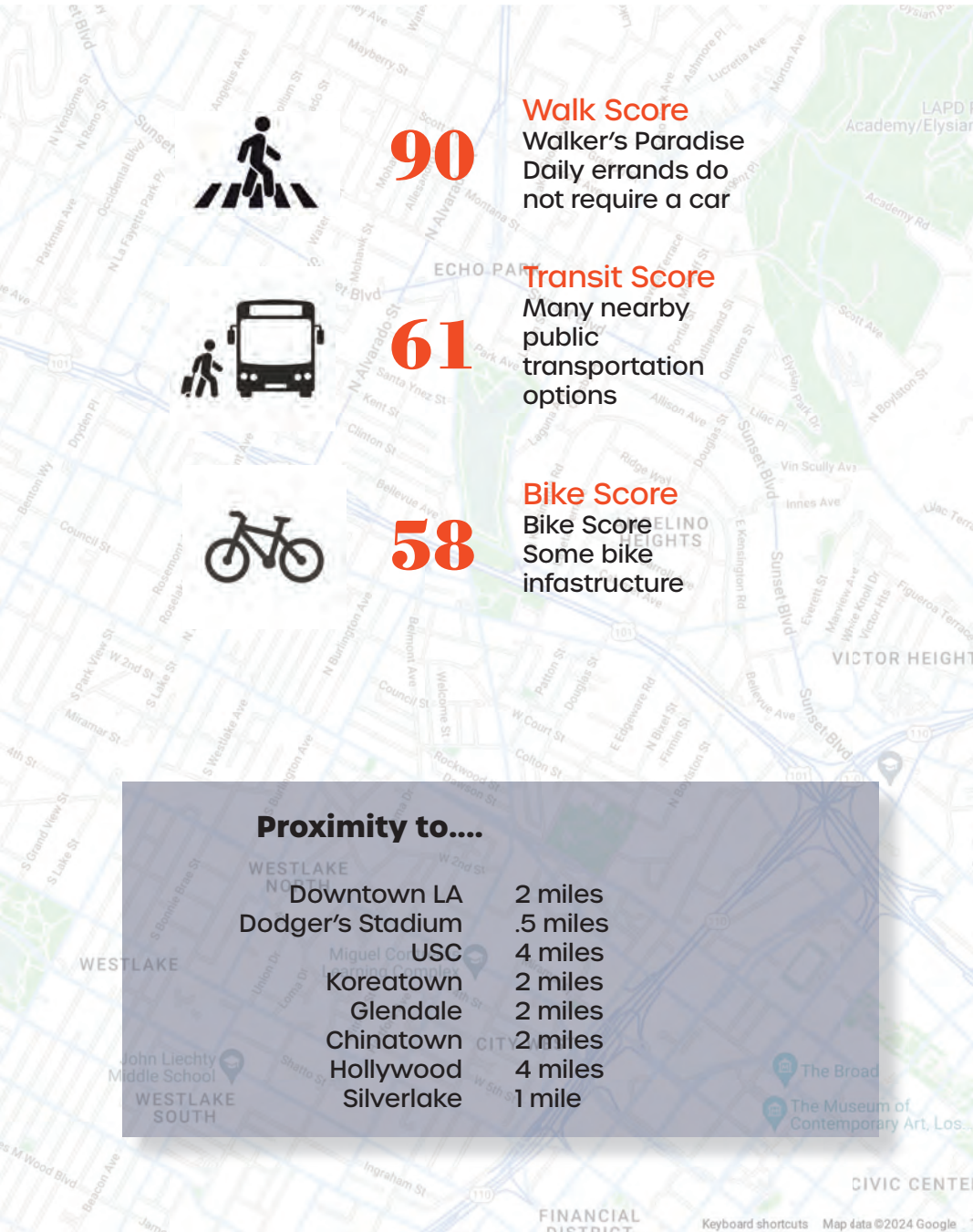
1004 Echo Park Ave
Los Angeles, CA 90026

REGIONAL MAP



1004 Echo Park Ave
Los Angeles, CA 90026

THE STATISTICS



Echo Park Demographics

Household Renters

70% of the households in Echo Park are renting their homes.

Median Age

The median age of people living in Echo Park is 35 years old.

Household Income

The average household income in Echo Park is \$60,000 a year.

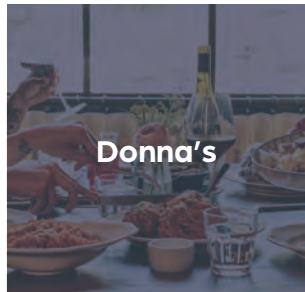
Population

There are 43,000 people living in the Echo Park submarket

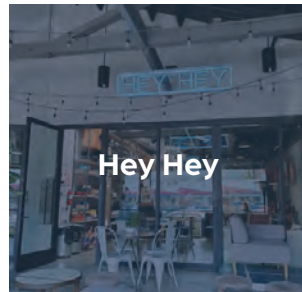
Public Transportation

25% of the people in Echo Park use public transportation to get to work.

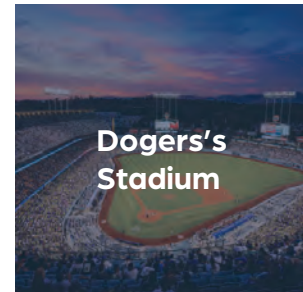
THE NEIBORHOOD



Donna's



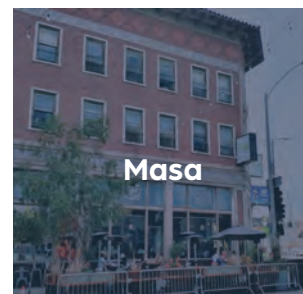
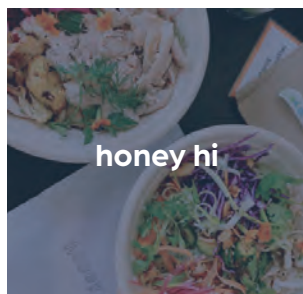
Hey Hey



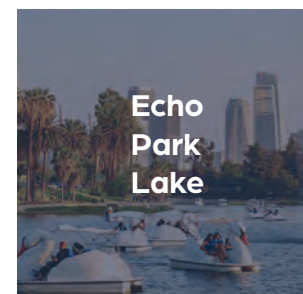
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Stadium



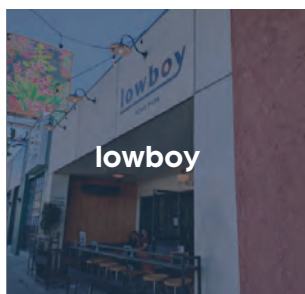
honey hi



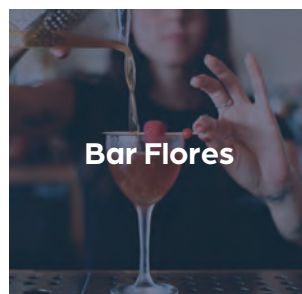
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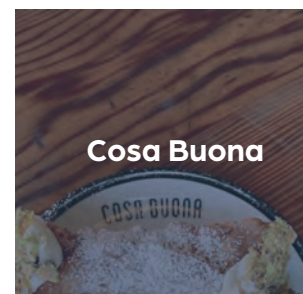
Echo
Park
Lake



lowboy



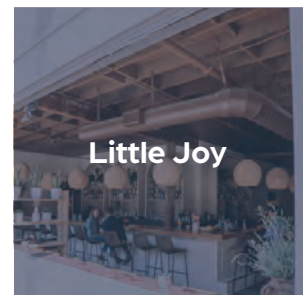
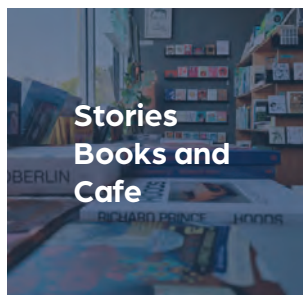
Bar Flores



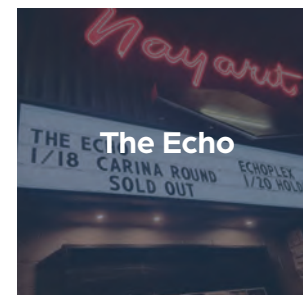
Cosa Buona



Stories
Books and
Cafe



Little Joy



The Echo

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