

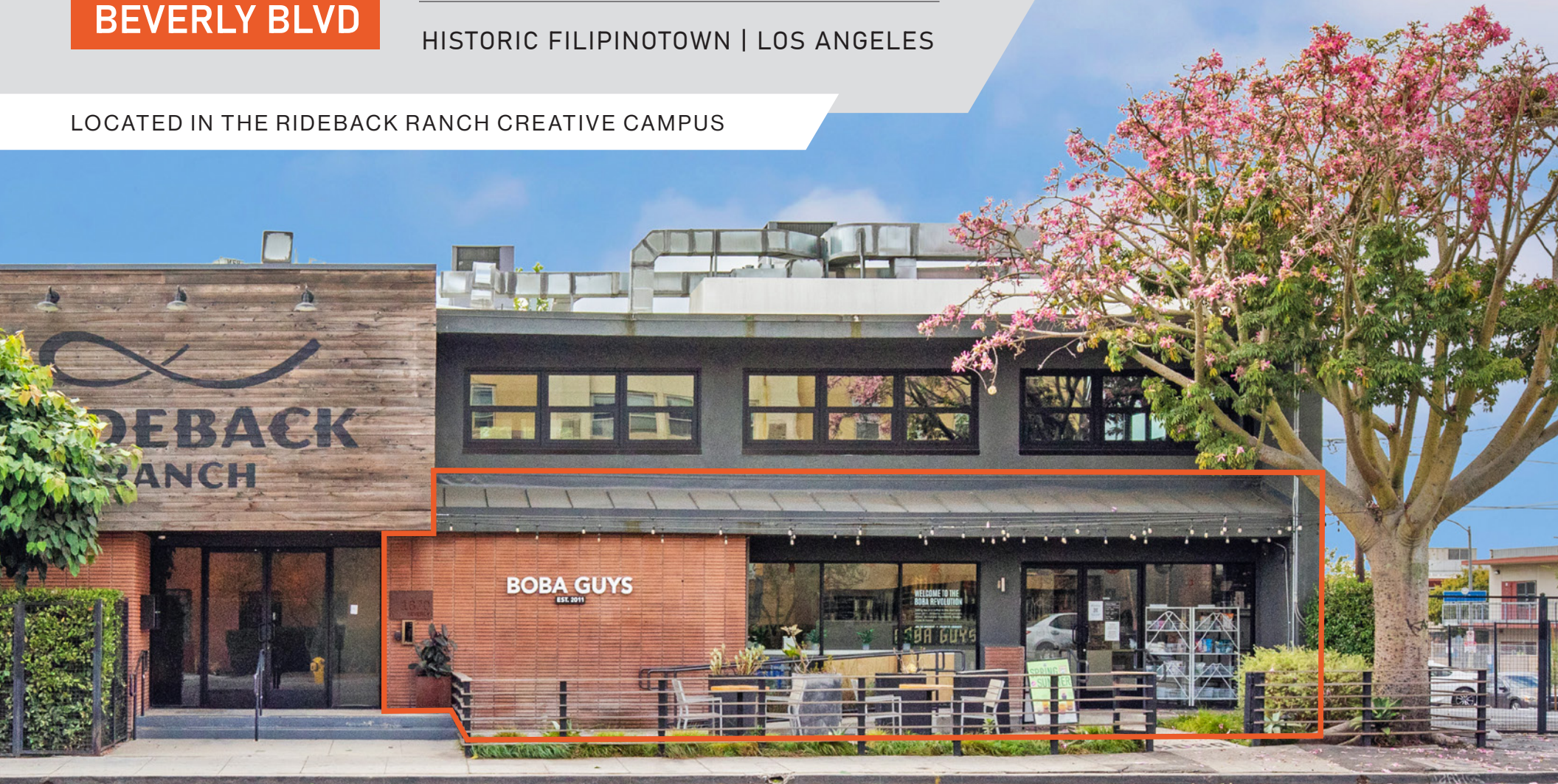
1670
BEVERLY BLVD

2ND GENERATION CAFE FOR LEASE

CBRE

HISTORIC FILIPINOTOWN | LOS ANGELES

LOCATED IN THE RIDEBACK RANCH CREATIVE CAMPUS



FOR
INQUIRIES:

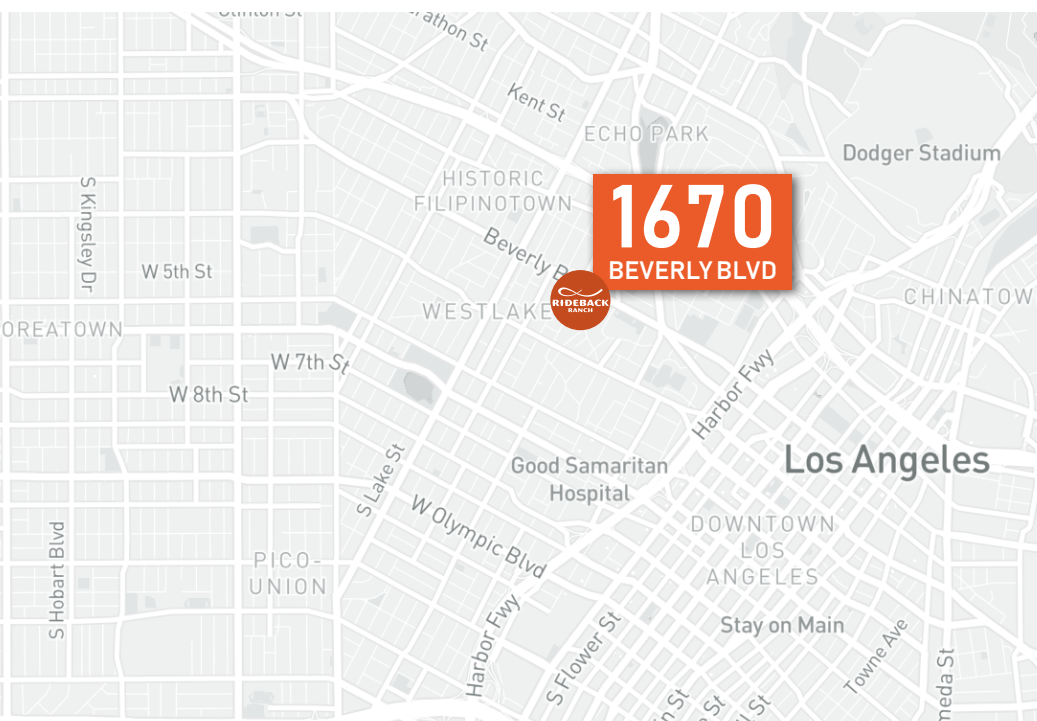
ERIK KRASNEY
+1 323 270 1920
erik.krasney@cbre.com
Lic. 01970585

ZACHARY CARD
+1 310 497 5218
zachary.card@cbre.com
Lic. 01717802

SOPHIA KESSLER
+1 310 940 5545
sophia.kessler@cbre.com
Lic. 02168824

2ND GENERATION CAFÉ FOR LEASE IN THE BELOVED RIDEBACK RANCH CREATIVE CAMPUS LOCATED IN THE HEART OF LA'S GROWING HISTORIC FILIPINOTOWN

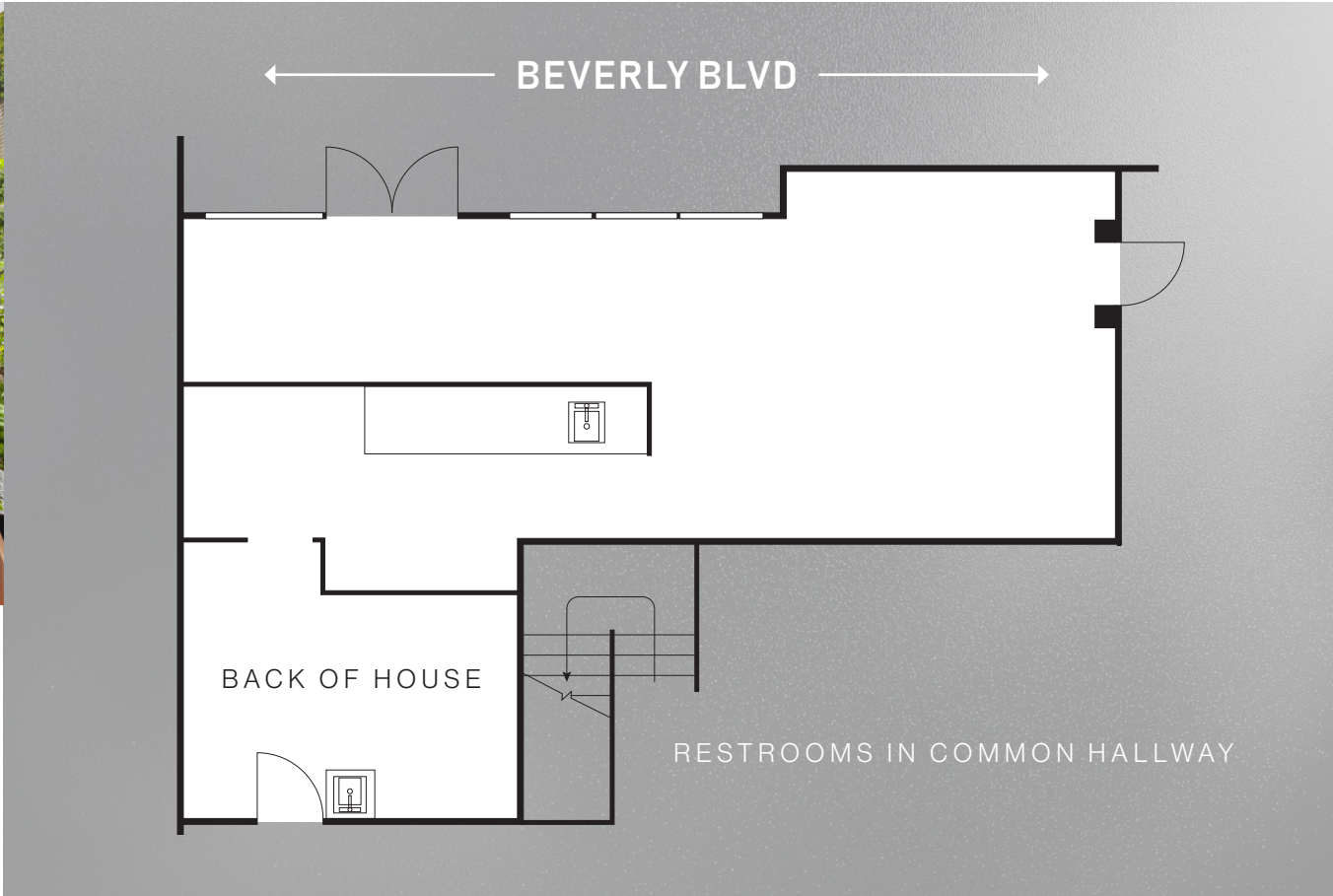
- + BUILT-IN CUSTOMER BASE WITH FULLY OCCUPIED CREATIVE CAMPUS
- + DESIGNATED PATIO SEATING
- + GREAT VISIBILITY AND SIGNAGE ON BEVERLY BLVD
- + FULLY EQUIPPED KITCHEN
- + 2 DEDICATED PARKING SPACES







FLOOR PLAN
903 SF + PATIO



HISTORIC FILIPINO TOWN NEIGHBORHOOD

LOCATED IN ONE OF LOS ANGELES' MOST DENSELY POPULATED NEIGHBORHOODS, 1670 BEVERLY BLVD WILL CATER TO THE NEARBY WORKFOCE OF DTLA, ECHO PARK + THE SURROUNDING RESIDENTS. THIS CREATIVE CAMPUS IS WELL ACCESSED BY PEDESTRIANS, FREEWAYS, AND TRANSIT OPTIONS.



BLOOM &
PLUME COFFEE



CLARK
STREET



BROOKLYN
BAGEL
COMPANY



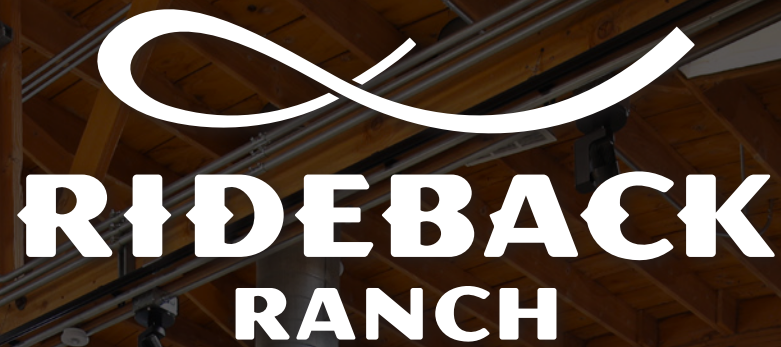
HIFI
KITCHEN



LA'S GROWING HISTORIC
FILIPINOTOWN (HIFI)

OUR NEIGHBORS

- + RIDEBACK RANCH
- + HIFI KITCHEN
- + PUPUSERIA MENCHITA
- + BROOKLYN BAGEL COMPANY
- + EL BURRITO PANZON
- + SISIG RESTAURANTS
- + BLOOM & PLUME COFFEE
- + NISSI RESTAURANT AND BAKERY
- + CLARK STREET ECHO PARK
- + GUS' DRIVE-IN
- + WOON
- + ORIGINAL TOMMY'S



RIDEBACK RANCH

AS A CREATIVE CAMPUS, RIDEBACK RANCH BRINGS TOGETHER DIVERSE STORYTELLERS IN A UNIQUE SETTING TO INSPIRE COLLABORATION AND INNOVATION. DESIGNED TO PIONEER NEW WAYS OF WORKING, THE SPACE GIVES WRITERS, DIRECTORS AND OTHER FILMMAKERS AN OPPORTUNITY TO CONNECT WITH AND LEARN FROM EACH OTHER. IT'S A COMFORTABLE PLACE TO BREAK OUT OF COMFORT ZONES, AN ENVIRONMENT WHERE PEOPLE HAVE THE FREEDOM AND SUPPORT TO TAKE RISKS, PUSH BOUNDARIES AND EXPLORE NEW IDEAS.

FULLY OCCUPIED 13,866 SF CREATIVE OFFICE CAMPUS,
HOME TO WORLD-CLASS ENTERTAINMENT COMPANIES





ECHO
PARK



DODGER
STADIUM



HISTORIC
FILIPINOTOWN



DOWNTOWN
LA



EMPLOYEES
935,613

1 MILE	3 MILES	5 MILES
42,400	332,994	560,219



EST POPULATION
1,816,840

1 MILE	3 MILES	5 MILES
97,018	546,776	1,173,046



MILLENNIALS
'81-'98

1 MILE	3 MILES	5 MILES
33,510	189,500	383,0756



Average Income
(HOUSEHOLD)

1 MILE	3 MILES	5 MILES
\$81,233	\$92,016	\$101,930



WHITE COLLAR
546,214

1 MILE	3 MILES	5 MILES
27,221	170,188	348,805



2024 Daytime
POPULATION

1 MILE	3 MILES	5 MILES
\$81,233	\$92,016	\$101,930



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FOR LEASE

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+1 323 270 1920
erik.krasney@cbre.com
Lic. 01970585

ZACHARY CARD
+1 310 497 5218
zachary.card@cbre.com
Lic.01717802

SOPHIA KESSLER
+1 310 940 5545
sophia.kessler@cbre.com
Lic. 02168824

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