

MOHAWK COLLECTIVE

Retail/Office Spaces for Lease



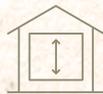
2110 - 2134 W SUNSET BLVD, ECHO PARK



PROPERTY DETAILS



OFFICE & RETAIL SPACES
AVAILABLE



HIGH CEILINGS



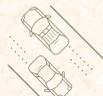
NATURAL LIGHT



STRONG
CO-TENANCY



VISIBILITY AND SIGNAGE



62,500
VEHICLES PER DAY
(Sunset Blvd,
Mohawk & Alvarado St)



AVAILABLE NOW



ARCHITECTURAL
FINISHES /
EXPOSED BRICK

SITE PLAN



AVAILABLE: ±725 SF
 SECOND FLOOR
 OFFICE
 CREATIVE SPACE &
 OPEN FLOOR PLAN
 PRIVATE RESTROOM
 ABUNDANT
 NATURAL LIGHT
 EXPOSED BRICK



AVAILABLE: 2134 W SUNSET
 ±2,423 SF WITH ±1,000 SF PATIO
 SECOND GEN COFFEESHOP
 HIGH CEILINGS/NATURAL LIGHT

AVAILABLE: 2112 W SUNSET
 ±2,647 SF
 SECOND GEN BAKERY/ CAFE
 EXPOSED BRICK/BAR AREA

LOCATION HIGHLIGHTS



EL FLAMIN TACO
ECHO PARK

VERIZON,
MEN & BEASTS CHINESE,
HAMMER AND NAILS

LARCHMONT
BUNGALOW CAFE

THE HABIT, CHIPOTLE,
CINNAHOLIC, ROOTS & RYE

BAR BANDINI

YAMI YAKI

ROCK PAPER SALON

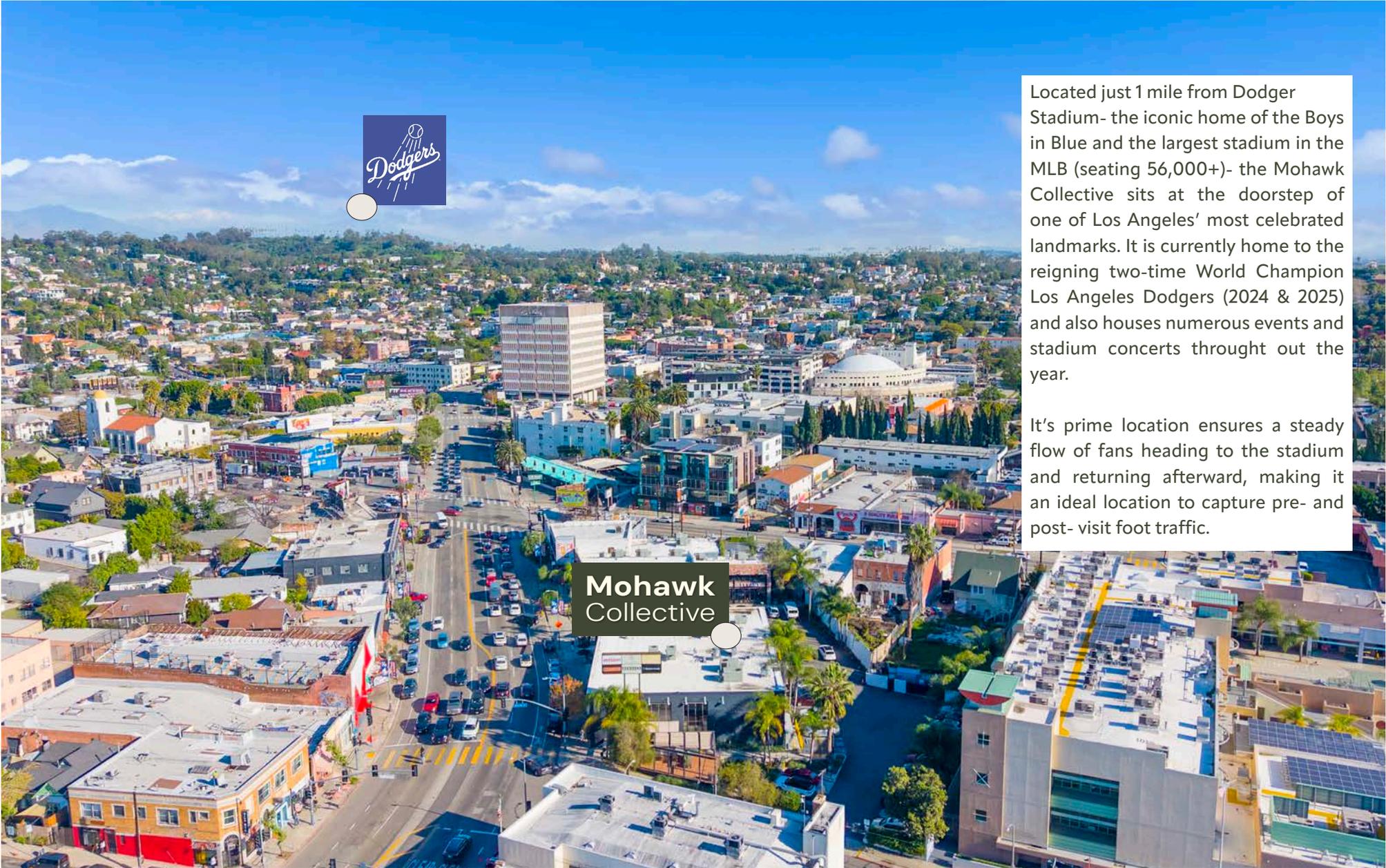
PITFIRE PIZZA

DODGER STADIUM



Located just 1 mile from Dodger Stadium- the iconic home of the Boys in Blue and the largest stadium in the MLB (seating 56,000+)- the Mohawk Collective sits at the doorstep of one of Los Angeles' most celebrated landmarks. It is currently home to the reigning two-time World Champion Los Angeles Dodgers (2024 & 2025) and also houses numerous events and stadium concerts throughout the year.

It's prime location ensures a steady flow of fans heading to the stadium and returning afterward, making it an ideal location to capture pre- and post- visit foot traffic.



Mohawk
Collective

The image is an aerial photograph of a city street grid in Los Angeles. The street runs vertically through the center of the image. On the right side of the street, there is a large, modern building with a white facade and a flat roof. A dark green rectangular box with white text is overlaid on the image, pointing to this building. The text reads "Mohawk Collective". The surrounding area is filled with various buildings, including residential houses and commercial structures. The sky is blue with some light clouds.



Donna's

Donna's brings East Coast Italian-American warmth to Echo Park, with a laid-back California vibe. From the team behind Bar Flores and Lowboy, it's a cozy, retro-inspired spot serving soulful classics like chicken parm and handmade pasta, all in a space that feels like home.



Little Fish

What started as a backyard pop-up is now a MICHELIN Bib Gourmand darling. Little Fish serves up inventive, seafood-forward breakfast and lunch from a walk-up window next to DADA Market. Known for its cult-favorite fried fish sandwich and creative morning plates like fish congee and smoked tartines, it's a daytime destination that blends laid-back charm with serious culinary chops.



Adante Coffee Roasters

A neighborhood favorite with a mellow, modern aesthetic, Andante serves expertly roasted coffee in a sunlit, laptop-friendly space. Known for its pour-overs, matcha lattes, and standout pastries, it's a go-to for locals looking to sip, work, or unwind in Echo Park's creative core.



Larchmont Bungalow

A longtime brunch favorite reborn in Echo Park, Larchmont Bungalow Café serves breakfast classics and comfort fare all day in a relaxed, boho setting. From red velvet pancakes to vegan burritos and lobster crab cake benedicts, the menu is as eclectic as the crowd. With generous portions, outdoor seating, and a cozy vibe tucked behind Mohawk Collective, it's a reliable go-to for locals and visitors alike.



CookBook

A tiny but beloved neighborhood grocer, Cookbook Market offers seasonal produce, organic meats, and artisanal pantry staples in a space that feels more Parisian market than LA mini-mart. Locals stop by for fresh bread, prepared foods, and hard-to-find ingredients—all handpicked with care and a chef's eye for quality.



LSD Long Slow Distance

A modern running store with a fashion-forward edge, LSD blends high-performance gear with curated style. Founded by a former menswear designer, this Echo Park standout stocks elite brands like District Vision, Soar, and Hoka, catering to serious runners and design-minded athletes alike. With community runs and a minimalist vibe, LSD is redefining LA's run culture.



Canyon Coffee

Founded by a local couple with a passion for organic roasting, Canyon Coffee brings minimalist design and high-quality beans to Echo Park. Inspired by California landscapes and creative culture, the café offers a serene space for pour-over purists and matcha lovers alike. With seasonal toasts, curated interiors, and a community vibe, it's a neighborhood staple where every detail is intentional.



Bar Flores

Tucked above Sunset Boulevard, Bar Flores blends Latin flair with laid-back elegance. Born from a beloved pop-up, this women-owned bar features vibrant cocktails, lush patio seating, and a nostalgic, floral-filled vibe. With live music, market-fresh drinks, and a welcoming crowd, it's a go-to for Echo Park nightlife.



Stereoscope Coffee

Sleek and modern, Stereoscope Coffee offers a refined café experience rooted in depth and simplicity. Known for its pour-over perfection, creative espresso drinks, and standout pastries like the chive & bacon croissant, it's a favorite for both coffee purists and remote workers. With warm wood tones, natural light, and a calm vibe, it's Echo Park's go-to for elevated daily rituals.



Gyoza Bar

Inspired by Tokyo's late-night izakayas, Gyoza Bar offers a moody, intimate setting for Japanese comfort food and cocktails. With just 15 seats and a menu of crispy pork gyoza, spicy tuna rice, and sake-forward drinks, it's a hidden gem for date nights and casual hangs.

A creative, affluent community hungry for unique retail and dining.



Signalized
Corner Lot



+38,536K Cars
Per Day



97/100
Walk Score



50 On-site
Surface Level
Parking

THE LOCAL AREA

Echo Park is the jumping off point for many of the most interesting and dynamic neighborhoods in Los Angeles. With proximity to 4 major freeways: the I-5, the CA-2, the CA-110, and the US-101, Echo Park is bordered by Silver Lake, Los Feliz, Chinatown, Downtown, Hollywood, and convenient to Glendale, Koreatown and more.

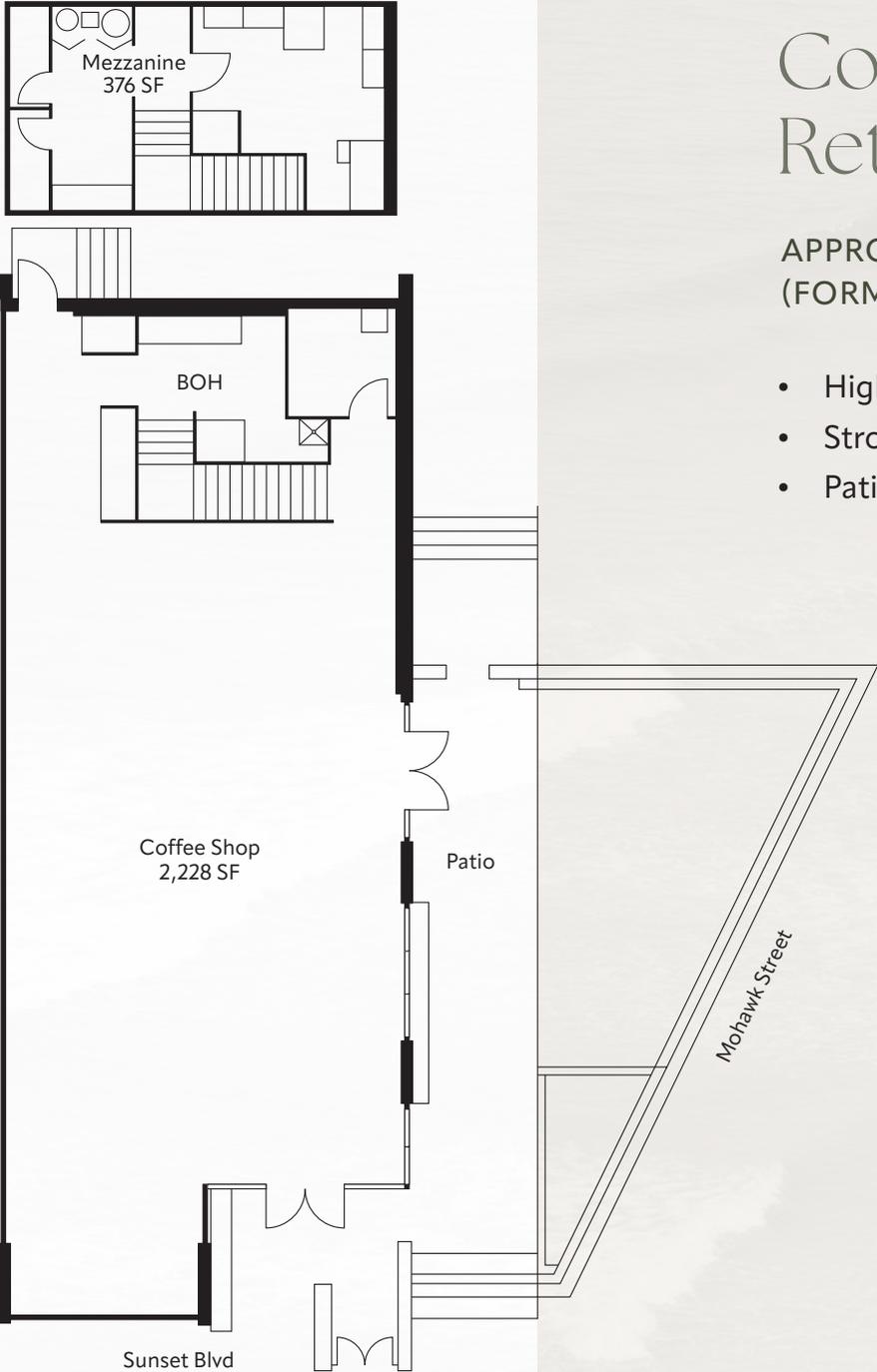
Apart from marquee national destinations like Dodgers Stadium and regional draws like Echo Park Lake and Elysian Park, Sunset Blvd continues to be a bustling draw for many of the city's top chefs and innovative retailers.

Echo Park is approaching a juncture with many large-scale developments under construction and entitlement, which will propel the neighborhood into a true live-work-play destination

EXTERIOR



FLOOR PLAN-2134 W SUNSET



Coffeeshop/ Retail Space:

APPROX. 2,423 SF
(FORMER STARBUCKS RESERVE)

- High Ceilings
- Strong Natural Light
- Patio Area: Approx. 1,000 SF

2134 W SUNSET- PATIO



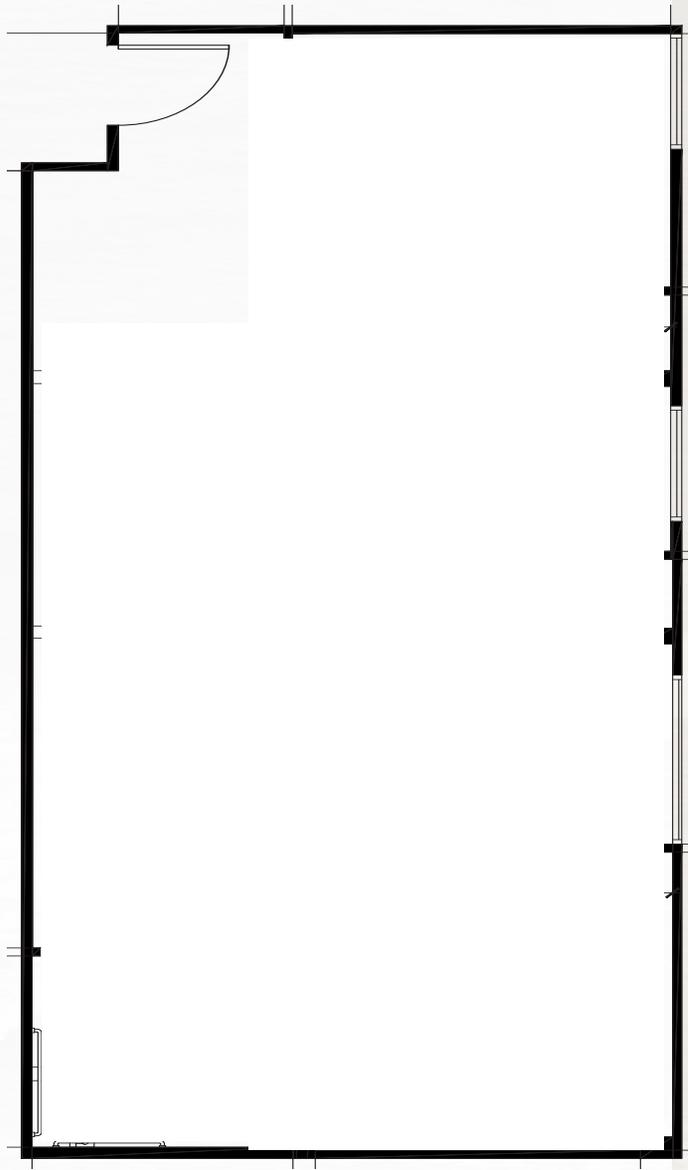
2134 W SUNSET- INTERIOR



2134 W SUNSET- INTERIOR



FLOOR PLAN-2ND FLOOR OFFICE



Private Office Space:

APPROX. 725 SF
(FORMER PSYCHOTHERAPIST)

- Creative Space & Open Floor Plan
- Private Restroom
- Abundant Natural Light
- Exposed Brick

2ND FLOOR OFFICE INTERIOR



CENTRAL & SOCIAL

DEMOGRAPHICS (1 MILE RADIUS)



Est Population

43,702

2024 Population

52,860

Daytime Population

39,219



Avg. Household Income

\$80,734



Generations

33%

Millennials
'81 - '98



Businesses

1,132



Employees

6,637



Urban Chic



City Lights



Mohawk
Collective



Trendsetters



International Marketplace



LOCAL AMENITIES

HOLLYWOOD

LOS FELIZ

DODGER STADIUM

SILVER LAKE

Mohawk
Collective

N ALVARADO STREET

COSA BUONA

GLENDALE BOULEVARD

MASA

STICKY RICE

CLUB PILATES

SAGE BREWERY/BISTRO

1701 W SUNSET

LASSENS / WALGREENS

HONEY HI

ECHO PARK AVENUE

GOGOSHA OPTIQUE

LOWBOY

HEY HEY

WOODCAT COFFEE BAR

MONTY'S GOOD BURGER

LAVETA TERRACE

HIRONORI

STEREOSCOPE COFFEE

SUNSET BOULEVARD

QUARTER SHEETS

LITTLE JOY

PORTIA STREET

THE SHORT STOP

MOHAWK COLLECTIVE

2110 - 2134 W SUNSET BLVD, ECHO PARK

Retail/Office Spaces for Lease



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