

2705-2707 WEST AVE. 34

GLASSELL PARK, CA

FOR LEASE



A standalone warehouse with abundant parking and a private yard, well-suited for creative office, retail, or gallery use.

CONCEPTUAL RENDERINGS



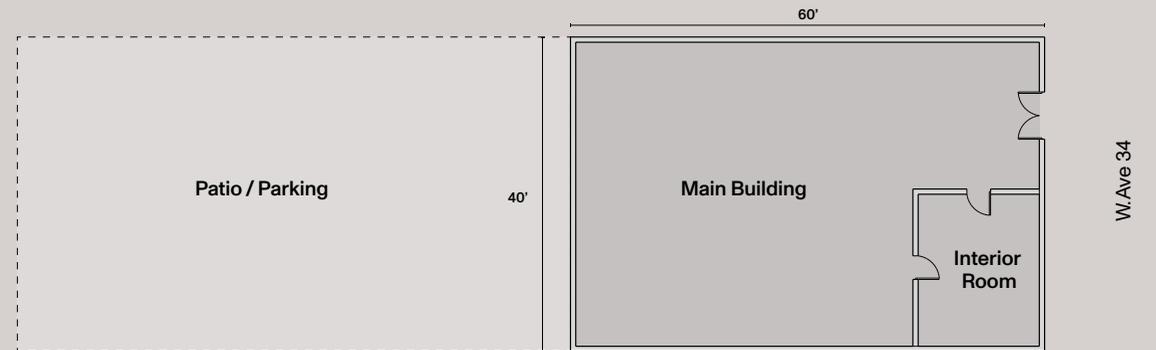
BUILDING DETAILS

Building Size	±2,400 RSF (Ground Floor)
Term	3-5 Years
Occupancy	90 Days
Parking	Gated, exclusive rear lot
Rate	Upon Request
Zoning	CM1

PLANNED IMPROVEMENTS

- + New HVAC system
- + Modern kitchenette
- + New restroom
- + Refreshed storefront
- + Exposed ceilings
- + Large outdoor / exterior area

FLOOR PLAN



Anchored by a vibrant mix of local businesses, creative studios, and long-standing community institutions, the area benefits from strong residential growth, proximity to Highland Park and Atwater Village, and convenient access to major transit and freeway corridors. With its hillside views, emerging retail scene, and growing appeal among young professionals and creatives, Glassell Park continues to solidify its position as a desirable and upward-trending Los Angeles enclave.



HIGHLIGHTS

PRIME NORTHEAST LOCATION

Located in the heart of Glassell Park, an evolving Northeast Los Angeles neighborhood near Highland Park, Atwater Village, and Downtown LA.

GROWTH + VALUE POTENTIAL

Emerging submarket experiencing continued residential reinvestment, new businesses, and rising buyer demand.

CREATIVE + COMMUNITY APPEAL

Hillside neighborhood known for scenic views, a strong local identity, and a growing creative community.

STRONG DEMOGRAPHICS + ACCESS

Excellent connectivity to the 2, 5, and 134 freeways with proximity to major employment centers.

PREMIUM LOCATION



TOP 8 WITHIN 5 MINUTES



Dunsmoor. A hearth-driven restaurant in Glassell Park led by chef Brian Dunsmoor, known for cooking nearly everything over live fire. The menu draws from early American and Southern culinary traditions, showcasing deeply flavored meats, seafood, and vegetables prepared with elemental techniques and bold simplicity.



Bub and Grandmas. A beloved Glassell Park bakery and café serving house-made breads, pastries, and inventive sandwiches built around their acclaimed sourdough. The casual daytime spot blends old-school neighborhood charm with a cult following for its exceptional baking program.



LA Home Farm. LA Homefarm is a neighborhood market and café focused on seasonal produce and thoughtfully sourced pantry staples. The space emphasizes simple, ingredient-driven food and a connection to local farms and artisans.



The Grant. The Grant is a stylish neighborhood bar in Glassell Park known for its thoughtful cocktails, natural wines, and welcoming late-night energy. With a relaxed, design-forward atmosphere, it has become a local gathering place for drinks and casual bites.



And Destroy. And Destroy is a lively restaurant and bar celebrated for its bold flavors, creative small plates, and energetic dining room. The menu leans playful and contemporary, pairing inventive dishes with a strong cocktail program.



Verdugo Bar. A long-standing Glassell Park favorite, Verdugo Bar offers an extensive lineup of craft beers on tap alongside a full bar and rotating spirits selection. Its relaxed indoor-outdoor setting and lively music make it a staple neighborhood hangout.



Loquat. Loquat is a refined café known for exceptional coffee, house-made pastries, and a calm, design-driven atmosphere. It serves as both a neighborhood gathering spot and a destination for carefully sourced beans and beautifully crafted drinks.



Barra Santos. Barra Santos is a small Portuguese restaurant in Cypress Park run by Mike Santos with a menu from chef Melissa López. The intimate space serves vibrant seafood, tapas, and Iberian classics alongside sherry, port, and Portuguese wines.

Glassell Park is an increasingly desirable Northeast Los Angeles neighborhood known for its hillside views, creative community, proximity to major job centers, and continued residential reinvestment.

Population

Approx. 31,500 residents

Median Household Income

\$92,500+

Median Age

38 years old

Total Households

Approx. 10,000

Median Home Value

\$1,000,000

Education Levels

41% of residents hold a bachelor's degree or higher



CONTACT

Aram Pogosian

Phone: (818) 631-2442

Email: aram.pogo@gmail.com

Maguire Parsons

Phone: (310) 866-6911

Email: maguireparsons@gmail.com
