

# FOR LEASE 3 FROGTOWN

CREATIVE OFFICE / RETAIL SPACES



2957 N. ALLESANDRO ST  
1,471 SQ. FT.

2923 N. ALLESANDRO ST  
976 SQ. FT.

2908 N. ALLESANDRO ST  
1,444 SQ. FT.

GLENDALE

2

GLASSELL  
PARK

L.A. RIVER GREENWAY TRAIL

L.A. RIVER

ALLESANDRO ST



**2908 N. ALLESANDRO ST  
1,444 SQ. FT.**

**2923 N. ALLESANDRO ST  
976 SQ. FT.**

**SILVERLAKE**

**ELYSIAN VALLEY**

**2**

**ALLESANDRO ST**



2957 N. ALLESANDRO ST  
1,471 SQ. FT.

# NEW CONSTRUCTION

Newly constructed three contemporary mixed/use apartment buildings in the sizzling Elysian Valley neighborhood of South Los Angeles, commonly known by its popular nickname as Frogtown. Conveniently located right off the 5 freeway, the property is about 5 miles from both Downtown LA and Glendale as well as many iconic destinations including Dodger Stadium, Griffith Observatory and The Greek Theatre.

Frogtown's high demand riverside neighborhood is simply "hopping" with new mixed-use development!

MIXED-USE BUILDING FURTHER ENERGIZES  
NEIGHBORHOOD'S SUBURBAN WALKABILITY

# PROPERTY SUMMARY



## 2923 N. ALLESANDRO ST

Space Size:	976 Sq. Ft.
Lease Rate:	\$2.50/Sq. Ft.
Available:	Immediately
Lease Terms:	Negotiable
Use Type:	Creative Office/Retail



## 2957 N. ALLESANDRO ST

<b>Space Size:</b>	1,471 Sq. Ft.
<b>Lease Rate:</b>	\$2.50/Sq. Ft.
<b>Available:</b>	Immediately
<b>Lease Terms:</b>	Negotiable
<b>Use Type:</b>	Creative Office/Retail

## 2908 N. ALLESANDRO ST

<b>Space Size:</b>	1,444 Sq. Ft.
<b>Lease Rate:</b>	\$2.50/Sq. Ft.
<b>Available:</b>	Immediately
<b>Lease Terms:</b>	Negotiable
<b>Use Type:</b>	Creative Office/Retail

# AREA OVERVIEW



## FROGTOWN IS A CREATIVE HUB BLOSSOMING ALONG THE LOS ANGELES RIVER

Located two miles east of Silver Lake, Frogtown is a long, skinny neighborhood that's 2-4 blocks wide and 2.5 miles and hidden between Echo Park (Elysian Heights) and the Los Angeles River. It is bounded by the LA River on the north and east, Riverside Drive on the west, and Fletcher Drive on the northwest.

Offering a dense suburban feel, this cool sliver of land has become

a magnet for artists and young professionals. Housing options are diverse and include everything from small single-family homes and refinished million-dollar bungalows to industrial lofts and chic renovated apartments.

Located about 5 miles from Downtown LA and 6 miles from Glendale, Frogtown is ideally located between large established

economic and employment centers as well as dynamic neighborhoods that undergoing dramatic growth, gentrification and commercialization. Flanked on the north by Atwater Village, on the northeast and east by Glassell Park, on the southeast by Cypress Park, on the south and southwest by Elysian Park, and on the west and northwest by Echo Park and Silver Lake.

# TOUTED AS THE “NEXT BIG NEIGHBORHOOD,” FROGTOWN DEVELOPMENT IS EXPLODING!

Back in 2018, The LA Times described Frogtown as “a wonderfully weird creative hub” in which single-family homes and low industrial buildings “are nestled along the curving, soft-bottom section of the LA River.” It’s a “part of Los Angeles like no other—secret and self-contained, where the hum of industry is quieted by a blanket of tranquility that seems to emanate from the river.”

Clearly, this riverside gem is not a secret anymore! In recent years, Frogtown has undergone a riverside redevelopment renaissance in available housing, nature-inspired activity and commercial offerings. There has been a dramatic increase in restaurant and retail tenants such as Spoke Bicycle Café, Frogtown Brewing, Wax Paper, and Salazar. Given Frogtown’s proximity to the LA River, its ongoing revitalization efforts, and an influx

of new mixed-use builds, it’s likely that many of the neighborhood’s former industrial buildings, live-work warehouses, and even single-family homes, will continue to turn over in the coming years as more businesses and residents find a home in the sliver of land between the 5 freeway and the river.





**FROGTOWN IS A HOTBED  
OF CREATIVE ACTIVITY  
WITH LOTS TO OFFER  
AND DISCOVER**



**BIKE ALONG THE LA RIVER**

The LA River bike path includes multiple sections like the Glendale Narrows Elysian Valley Bicycle Path which cuts through Frogtown. Running from Victory Boulevard and Riverside Drive to Elysian Valley's Egret Park, cyclists can access the bike path at various Frogtown points, such as Marsh Park and Rattlesnake Park.



**ENJOY FROGTOWN ART WALK**

Since 2006, this biennial event, managed by the Elysian Valley Arts Collective, celebrates local area artists and draws thousands of visitors to the neighborhood.

**BESTGUILDLA.COM CALLS FROGTOWN A PROGRESSIVE, POCKET-COMMUNITY "WHERE SOCIALLY CONSCIOUS HIPSTERS AND MULTI-GENERATIONAL FAMILIES COHABITATE AND CALL HOME." FOR SUCH A SMALL STRIP, THIS NICHE RIVERSIDE NEIGHBORHOOD FEATURES A WEALTH OF COOL THINGS TO DO, SEE AND EXPLORE!**

**TAKE A TUMBLE...FOR FUN!**  
Klub Gymnastics is a 40,000 square foot complex that voted best children's gymnastics program in LA.

**JUST RELAX AND BREATHE**  
Take a yoga class at Roam LA Meditation Center, a highly regarded studio that specializes in "marrying art with science."

**GO FOR A BEAUTIFUL WALK**  
Hike Elysian Park's beloved Wildflower trail and soak up the stunning views of Frogtown, the LA River, and the San Gabriel Mountains.

**LIVE LIKE AN ARTIST**  
Visit the Nomad Art Compound, which houses a bookstore, print shop, music venue, swimming pool, and bedrooms for artists to rent.

**STOP AT LEFT BANK**  
This fashionable boutique buys, sells, trades vintage and used clothing and accessories.

**GET SOME WHEELS**  
Roll on over to the Silver Frog bike shop and get rolling!

## OFF THE BEATEN BIKE PATH

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As you bike along the river, be sure to view the elaborate wall art such as the Kobe Bryant mural on Rosanna Street and hit popular coffee pit stops such as the Spoke Bicycle Café or the Frog Spot, which is run by the Friends of the Los Angeles River (FoLAR).



## ENJOY MARSH PARK

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Serving as a makeshift town square for the neighborhood, this newly renovated 3.9-acre facility with a skate park and outdoor classrooms hosts all kind of events, bands, and outdoor movie nights.

## VISIT ELYSIAN VALLEY REC CENTER

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Enjoy this quaint community park with a playground, picnic tables, baseball field, indoor basketball court, handball courts, and more.



## GO TO HAPPY HOUR, BRUNCH OR DINNER AT ELYSIAN

Enjoy the gorgeous event space/pop-up restaurant in an old industrial complex.

## BE GREEN AT THE LA COMPOST

Visit the contact-free compost drop off, every Sunday at the Elysian Valley Community Garden.

## CHECK OUT SUAY SEW SHOP

Innovative sustainable products are created from a combination of post-consumer waste, deadstock and domestically, organically grown fibers.

# EASILY ACCESSIBLE TRANSPORTATION OPTIONS

**FREEWAYS:** THE PROPERTY IS LOCATED JUST OFF A MAJOR FREEWAY—THE GOLDEN STATE FREEWAY (I-5), AND IT ALSO ENJOYS EASY ACCESS TO THE GLENDALE FREEWAY (SR-2).

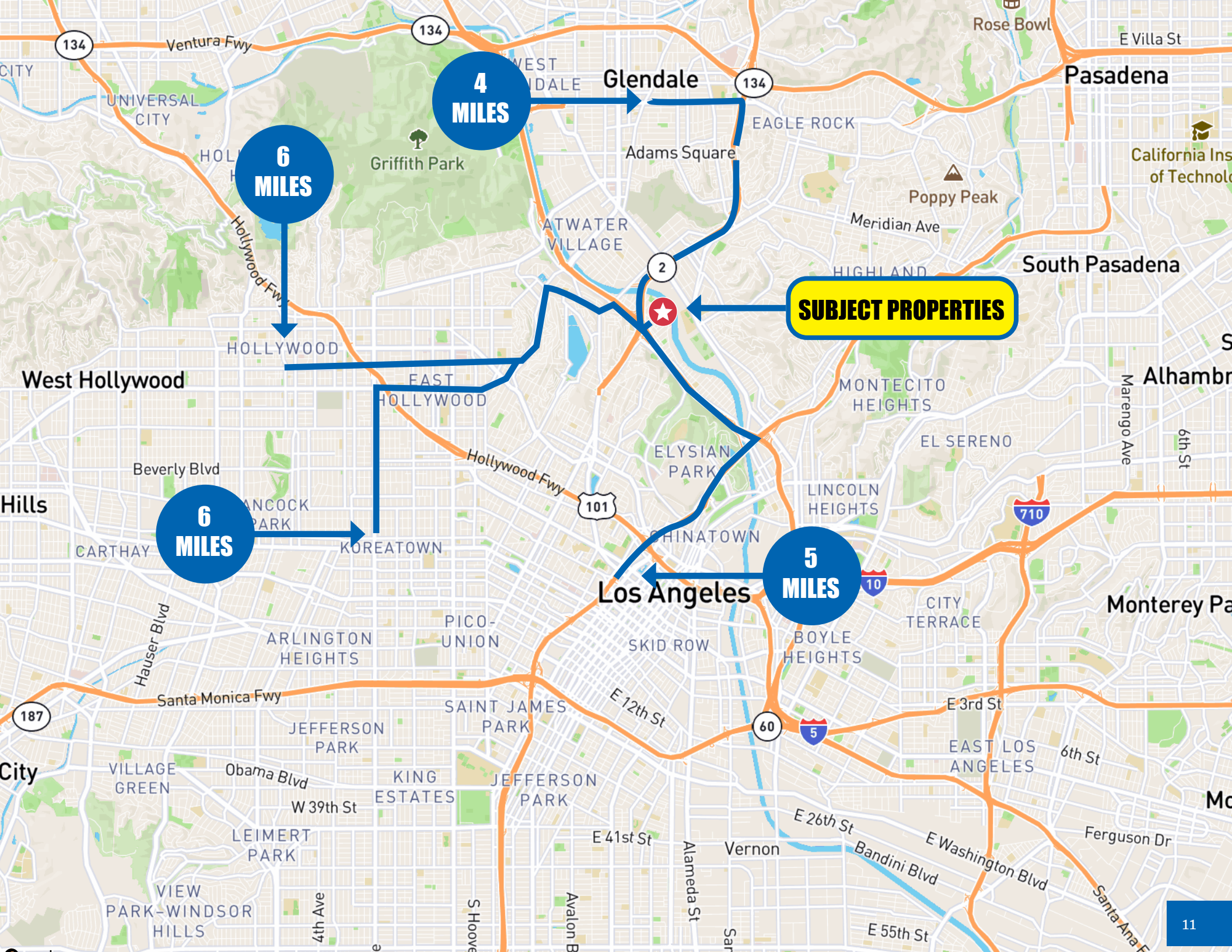
**TRAIN AND COMMUTER RAIL SERVICE:** THE PROPERTY IS 3 MILES AWAY FROM THE LINCOLN HEIGHTS/CYPRESS METRO LINK LINE AND 1.5 MILES FROM GLENDALE METROLINK STATION.



## CONVENIENT ACCESS TO

## FOUR MAJOR AIRPORTS

A huge SoCal bonus, the property offers convenient access to three major airports. The closest airports from the property are Bob Hope Airport, – 10.8 miles; Los Angeles International Airport (LAX) – 25 miles; Long Beach-Daugherty Field Airport – 27.1 miles, and John Wayne Airport-Orange County – 42 miles. Also, the Port of Long Beach is 28.5 miles away.



4 MILES

6 MILES

6 MILES

5 MILES

SUBJECT PROPERTIES

# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Place of Work</b>			
2023 Population - Current Year Estimate	26,261	307,633	980,699	2023 Businesses	1,125	14,218	59,986
2027 Population - Five Year Projection	26,198	304,052	981,848	2023 Employees	9,610	105,372	518,318
2020 Population - Census	26,022	307,011	971,731	<b>Education</b>			
2010 Population - Census	26,697	318,610	969,315	2023 Population 25 and Over	18,394	222,536	701,375
2020-2023 Annual Population Growth Rate	0.41%	0.09%	0.41%	Less than 9th Grade	1,854	22,661	85,329
<b>Households</b>				9-12th Grade - No Diploma	1,278	14,818	56,756
2023 Households - Current Year Estimate	9,640	122,130	394,812	High School Diploma	2,905	35,693	122,481
2027 Households - Five Year Projection	9,651	121,234	398,730	GED or Alternative Credential	296	3,415	10,883
2010 Households - Census	8,828	115,342	355,010	Some College - No Degree	2,775	30,281	94,075
2020 Households - Census	9,554	121,621	390,024	Associate`s Degree	1,408	16,879	48,554
2020-2022 Compound Annual HH Grth Rate	0.40%	0.19%	0.54%	Bachelor`s Degree	5,663	68,377	197,048
2023 Average Household Size	2.72	2.46	2.39	Graduate or Professional Degree	2,215	30,412	86,249
<b>Household Income</b>				<b>Housing Units</b>			
2023 Average Household Income	\$124,693	\$108,088	\$97,852	2016-2021 Housing Units	10,440	131,042	420,205
2027 Average Household Income	\$150,098	\$131,404	\$119,666	1 Unit -Detached	5,454	44,731	99,097
2022 Median Household Income	\$89,855	\$75,903	\$62,927	1 Unit -Attached	944	10,165	21,115
2027 Median Household Income	\$108,074	\$93,235	\$81,571	2 Units	769	7,354	13,850
2023 Per Capita Income	\$45,974	\$43,028	\$39,492	3-4 Units	925	12,289	28,805
2027 Per Capita Income	\$55,525	\$52,548	\$48,670	5-9 Units	633	15,531	41,352
				10-19 Units	676	15,586	50,165
				20-49 Units	399	13,515	72,339
				50 and Over	576	11,474	92,236
				Mobile Home	59	310	960
				Other Units	5	87	284

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**EDWARD MATEVOSIAN**

SENIOR VICE PRESIDENT

+ 1 818 5026744  
EDWARD.MATEVOSIAN@CBRE.COM  
LIC. 01358783

**MARLENE DIAZ**

+ 1 323-372-4978  
MDIAZ@AVANTREALESTATE.COM

