

# 2352 RIPPLE ST FROGTOWN

**FOR SALE/LEASE ±6,216 RSF**  
PERFECT OWNER / USER OPPORTUNITY  
OFFICE | STUDIO | SHOWROOM

redcar  
development

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# INDUSTRY



CREATIVE OFFICE

DETAILS

**BUILDING DETAILS**

BUILDING AREA	±6,216 RSF	<b>PARKING</b>	RATIO	Private Gated Lot
LAND AREA	4,800 SF			with Valet Assist + Nearby Offsite

**LEASE/SALE TERMS**

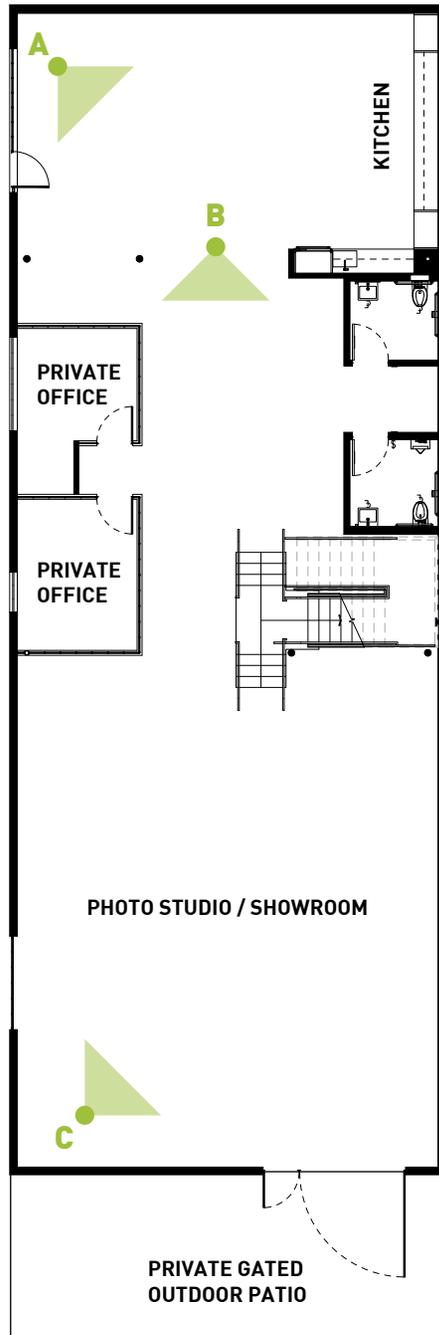
SALE PRICE	\$4,200,000 (\$676/SF)
LEASE RATE	\$3.95 / SF per Mo. NNN
TERM	Flexible
OCCUPANCY DATE	September 1, 2025
APN	5437-032-007
ZONING	M2
USE	Office / Studio / Showroom

**WHAT'S DIFFERENT**

Rare owner/user opportunity in the heart of Froggtwon
Located directly across from Salazar + Zebulon
Easy access to 5 & 2 FWYs
Steps away from the LA River Bike Path
Centrally located in relation to creative Eastside submarkets - most notably Froggtown, Atwater Village, Silverlake, Los Feliz, Mt. Washington & Highland Park
Up to 20-foot ceiling heights
Touchless smart Latch(TM) access controls
High quality materials and finishes
Currently used as a photo studio

±6,216 RSF

RIPPLE ST



CLEARWATER ST



A— KITCHEN



B— HALL

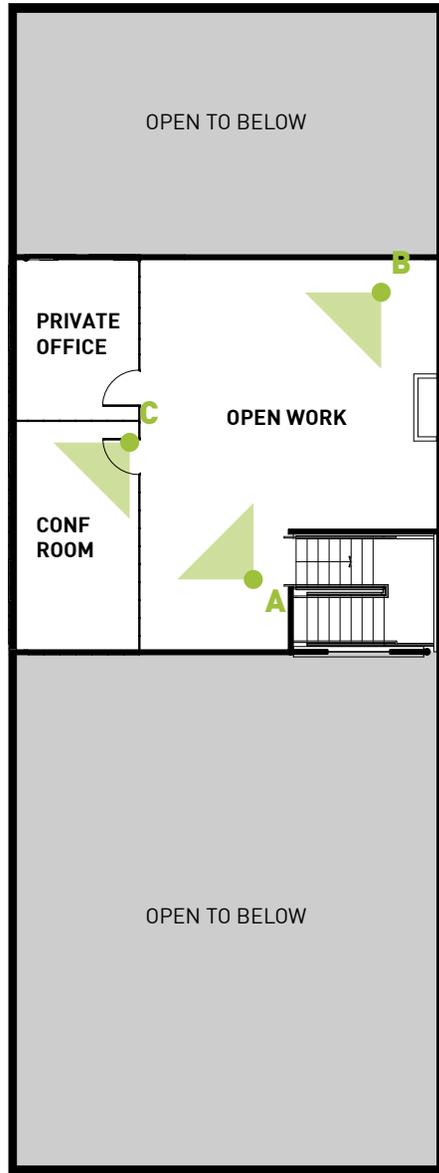


C— OPEN SPACE

FLOOR PLAN | 1ST FLOOR

±6,216 RSF

RIPPLE ST



CLEARWATER ST



A— OPEN SPACE



B— OPEN SPACE

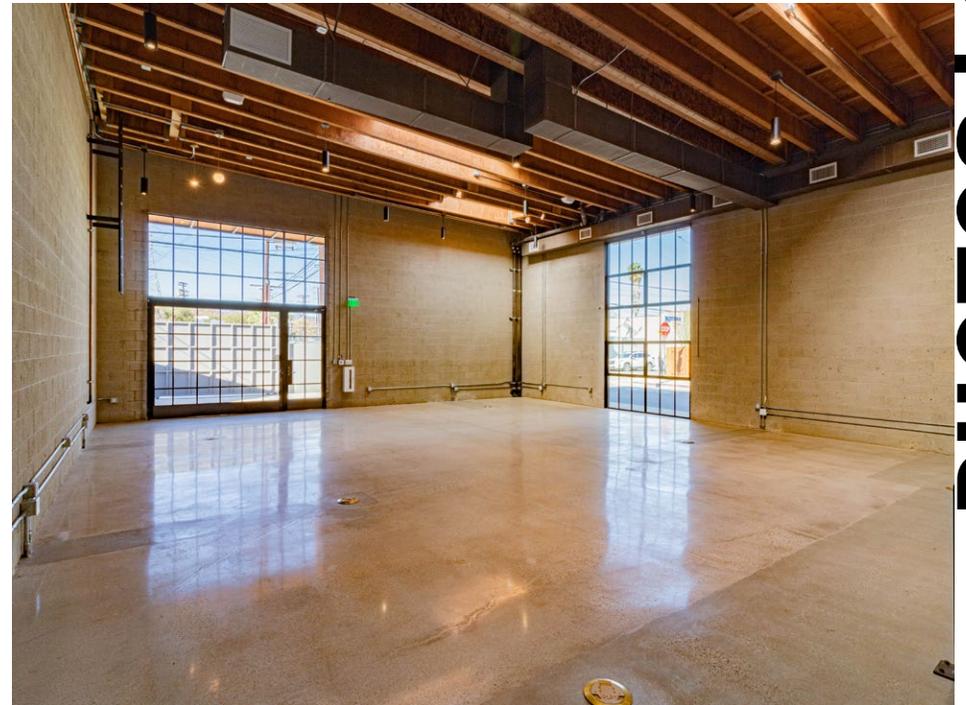
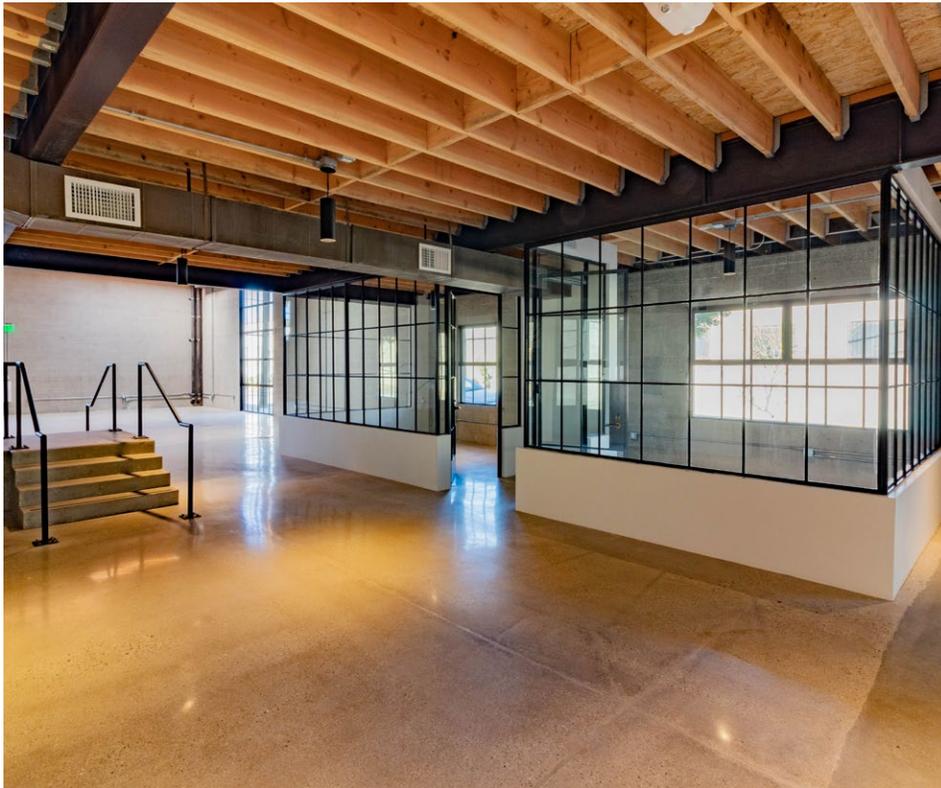


C— OFFICE SPACE

FLOOR PLAN | MEZZANINE



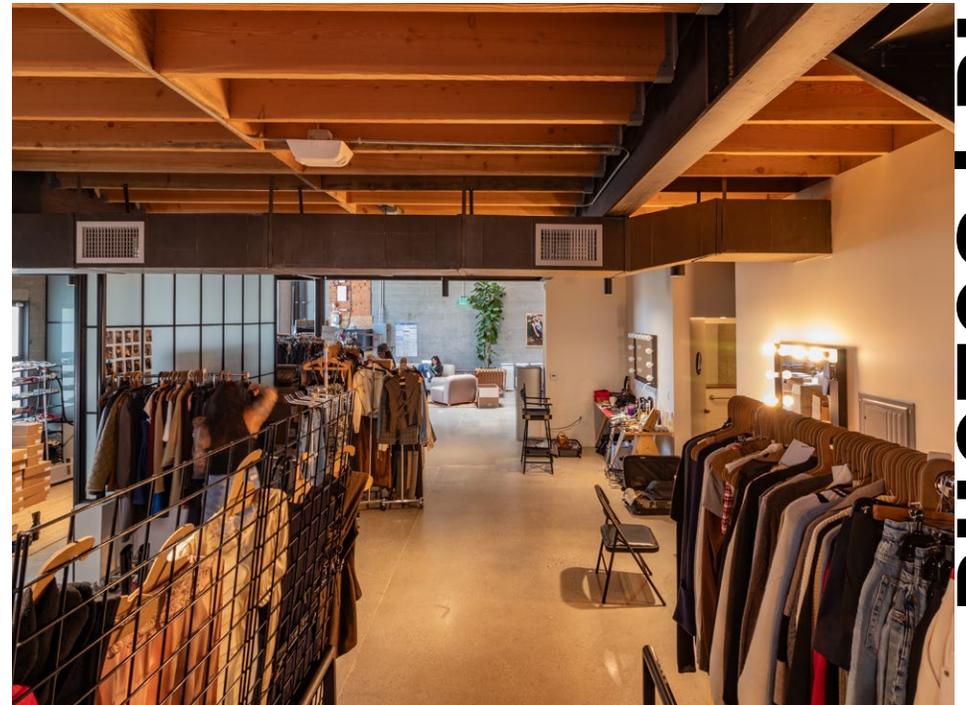
INTERIOR



PHOTOS | 1ST FLOOR



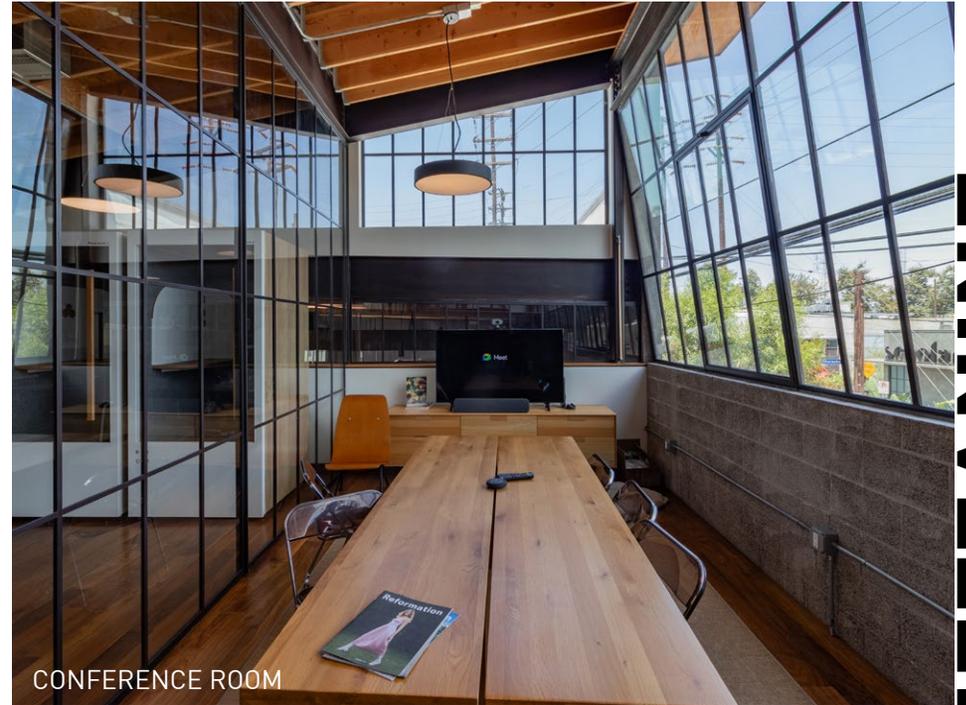
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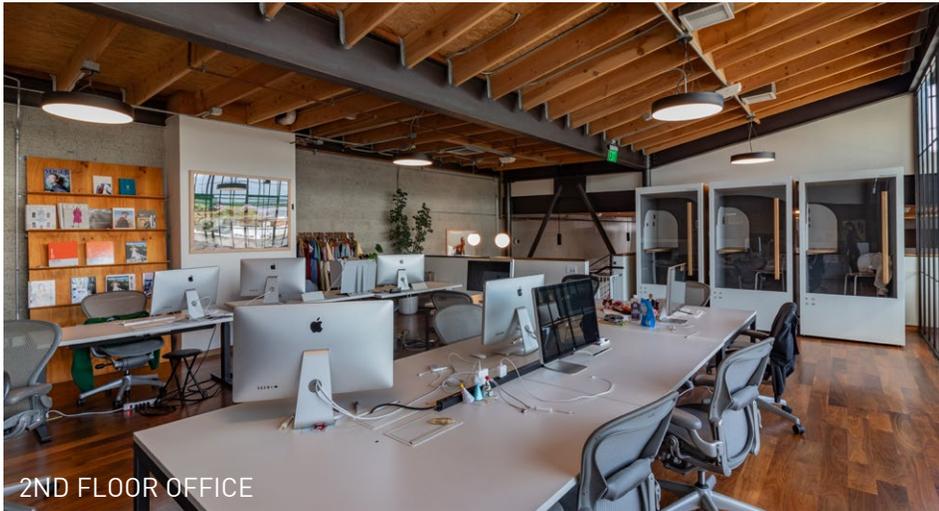
PHOTOS | PHOTO STUDIO



CONFERENCE ROOM



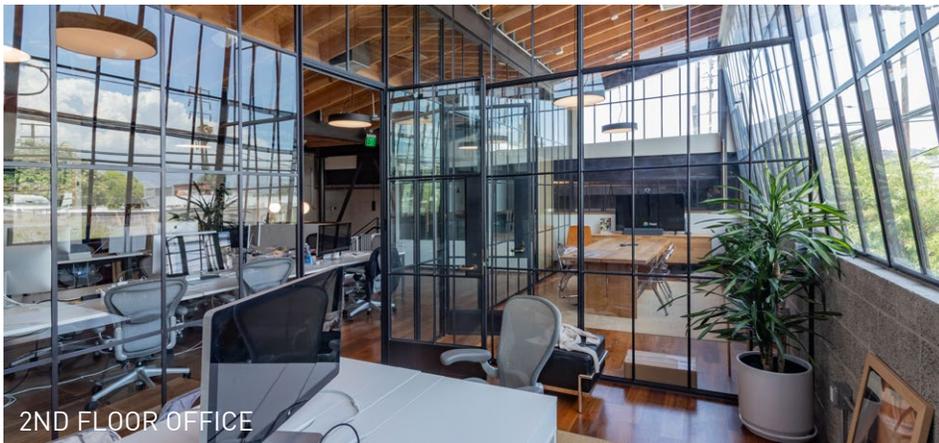
CONFERENCE ROOM



2ND FLOOR OFFICE



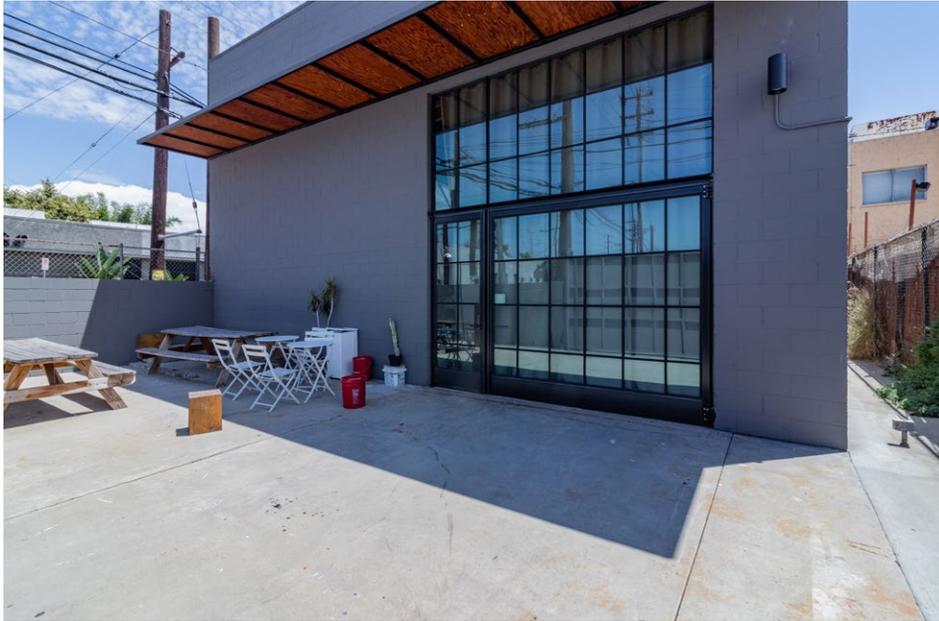
2ND FLOOR OFFICE



2ND FLOOR OFFICE

INTERIOR

PHOTOS | MEZZANINE



EXTERIOR

PHOTOS | EXTERIOR

# 10 WITHIN 10

5 min  
WALK

**10 Speed Coffee (coming soon):** Anticipation is high for 10 Speed Coffee's upcoming arrival in Frogtown, promising to add another gem to the neighborhood's thriving coffee scene. With its focus on quality beans and expertly brewed drinks, it's sure to become a beloved gathering spot for caffeine aficionados.

4 min  
WALK

**Frogtown Brewery:** Frogtown Brewery embodies the spirit of its community, offering a laid-back space where patrons can enjoy a diverse selection of craft beers brewed on-site. The brewery's industrial-chic aesthetic and relaxed atmosphere make it a welcoming spot to unwind with friends.

2 min  
WALK

**Salazar:** Nestled amid greenery, Salazar offers a rustic outdoor dining experience accentuated by its Mexican-inspired cuisine. Patrons can savor grilled dishes and vibrant flavors in a charming setting featuring communal tables and string lights.

8 min  
WALK

**Bub and Grandma's:** Bub and Grandma's is a cherished bakery known for its artisanal bread and delectable pastries. From crusty sourdough to flaky croissants, each creation is made with care and attention to detail, delighting locals and visitors alike.

3 min  
DRIVE

**La Colombe Coffee:** La Colombe Coffee is a trendy yet cozy spot known for its meticulously crafted brews. With a commitment to quality, it serves up artisanal coffee in a welcoming atmosphere, perfect for both quick caffeine fixes and leisurely sips.

3 min  
DRIVE

**Spoke:** Spoke is a hip cafe with a bicycle-themed twist, serving up gourmet fare and specialty coffee in a laid-back setting. Whether you're refueling after a bike ride or simply looking for a cozy spot to hang out, Spoke offers a relaxed vibe and delicious eats.

3 min  
DRIVE

**Lingua Franca:** Tucked away in Frogtown, Lingua Franca is an intimate wine bar specializing in unique and hard-to-find varietals. Its curated selection and cozy atmosphere make it an ideal destination for wine enthusiasts seeking new discoveries.

3 min  
DRIVE

**Wax Paper:** Wax Paper is a neighborhood gem, celebrated for its inventive sandwiches served on freshly baked bread. Its cozy interior and friendly vibes make it a go-to spot for lunch or a casual bite, offering a menu that's both comforting and creative.

3 min  
DRIVE

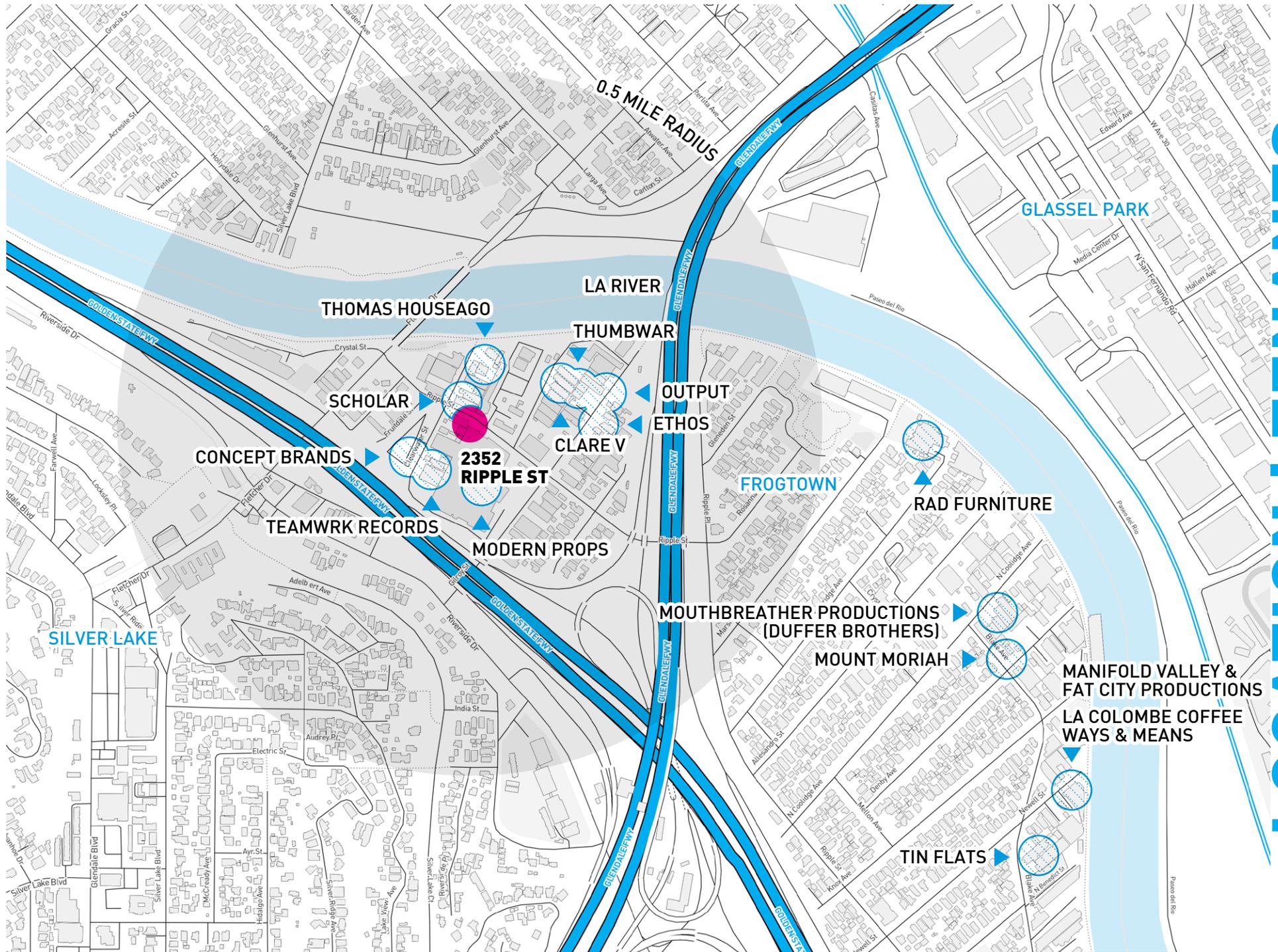
**Loreto:** With its seasonal menu and warm ambiance, Loreto is a beloved neighborhood spot offering elevated yet approachable cuisine. From farm-fresh salads to hearty mains, each dish reflects a commitment to quality ingredients and culinary craftsmanship.

3 min  
WALK

**Zebulon:** Zebulon is more than just a music venue; it's a cultural hub where locals gather for live performances, craft cocktails, and an eclectic ambiance. With its retro-inspired decor and vibrant energy, it's a favorite hangout for music lovers and creatives alike.

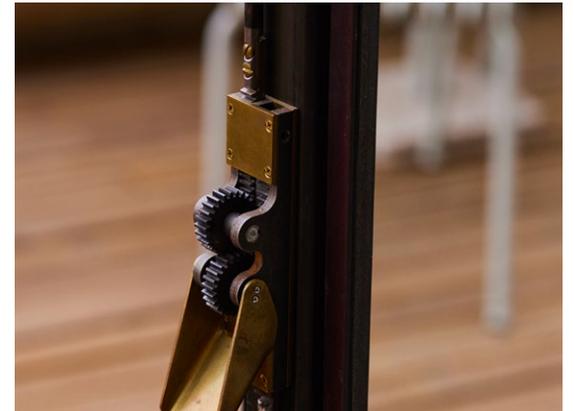
# AMENITIES

FROGTOWN



LOCATION | TENANTS

**Redcar Properties** - the developer of 2352 Ripple St - prides itself on best-in-class architecture and design, natural materials such as wood, steel, and concrete, quality fixtures, and timeless finishes. For Redcar, the office experience sets the tone for the company's culture and ultimately the work product.



REDCAR PROPERTIES

ABOUT