

INDU  
STRY

RETAIL / CREATIVE COMMERCIAL  
±486 - ±588 SF PER UNIT



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FOR LEASE

RETAIL | CREATIVE COMMERCIAL

LILIAN FROGTOWN LOS ANGELES CA 90039

DETAILS

**AVAILABLE RSF**

|                    |         |
|--------------------|---------|
| 2700 N Rana Way    | ±588 SF |
| 2701 N Rana Way    | ±486 SF |
| 2700 N Current Way | ±588 SF |
| 2701 N Current Way | ±486 SF |

**RATE**

Upon Request

**TERM**

1 – 3+ years

**OCCUPANCY**

Immediate

**PARKING**

Street + Nearby lot  
(at prevailing rates)

**Brand-new storefronts in the heart of Frogtown**

**FEATURES**

Positioned within a lively new residential community

Steps from the LA River path and bike trail

Bright interiors with oversized windows

Private restrooms in every unit

Perfect for gallery, boutique retail, or studio use



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

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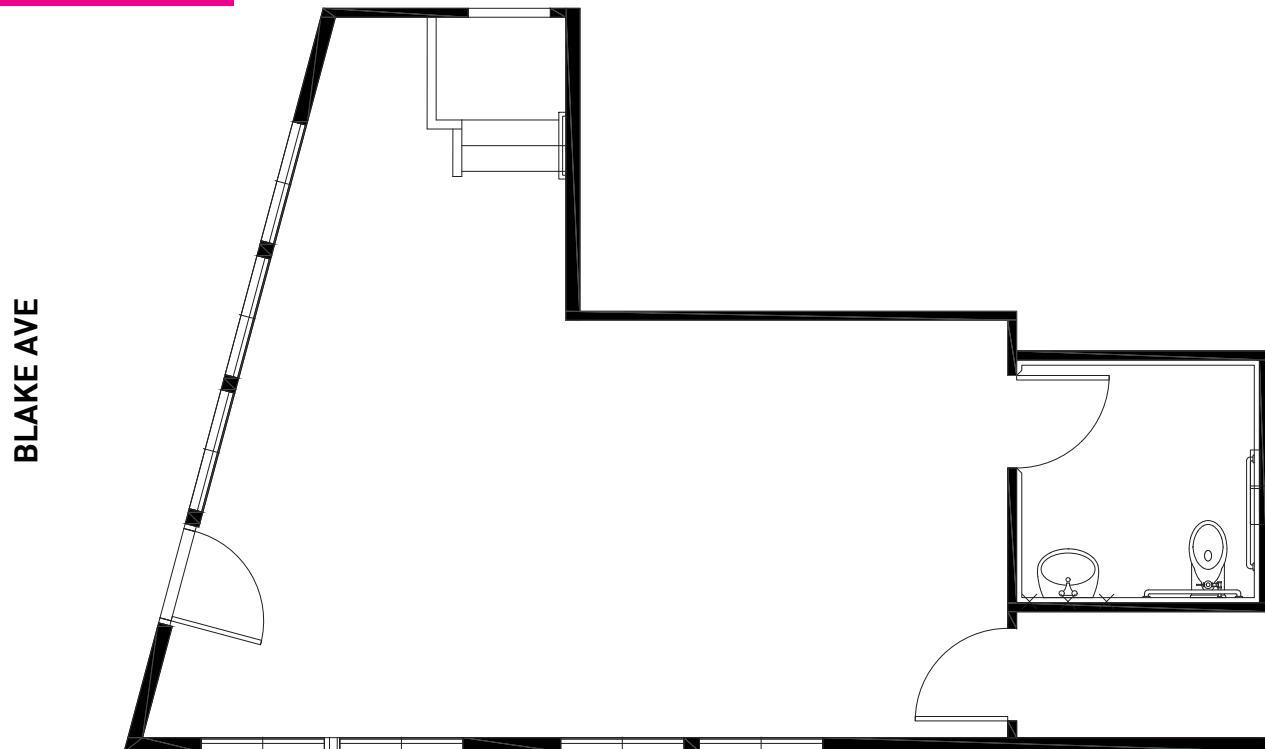
FOR LEASE

RETAIL | CREATIVE COMMERCIAL

LILIAN FROGTOWN LOS ANGELES CA 90039

FLOOR PLAN 2700

1ST FLOOR  
2700 RANA WAY       $\pm$ 588 RSF  
2700 CURRENT WAY       $\pm$ 588 RSF



NOT TO SCALE.

Floor plan for information purposes only.  
Layout and furnishings may vary

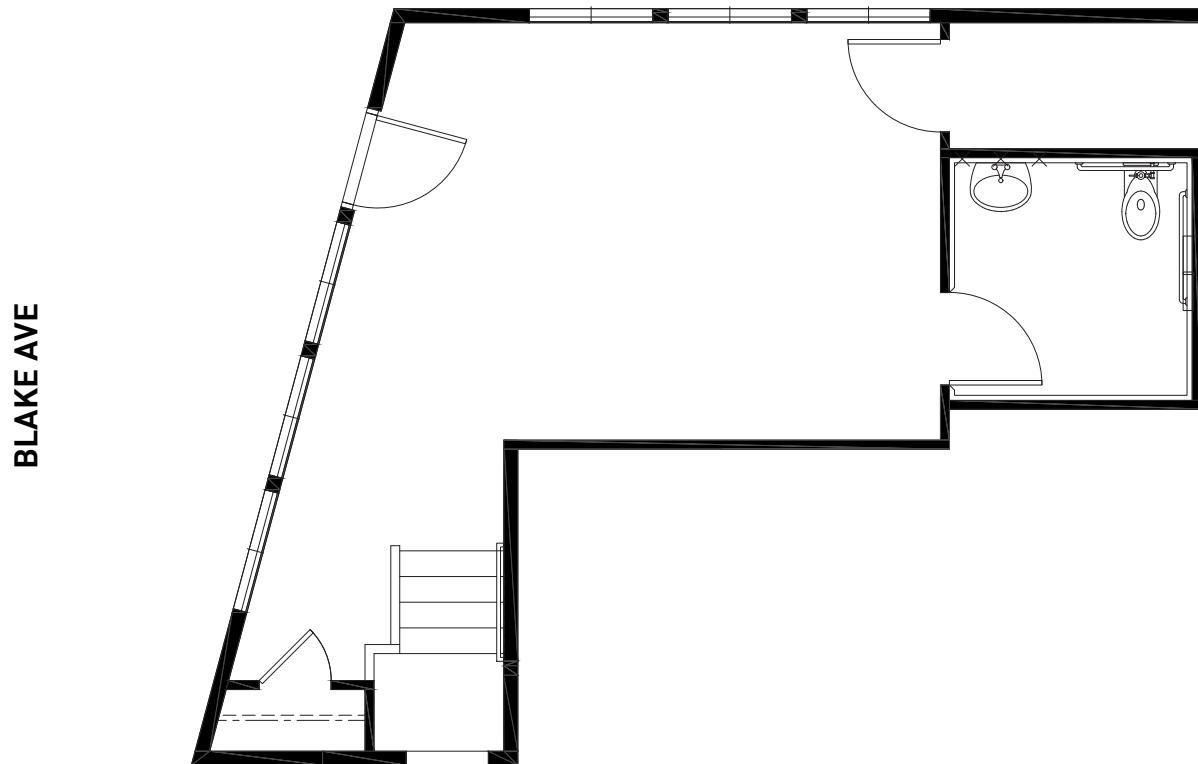
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RETAIL | CREATIVE COMMERCIAL

LILIAN FROGTOWN LOS ANGELES CA 90039

FLOOR PLAN 2701

1ST FLOOR  
2701 RANA WAY ±486 RSF



NOT TO SCALE.

Floor plan for information purposes only.  
Layout and furnishings may vary

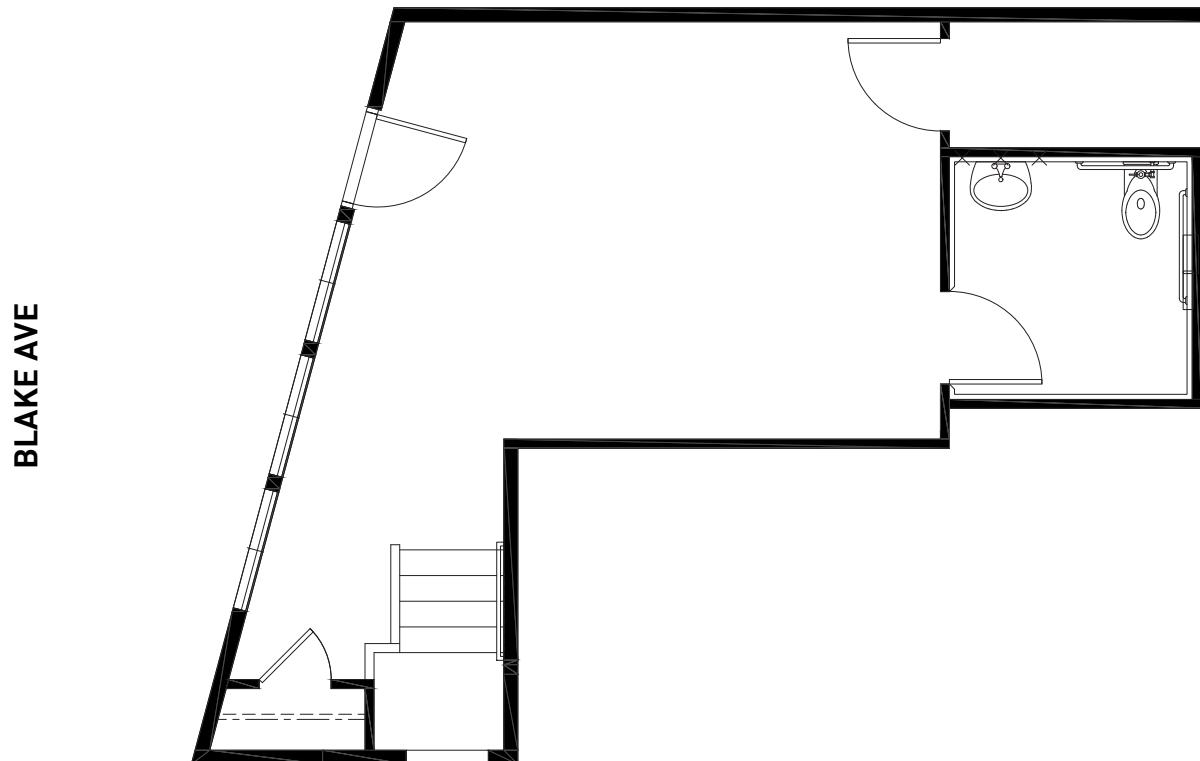
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RETAIL | CREATIVE COMMERCIAL

LILIAN FROGTOWN LOS ANGELES CA 90039

FLOOR PLAN 2700

1ST FLOOR  
2701 CURRENT WAY ±486 RSF



NOT TO SCALE.

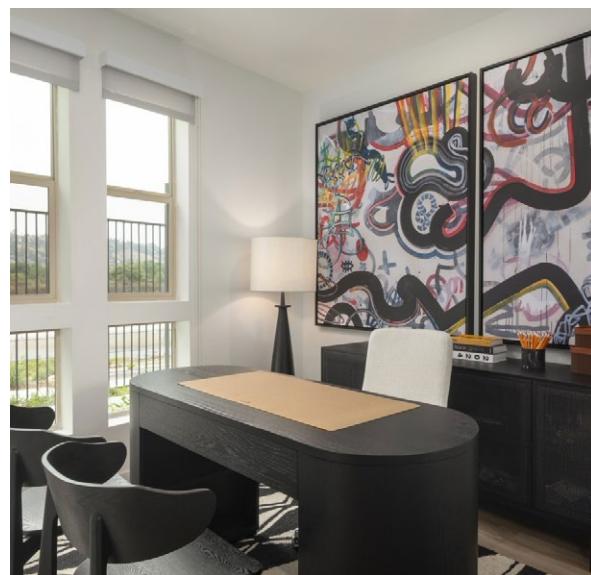
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PROPERTY PHOTOS





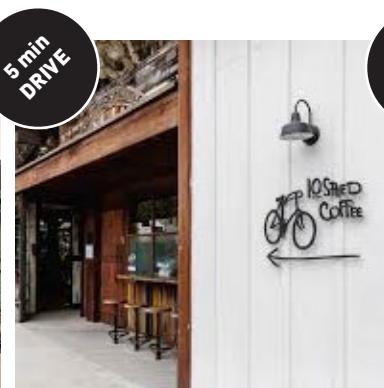
**Spoke:** Spoke is a hip cafe with a bicycle-themed twist, serving up gourmet fare and specialty coffee in a laid-back setting. Whether you're refueling after a bike ride or simply looking for a cozy spot to hang out, Spoke offers a relaxed vibe and delicious eats.

**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.

**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.

**Justine's Wine Bar:** A cozy, intimate spot in Frogtown offering a curated selection of natural wines in a relaxed, artful setting. With a minimalist aesthetic, friendly staff, and rotating pours, it's a perfect neighborhood hideaway for wine lovers seeking something unique and low-key.

**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.



**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.

**10 Speed Coffee:** 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.

**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.

**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.

**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.

### About the neighborhood

Surrounded by Silver Lake, Echo Park and Atwater Village, Frogtown is bound by the LA River on the east and 5 and 2 freeways on the west. Frogtown is also in close proximity to Downtown L.A., Highland Park and Pasadena.

Though formerly called Elysian Valley, locals have long called it Frogtown in reference to the frog sounds coming from the L.A. River bank. With a mix of residential and light industrial buildings, Frogtown has become an intimate community of artists and crafts people inspired by the nearby L.A. River and its on-going revitalization.

DISTANCE (2 MIN) TO NEARBY FWYS  
DISTANCE (15 MIN) TO DOWNTOWN LA

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