

RETAIL & OFFICE
Leasing Opportunities

Frogtown Creative District

2923 N. ALLESANDRO ST.
±976 SF

2957 N. ALLESANDRO ST.
±1,471 SF

2938 N. ALLESANDRO ST.
±1,283 SF

L.A. RIVER GREENWAY TRAIL

2908 N. ALLESANDRO ST.
±1,444 SF

LOS ANGELES, CA

**SUITES AVAILABLE FROM
±970 SF - ±1,470 SF**

CBRE

2957 N. Allesandro St. | 2908-2910 N. Allesandro St.
2938 N. Allesandro St | 2923 N. Allesandro St.

Four newly constructed ground-floor suites on Allesandro Street ready for creative build-out. Embedded in Frogtown's most walkable block, the properties sit near the LA River Greenway Trail with views of the San Gabriel Mountains.



FLEXIBLE SIZING

Spaces range from ±970 SF to ± 1,470 SF. Open floor plates suit studio, gallery, café, fitness or specialty retail uses.



TRANSIT & COMMUTER ACCESS

Ideally positioned with direct access to the I-5 and 2 Freeways, placing Downtown LA, Glendale, and Hollywood within minutes.



CLOSE PROXIMITY TO LOCAL AMENITIES

Surrounded by destination businesses including Salazar, Spoke Bicycle Café, and Frogtown Brewing, plus Marsh Park, Dodger Stadium, and Griffith Park all within 3 miles.



ANCHORED BY PRIME RESIDENTIAL AREAS

Situated where Silver Lake, Atwater Village, and Echo Park meet with nearly 400,000 residents within 5 miles and average household incomes exceeding \$124,000 within one mile.

STEPS FROM THE LA RIVER GREENWAY TRAIL

The property sits directly alongside Frogtown's river corridor, one of LA's most distinctive natural amenities. A federally approved \$1.3B revitalization plan is transforming this stretch into 719 acres of greenspace, trails, and riverfront infrastructure.



4

Available Spaces

ASKING RENT

Inquire with Broker

IMMEDIATE

Availability

PORTFOLIO
Snapshot

SPACE *Overview*

Available Space:
±1,471 SF

Use Type:
CREATIVE OFFICE/RETAIL

Availability:
IMMEDIATE

2957 N. ALLESANDRO ST.



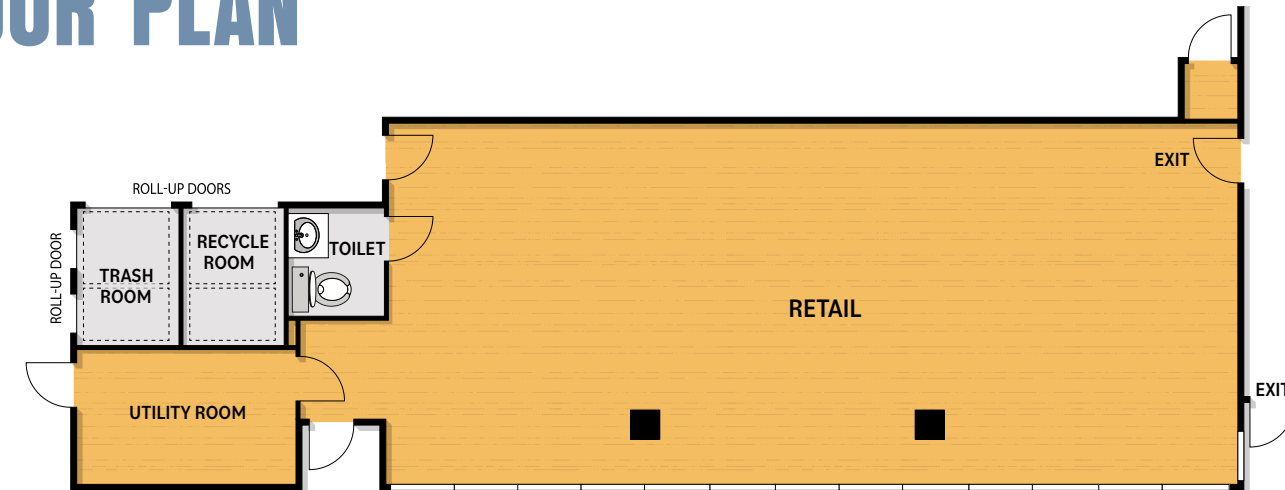
POTENTIAL SPACE USE

BOUTIQUE SALONS

Boutique salons, pet grooming, barbershops, med spas, wellness concepts, or specialty service retail uses align with Frogtown's growing residential base and benefit from consistent, repeat neighborhood traffic.



FLOOR PLAN



*Text and images contained in this brochure have been generated in whole or in part by or with the assistance of generative artificial intelligence.

SPACE *Overview*

Available Space:
±1,444 SF

Use Type:
CREATIVE OFFICE/RETAIL

Availability:
IMMEDIATE

2908-2910 N. ALLESANDRO ST.



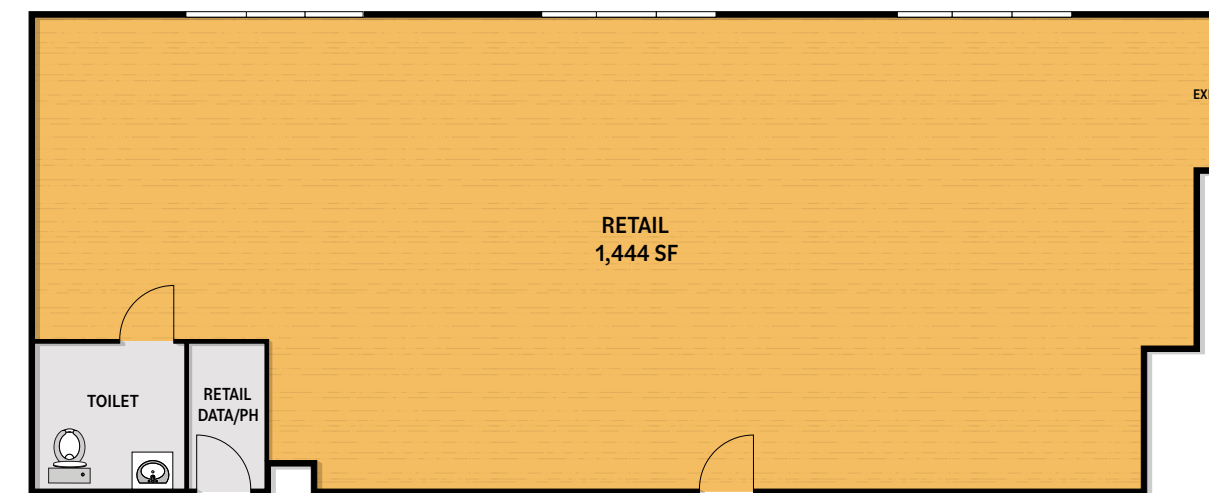
POTENTIAL SPACE USE

CREATIVE STUDIO

Creative studios such as photography, content production, podcasting, or art studios, as well as creative office users including agencies and design firms, are well accommodated by the open layout.



FLOOR PLAN



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SPACE *Overview*

Available Space:
±1,283 SF

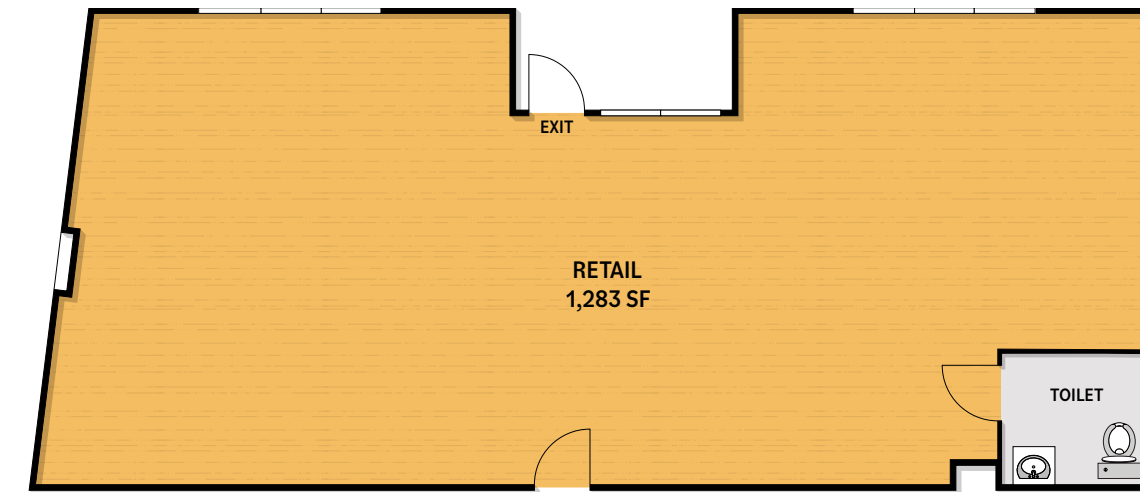
Use Type:
GYM/CREATIVE OFFICE/RETAIL
Fully built-out space operating as a gym
Existing gym equipment included

Availability:
IMMEDIATE

2938 N. ALLESANDRO ST.



FLOOR PLAN



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SPACE *Overview*

Available Space:
±976 SF

Use Type:
CREATIVE OFFICE/RETAIL

Availability:
IMMEDIATE

2923 N. ALLESANDRO ST.



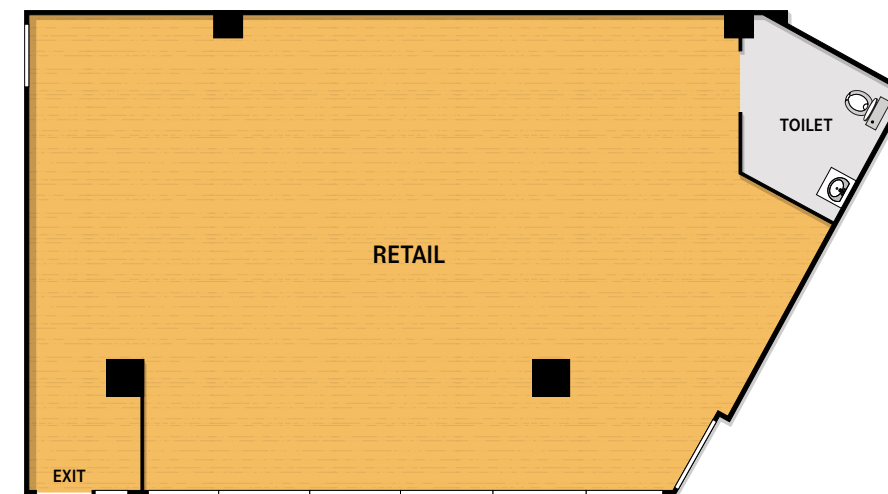
POTENTIAL SPACE USE

FOOD & BEVERAGE

Food and beverage concepts such as coffee, wine bar, or fast-casual dining, along with grab-and-go or specialty food uses, are well positioned to complement the existing dining corridor and benefit from strong pedestrian and cyclist activity near the LA River.



FLOOR PLAN



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AREA Overview

Frogtown (Elysian Valley) is a unique and highly sought-after enclave located just two miles east of Silver Lake, tucked between Echo Park (Elysian Heights) and the Los Angeles River. This narrow, 2.5-mile stretch, only 2 to 4 blocks wide, offers a distinct sense of place, bordered by the LA River to the north and east, Riverside Drive to the west, and Fletcher Drive to the northwest.

Offering a dense suburban feel with an unmistakably creative edge, Frogtown has emerged as a vibrant hub for artists, entrepreneurs, and young professionals. Its eclectic housing stock ranges from charming single-family homes and meticulously restored million-dollar bungalows to industrial lofts and thoughtfully renovated contemporary apartments.

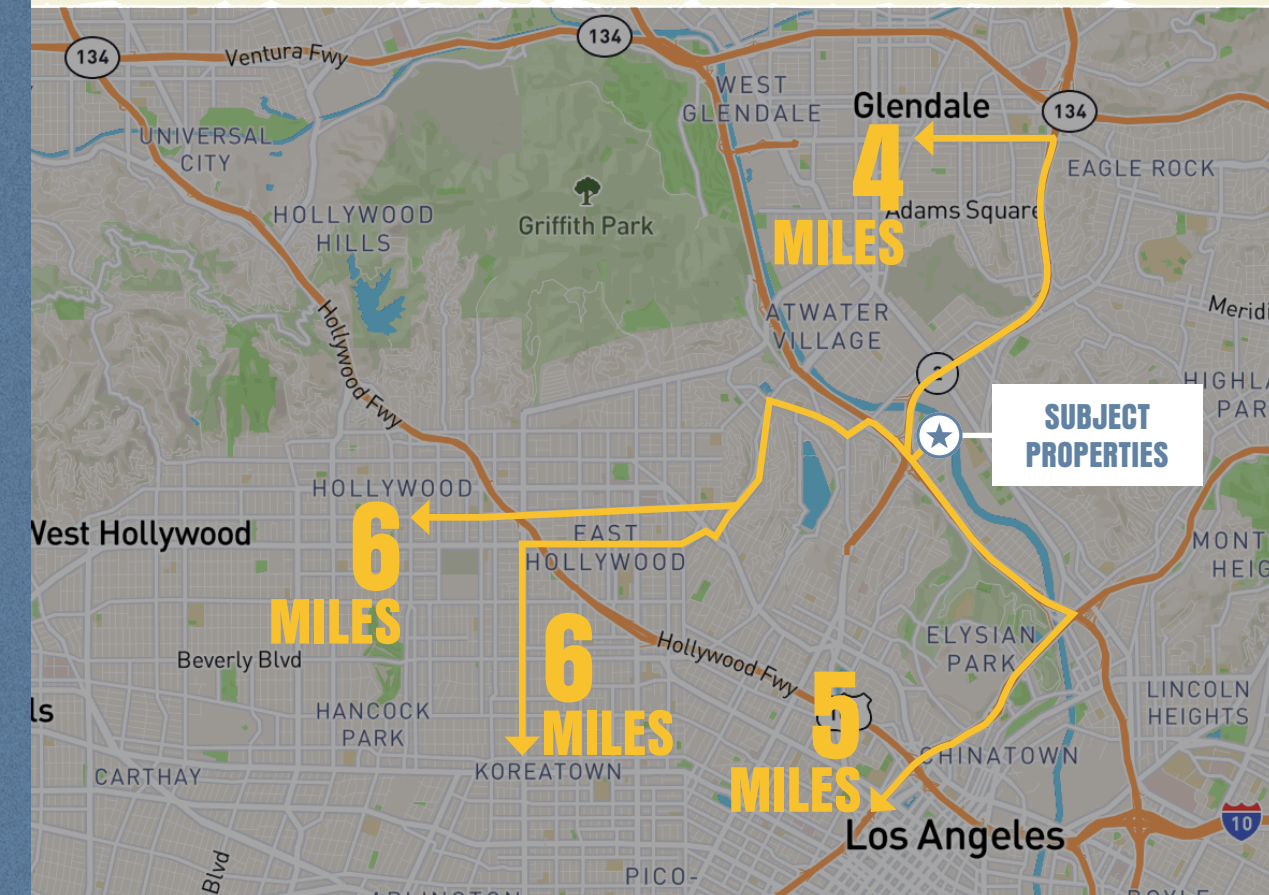
Ideally positioned approximately 5 miles from Downtown Los Angeles and 6 miles from Glendale, Frogtown provides convenient access to some of the region's largest employment centers, while also benefiting from its proximity to LA's most dynamic and rapidly evolving neighborhoods undergoing significant growth and revitalization.

The neighborhood is surrounded by Atwater Village to the north, Glassell Park to the northeast and east, Cypress Park to the southeast, Elysian Park to the south and southwest, and Echo Park and Silver Lake to the west and northwest, placing Frogtown at the crossroads of culture, connectivity, and continued transformation.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Businesses	1,046	13,174	54,970
2025 Employees	8,434	104,042	486,845
2025 Population - Current Year Estimate	24,708	296,749	961,080
2025 Households - Current Year Estimate	9,530	123,172	405,763
2025 Average Household Income	\$149,360	\$128,631	\$110,516
2025 Median Value of Owner Occ. Housing Units	\$1,080,091	\$1,133,694	\$1,081,784
2025 Daytime Population	23,188	281,482	1,041,460



**10.8
MILES**

Hollywood
Burbank Airport

**25
MILES**

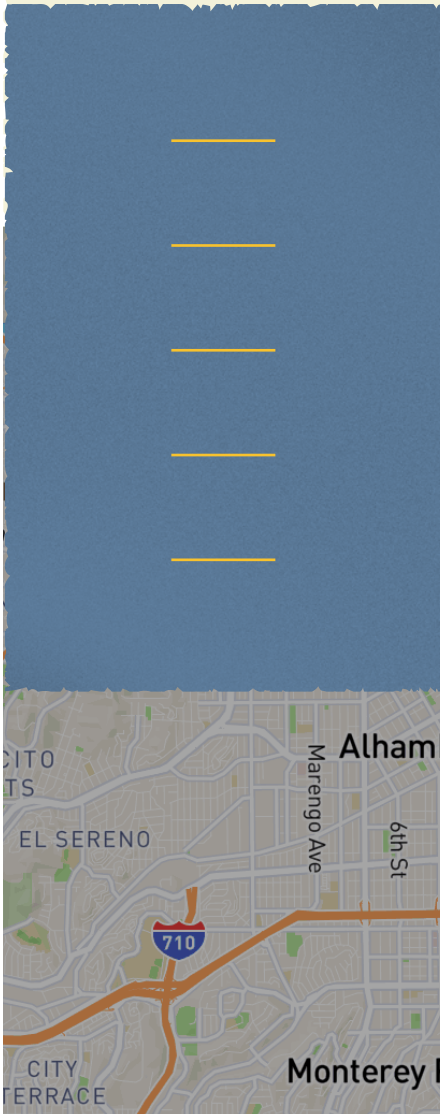
Los Angeles
International
Airport (LAX)

**28.5
MILES**

Port of
Long Beach

**42
MILES**

John Wayne Airport
- Orange County



Frogtown Creative District

LOS ANGELES, CA

**FOR MORE
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