

3990 - 4000 - 4010 CHEVY CHASE DR, LOS ANGELES, CA 90039



# SAWTOOTH CROSSING

---

CREATIVE CAMPUS  
ATWATER VILLAGE



HISTORIC **63,800 RSF** CREATIVE CAMPUS  
AND SHOWROOM OPPORTUNITY



ONCE UPON A FACTORY...



  
**SAWTOOTH**  
CROSSING

# FOSTER YOUR CREATIVITY

## IN AN ICONIC LANDMARK

Introducing **SAWTOOTH CROSSING**, a beautiful adaptive reuse of a former 1960's wallpaper factory, located on 3.41 acres of land. This creative campus offers what no other in Los Angeles can deliver: 63,809 square feet of industrial-scale space without industrial neighbors. Nestled between grassy parkland, quiet residential streets, and charming equestrian facilities, the property features expansive views onto Griffith Park; original sawtooth skylights; easy access to the 5, 2, and 134 freeways as well as Atwater Park and Glendale; and a quiet rustic location alongside the L.A. River, the bike path to downtown, and the La Kretz Bridge to Griffith Park.

### PROPERTY DETAILS



57,251 SF  
Factory Building



6,558 SF  
Showroom



Up to 22ft Clearance,  
Fully Sprinklered



Permitted up to 10K  
SF of Dining/Retail



1200A/480V &  
600A/120-240V Power



3/1,000 Parking  
with EV charging



Easy Access to Freeways  
(5, 2 and 134)



Newly Renovated &  
Ready for TI

# INSPIRING CAMPUS

Inspiring workspaces ignite creativity, cultivate collaboration, and fuel productivity. The open layouts, renowned architecture, and uniquely peaceful setting at Sawtooth Crossing provide the space your team needs to drive innovation. Unlike typical creative districts, you're surrounded by parkland tranquility rather than industrial noise—giving you both the square footage and the sanctuary your vision deserves.

## FEATURES



Located minutes from Atwater Village with hip shops and local food spots



Incredible natural lighting through skylights



Repurposed historic building with dramatic scale and natural surroundings



Adjacent to Los Angeles River and Bike Path



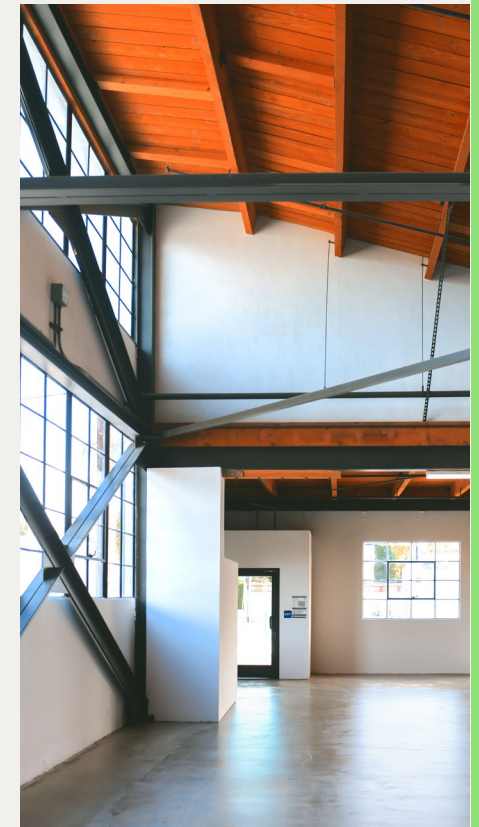
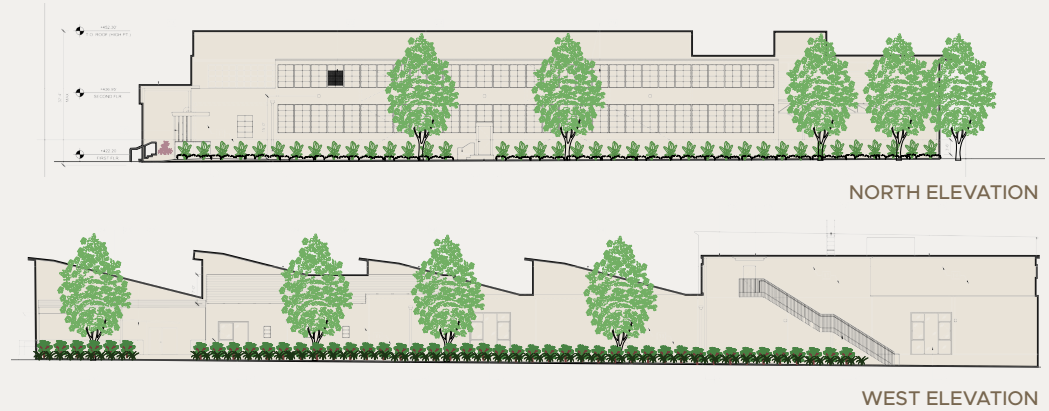
Outdoor Patio with Views of Griffith Park



EV charging stations installed for the building



RENOVATIONS COMPLETE  
View Construction Process

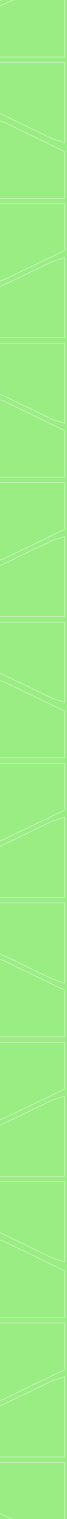
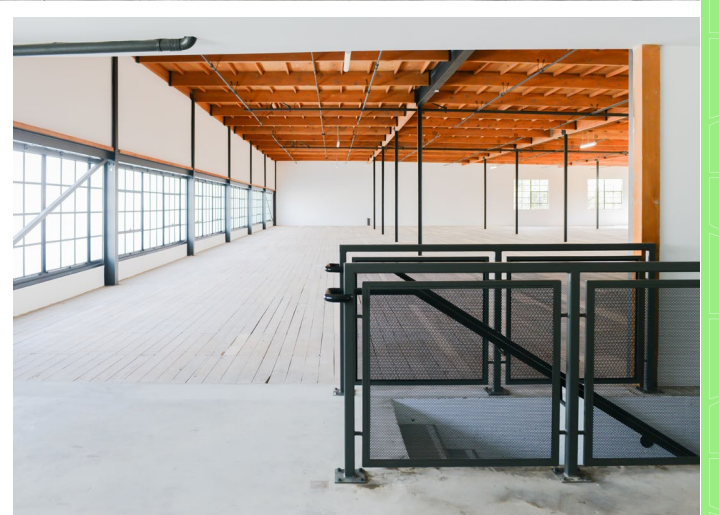
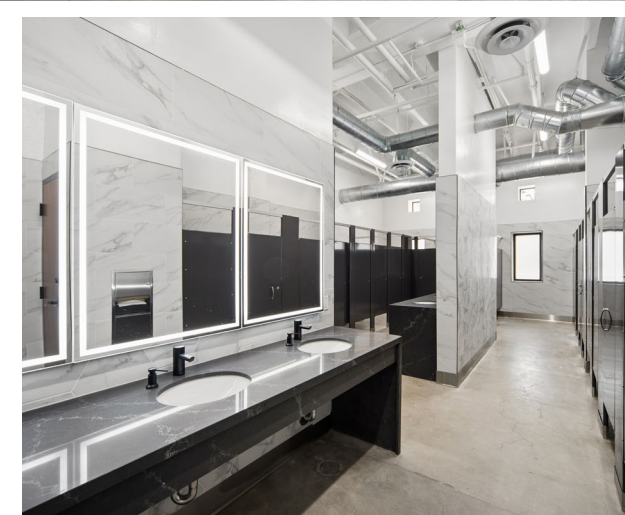


  
**SAWTOOTH**  
CROSSING  
**AERIALS**





**INTERIORS**



# EXTERIORS

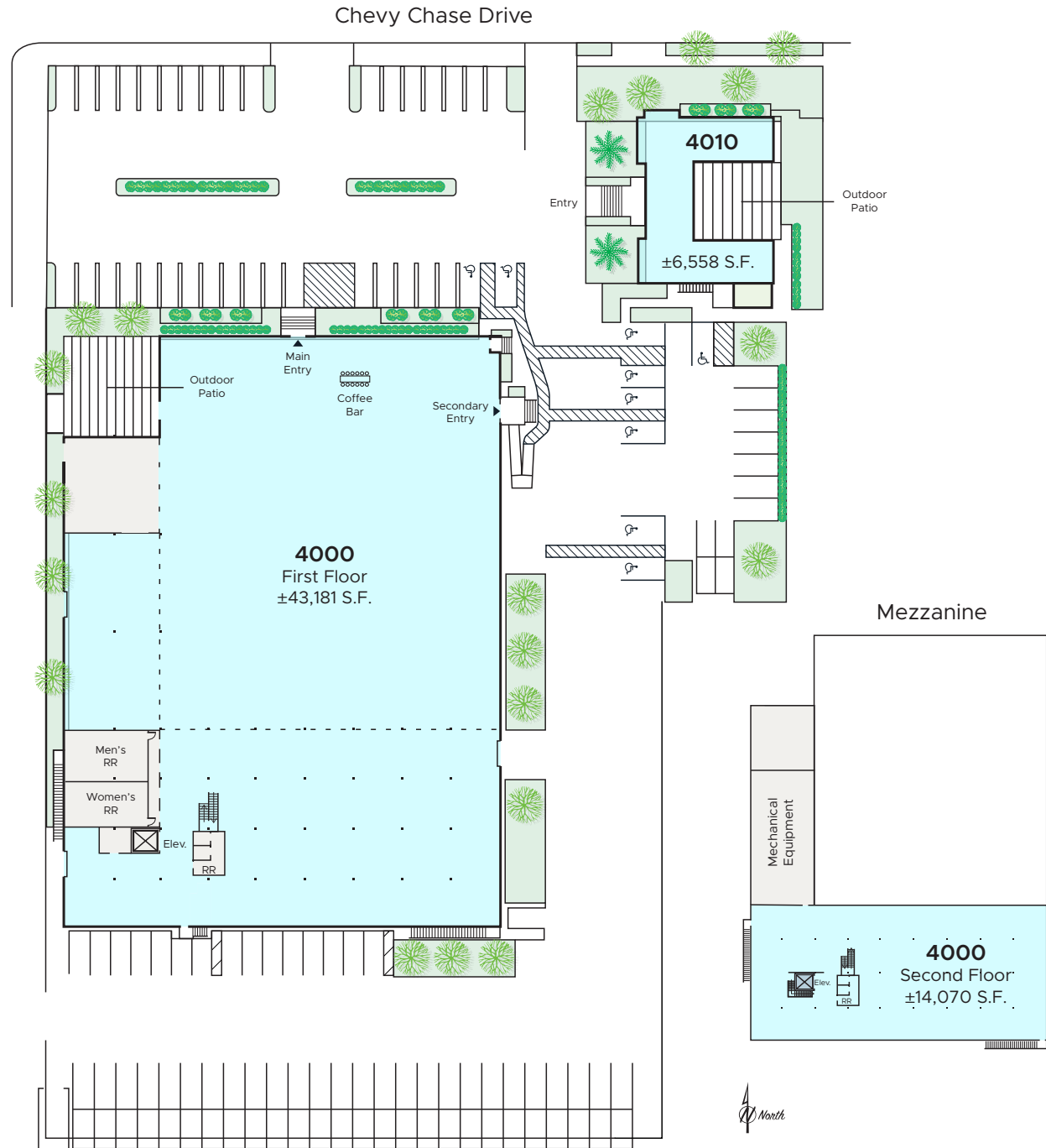




# SITE PLAN

## 4000-4010

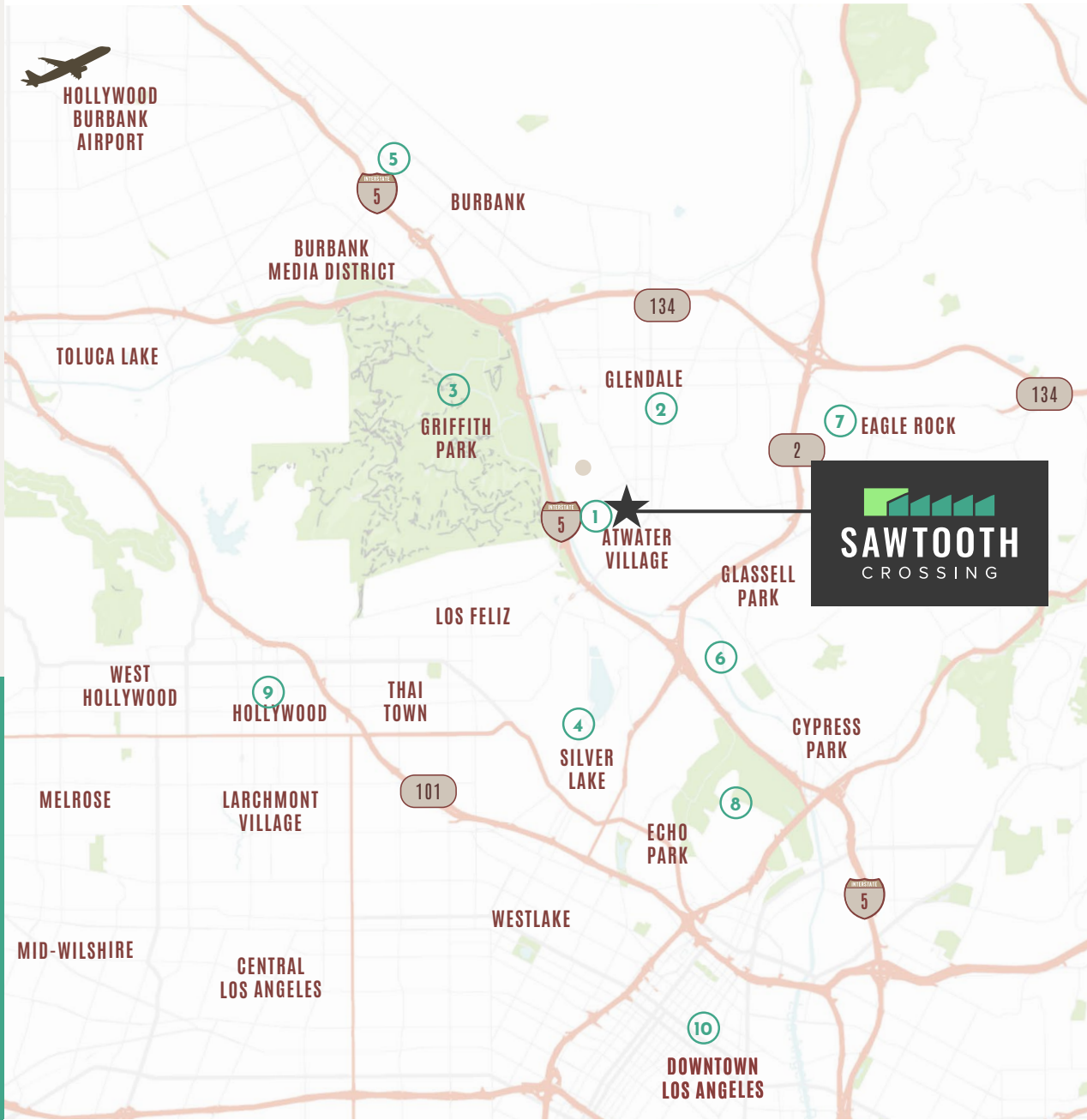
Chevy Chase Dr  
**LOS ANGELES**



# WALK-BIKE DRIVE

Sawtooth Crossing is located in Atwater Village, the neighborhood described as “an eclectic mix of historic landmarks and modern shops.” Atwater offers a bike-friendly, convenient environment with optimal day and night life amenities, from farmer’s markets and coffee shops to popular restaurants and bars.

Located minutes from the 5 freeway, the property offers immediate access to all major neighborhoods and cities within Los Angeles.



- 1** Atwater Village  
Drive - 6 mins • Bike - 8 mins  
Atwater Farmer’s Market, Trader Joe’s, Hugo’s Tacos, Hail Mary Pizza, All’Acqua, Black Elephant Coffee, Barancoa Cuban Food, Bon Vivant Market, Dune, Proof Bakery, The Morrison
- 2** The Americana at Brand  
Drive - 7 mins • Bike - 13 mins
- 3** Griffith Park  
Drive - 7 mins
- 4** Silverlake  
Drive - 8 mins • Bike - 15 mins
- 5** Burbank  
Drive - 9 mins
- 6** Frogtown  
Drive - 10 mins
- 7** Highland Park/Eagle Rock  
Drive - 15 mins
- 8** Dodger Stadium  
Drive - 15 mins
- 9** Hollywood  
Drive - 18 mins
- 10** Downtown Los Angeles  
Drive - 21 mins

## THE NEIGHBORHOOD





# CONTACT US

## NICOLE MIHALKA

[nicole.mihalka@cbre.com](mailto:nicole.mihalka@cbre.com)  
(213) 613-3370  
License #01322414

## DANA VARGAS

[dana.vargas@jll.com](mailto:dana.vargas@jll.com)  
(213) 239-6121  
License #01943620

## PAUL A. SABLOCK, SIOR

[paul.sablock@colliers.com](mailto:paul.sablock@colliers.com)  
(323) 864-3204  
License #00783445

## NICK SABLOCK

[nick.sablock@colliers.com](mailto:nick.sablock@colliers.com)  
(562) 293-6007  
License #02127272



ALTHOUGH INFORMATION HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, JLL DOES NOT MAKE ANY GUARANTEES, WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, AS TO THE COMPLETENESS OR ACCURACY AS TO THE INFORMATION CONTAINED HEREIN. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY. THERE MAY BE DIFFERENCES BETWEEN PROJECTED AND ACTUAL RESULTS, AND THOSE DIFFERENCES MAY BE MATERIAL. JLL DOES NOT ACCEPT ANY LIABILITY FOR ANY LOSS OR DAMAGE SUFFERED BY ANY PARTY RESULTING FROM RELIANCE ON THIS INFORMATION. IF THE RECIPIENT OF THIS INFORMATION HAS SIGNED A CONFIDENTIALITY AGREEMENT WITH JLL REGARDING THIS MATTER, THIS INFORMATION IS SUBJECT TO THE TERMS OF THAT AGREEMENT. ©2026 JONES LANG LASALLE BROKERAGE, INC. ALL RIGHTS RESERVED.