

# FOR SALE

±3,013 TOTAL RSF OF  
FLEXIBLE WAREHOUSE  
SPACE ON ±5,706 SF OF  
LAND IN FROGTOWN

# 2860 GLENVIEW AVE

FROGTOWN / LOS ANGELES

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**Normal**  
PROPERTIES  
**COMPASS**

# LIGHT-FILLED WAREHOUSE / STUDIO BUILDING ALONG THE LA RIVER IN FROGTOWN

AVAILABLE FOR SALE

**2860 GLENVIEW AVE**

Frogtown  
Los Angeles 90039

2860 Glenview Ave is a freestanding ±3,013 SF building on ±5,706 SF of land in the heart of Frogtown. The space pairs an open main floor with high wood ceilings and skylights with four flexible offices across the ground floor and mezzanine, two restrooms, on-site storage, and grade-level loading through a roll-up door — plus a secure outdoor area with parking, a rare neighborhood feature. Walkable to the LA River and Frogtown's best amenities, the property offers a turnkey canvas for studio, office, warehouse, or maker uses.



## DETAILS

Building Size	±3,013 SF
Land Size	±5,706 SF
Levels	Ground + Mezzanine
Year Built	1987
Zoning	MR1 - 1VL - RIO
APN	5437030026
Power	3 Phase, 120/240V, 400A
Construction	Concrete Block & Woodframe

## FEATURES

- 15' Clear Height Ceilings
- Demised with 4 Total Offices: Ground Floor and Mezzanine
- 2 Restrooms
- On-site Storage Container
- Sky Lights
- On-site Parking for 5 to 8 Cars
- Grade-level Loading Area with Roll Up Door

# HIGHLIGHTS

Freestanding ±3,013 SF Warehouse Building on ±5,706 SF Lot



Flexible Uses: Studio, Warehouse, Offices, Storage



On-site Parking for 5 to 8 Cars + Street Parking



Walkable Access to the LA River and Tons of Frogtown Amenities



Open Main Floor with High Wood Ceilings and Skylights



Easy Access to Major Freeways Including the 2, 5, and 134



GLENDALE FWY

GLENVIEW AVE



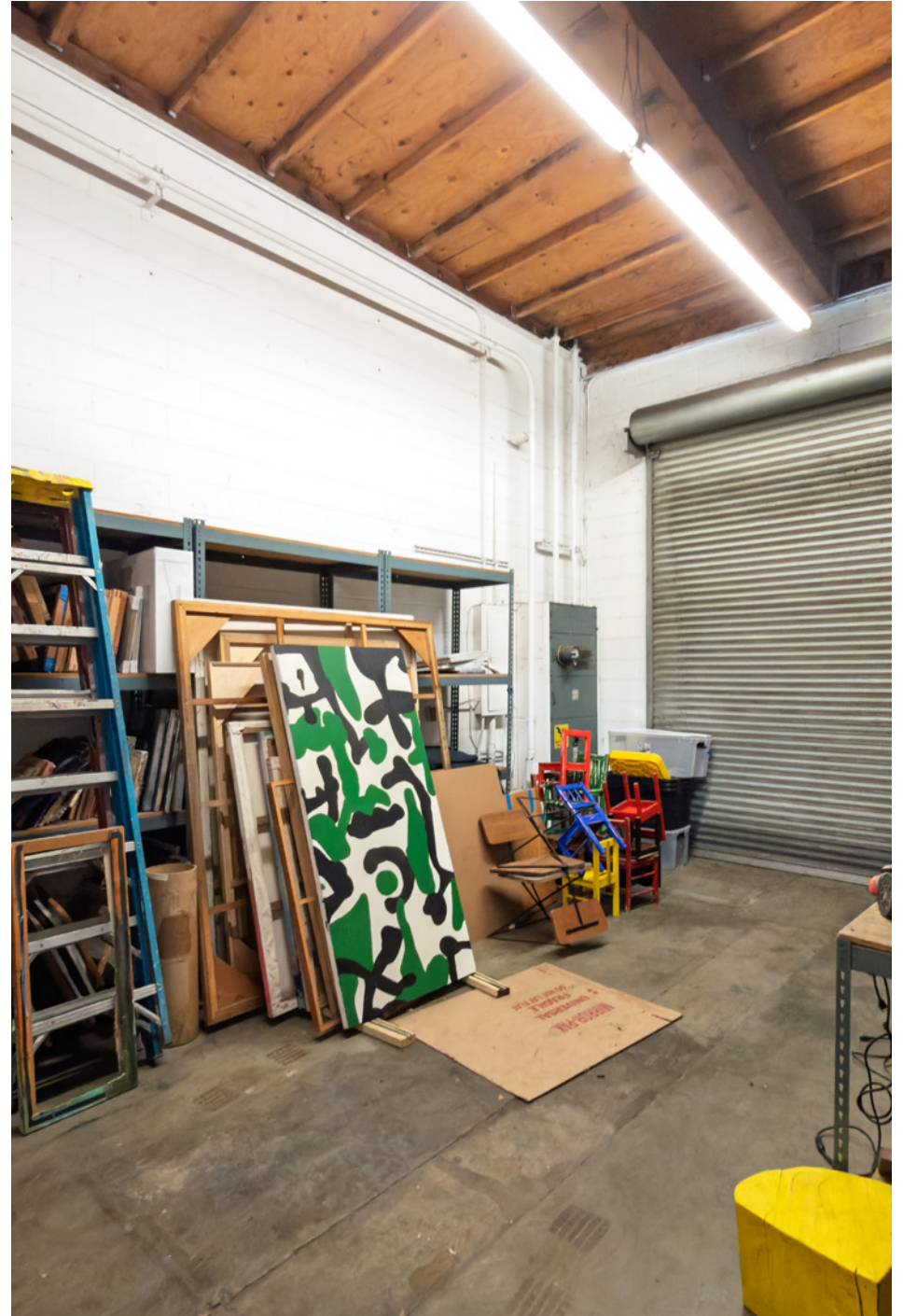
- An open main area with lots of natural light from skylights



● Main office / reception with entrance from Glenview Ave



● 2nd office / studio on the ground floor



● Loading / storage area



● Stairs to the mezzanine offices



● 3rd office in the mezzanine



● 2nd office in the mezzanine



● The main office entrance and the secure outdoor area



● View towards Glenview from the secure outdoor area



● The secure outdoor area and side entrance, along with the storage container

# NEIGHBORHOOD HIGHLIGHTS

## A Creative Enclave Along the LA River

Tucked between the LA River and the Glendale Freeway, Frogtown — officially Elysian Valley — has grown into one of Los Angeles' most distinctive creative neighborhoods. A long-time home to artist studios, fabrication shops, and design firms, the area now blends its working-industrial roots with a curated mix of independent cafés, breweries, restaurants, and wine bars. The 2.5-mile LA River Greenway runs the full length of the neighborhood, anchoring a daily rhythm of cyclists, runners, and locals moving between studios, storefronts, and the water's edge.

2860 Glenview Ave sits at the eastern end of this corridor, walkable to Frogtown's signature destinations and within easy reach of Atwater Village and Silver Lake.



● La Colombe Coffee



● Wax Paper Co.



● Salazar



● Lingua Franca



● Frogtown Brewery



● Frogtown Art Walk



- Just to the northwest are additional walkable amenities like Zebulon Cafe, 10 Speed Coffee, and Salazar.

# LOCATION

↳ Set at the eastern edge of Frogtown along the LA River, 2860 Glenview Ave offers immediate access to the 2 (Glendale) and 5 freeways, and is within minutes of Atwater Village, Silver Lake, Glendale, Los Feliz, Echo Park, and Downtown Los Angeles. The property combines the quiet, low-density character of Elysian Valley with the connectivity of a true central LA location.



For More Information Contact

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