

BOXCAR

at 3030 Andrita

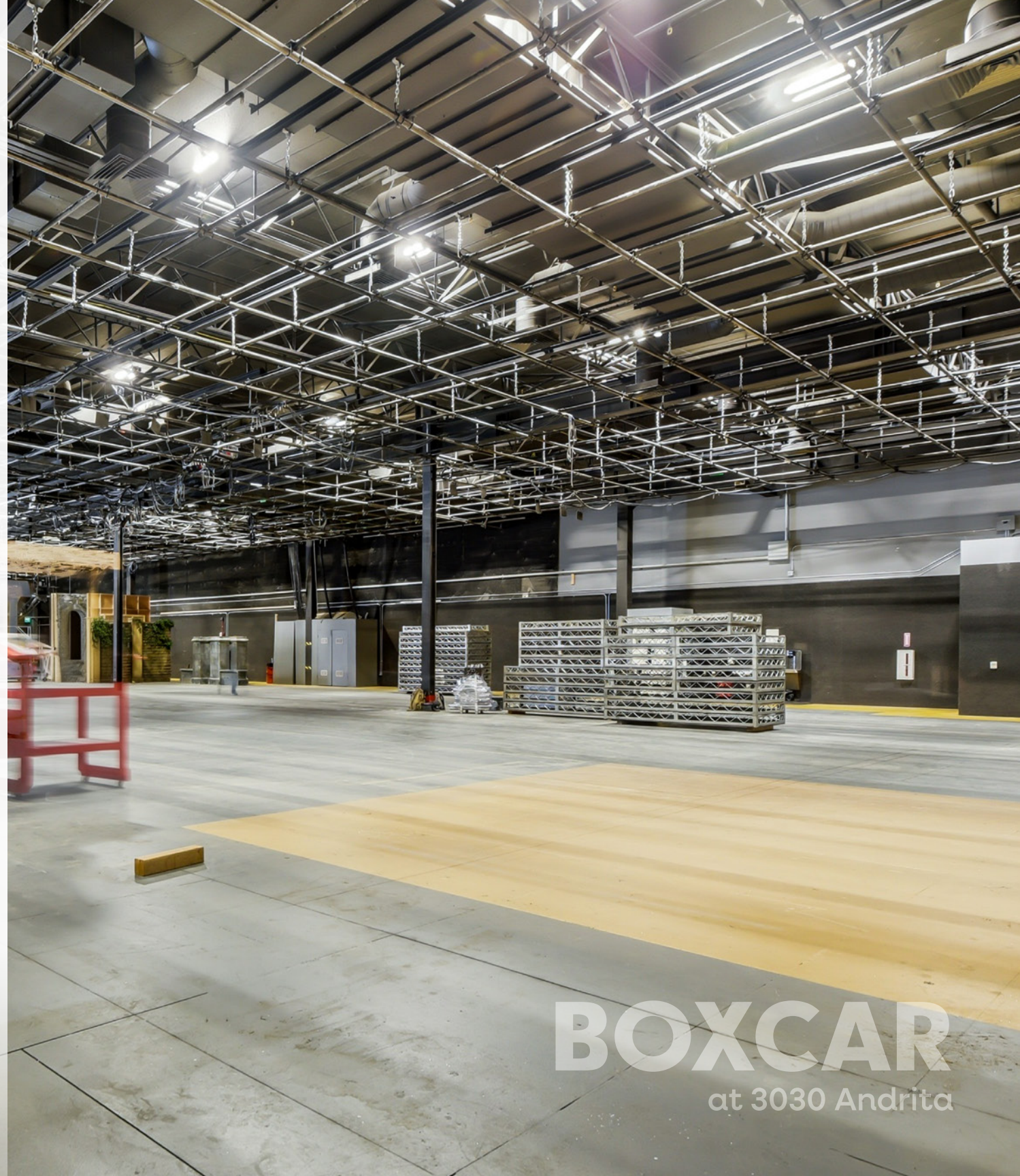
108,249 SF Vacant Flex Studio / Industrial Property
Available For Sale or For Lease

CBRE National Partners


The Offering

CBRE is pleased to present Boxcar at 3030 Andrita Street (the "Property"), a rare opportunity to **own or lease** a renovated studio or maker's space in the heart of Atwater Village. This 108,249 square foot industrial/studio building sits on 3.95 acres in one of Los Angeles' most dynamic and supply-constrained industrial submarkets.

Zoned M1-1-CDO (Limited Industrial), the Property is ideally suited for manufacturing, production, distribution, and studio/creative uses. **With significant clear heights, heavy power, and a large, secured lot, 3030 Andrita offers the flexibility and functionality demanded by today's most active industrial and creative users.**



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+ **Power:** 2 independent electrical services totaling 5,000 amps – 3,000A (Siemens) and 2,000A (GE) – 277/480V, 3-phase

+ **HVAC:** Central system with packaged and split system units. Central Chiller (334-Ton Daikin, 2021) + Carrier & Lennox RTUs

+ **Security:** Fully Fenced, Secured & Gated Perimeter

+ **Parking:** 180 stalls | 1.66 / 1,000 SF (with additional 70 stalls available through Aug-2028, and potentially thereafter)

+ **Fire/Life Safety:** New Building-Wide Fire Alarm System (2021)



PROPERTY SPECIFICATIONS

3030 Andrita Street, Los Angeles, CA 90065

+ **APN**

5458-008-013 (Primary)

5458-007-025 (Parking Parcel)

+ **Net Rentable Area**

108,249 SF (BOMA 2017)

+ **Land Area**

±3.95 Acres (172,033 SF)

+ **Zoning**

M1-1-CDO (Limited Industrial)

+ **Year Built / Renovated**

1925–1966 / Substantially Renovated 2020

+ **Construction**

Mixed construction including CMU and concrete frame, concrete tilt-up, and steel framing, with roof and floor decks ranging from wood to metal and concrete

+ **Clear Heights**

10' – 20' (Warehouse/Stage Areas to 20')

+ **Stories**

1 Story (Partial 2 Story)

+ **Loading**

5 Grade-Level Roll-Up Doors

Key Highlights

Heavy Power & Modern Mechanical, Electrical & Plumbing (MEP) Infrastructure

5,000-amps provided via dual 277/480V 3-phase services - well above the threshold for manufacturing and production-intensive uses.

Large Secured Lot with Ample Parking

3.95-acre fully fenced and gated site with 180 parking spaces, and access to 70 additional stalls. Controlled vehicle access and on-site security cameras. **A rarity at this scale in Atwater Village.**

\$18.6M in Recent Capital Improvements

Extensive capital upgrades completed over the last 6 years including exterior improvements, new chiller, fire alarm replacement, MEP upgrades, and full interior build-out — significantly reducing day-one capex needs.

At the Heart of LA's Most Sought-After Neighborhoods

Atwater Village sits at the center of Los Angeles' most sought-after creative neighborhoods — Silver Lake, Los Feliz, Frogtown, Highland Park, and Glassell Park — all of which have seen sustained investment and demographic transformation over the past decade. The area draws a deep, highly educated workforce from both the surrounding residential neighborhoods and the executive housing stock along the river corridor, **making it one of the strongest labor pools in the city for creative, technical, and production-oriented businesses.**



Studio / Creative Conversion Potential

The Property includes three existing sound stages (±34,500 SF total) and is **situated within LA's media core**. An ideal fit for a studio, production company, or content creator requiring a plug-and-play facility.



Industrial / M1-Zoned in Supply-Constrained Market

M1-1-CDO zoning supports manufacturing, production, warehouse, distribution, and studio uses. Industrial vacancy in the LA River Corridor submarket remains extremely tight.

Located at the heart of Los Angeles' Creative Core



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\$18.6M in Recent Capital Improvements



Site Plan **BOXCAR** at 3030 Andrita

Drive-In Doors



The parcel is not owned by, nor part of, the sale and contains stalls available for use by the Property under a separate lease agreement*

**The Property has rights, pursuant to a lease, to an additional 70 parking stalls located adjacent to and contiguous with the Property. This parcel accommodates both tandem and valet-assisted parking. The lease expires on August 31, 2028. The landlord retains the sole, absolute, and unrestricted right to terminate the lease at any time upon one hundred eighty (180) days' written notice to Ownership.*

N SAN FERNANDO RD

ANDRITA ST

FLETCHER DR

NAP

NAP

NAP

Turn-Key
Office/Support
Space
±13,000 SF
Two-Story

Stage B
±15,000 SF
Audience Rated

Stage A
±18,000 SF

Stage C
±1,500 SF

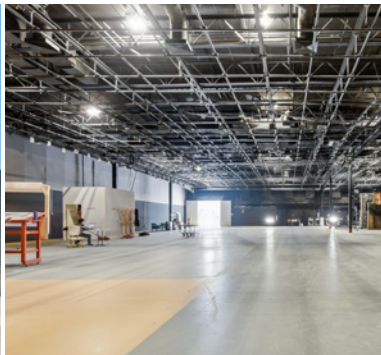
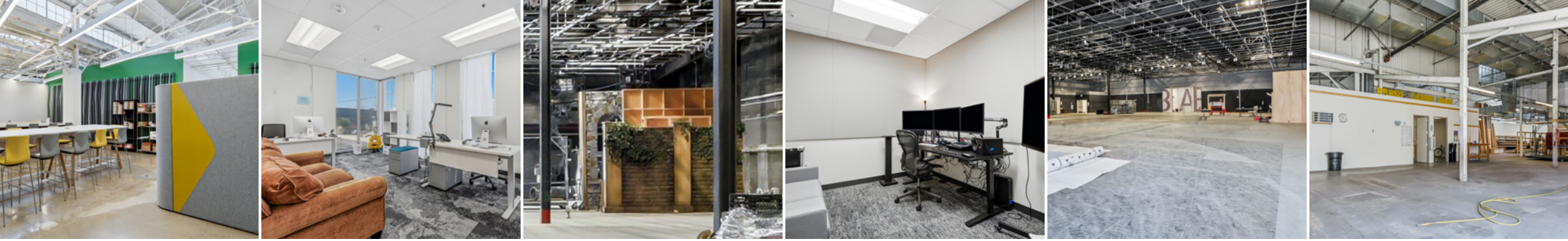
Support Space/
Turn-Key Office
±8,000 SF

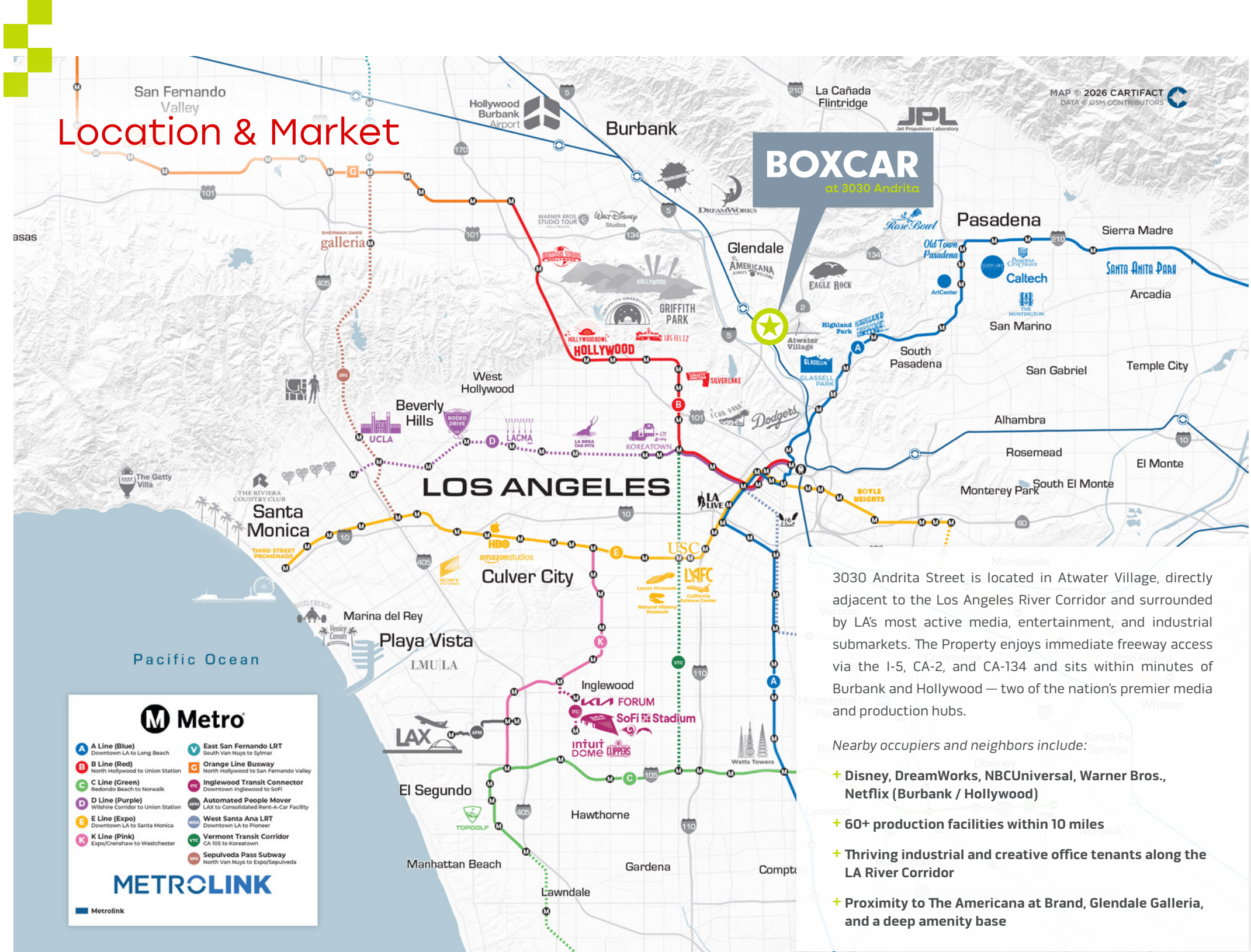
NAP

Warehouse / Flex Space
±36,000 SF

Turn-Key Office
±7,029 SF
Two-Story







Location & Market

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3030 Andrita Street is located in Atwater Village, directly adjacent to the Los Angeles River Corridor and surrounded by LA's most active media, entertainment, and industrial submarkets. The Property enjoys immediate freeway access via the I-5, CA-2, and CA-134 and sits within minutes of Burbank and Hollywood — two of the nation's premier media and production hubs.

Nearby occupiers and neighbors include:

- + Disney, DreamWorks, NBCUniversal, Warner Bros., Netflix (Burbank / Hollywood)
- + 60+ production facilities within 10 miles
- + Thriving industrial and creative office tenants along the LA River Corridor
- + Proximity to The Americana at Brand, Glendale Galleria, and a deep amenity base

M Metro

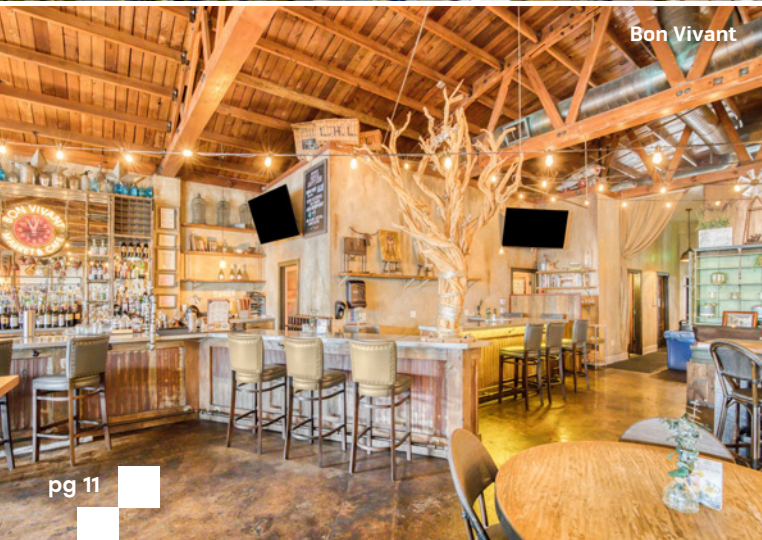
- A Line (Blue)**
Downtown LA to Long Beach
- B Line (Red)**
North Hollywood to Union Station
- C Line (Green)**
Redondo Beach to Norwalk
- D Line (Purple)**
Wilshire Corridor to Union Station
- E Line (Expo)**
Downtown LA to Santa Monica
- K Line (Pink)**
Expo/Crenshaw to Westchester
- V East San Fernando LRT**
South Van Nuys to Sylmar
- G Orange Line Busway**
North Hollywood to San Fernando Valley
- INC Ingleswood Transit Connector**
Downtown Ingleswood to SoFi
- APR Automated People Mover**
LAX to Consolidated Rent-A-Car Facility
- WLA West Santa Ana LRT**
LAX to Pioneer
- VTC Vermont Transit Corridor**
CA 105 to Koreatown
- SPS Sepulveda Pass Subway**
North Van Nuys to Expo/Sepulveda

METROLINK

Metrolink



Amenity Rich Location





In-Demand Residential Market

Atwater Village median home values have **climbed to \$1.49M**, while adjacent Glendale continues to attract significant multifamily investment.



TENTEN Campus, a 228-unit luxury apartment community, hit 95% occupancy within months of its early 2025 delivery, with lenders citing “healthy rental growth, low vacancy rates and limited new supply”. The result is a deep, high-quality workforce base within minutes of the Property.



Adjacent Improvements



LA RIVER MASTER PLAN

The Property sits adjacent to the North Atwater East Bank Riverway, a 2.2-mile multi-use trail currently under construction along the Los Angeles River. The project, part of the late Frank Gehry's broader LA River Master Plan, will bring landscaped pathways, ecological restoration, and improved public connectivity directly to the Property's doorstep, further elevating the corridor's long-term appeal for tenants and investors alike.



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