

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...



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



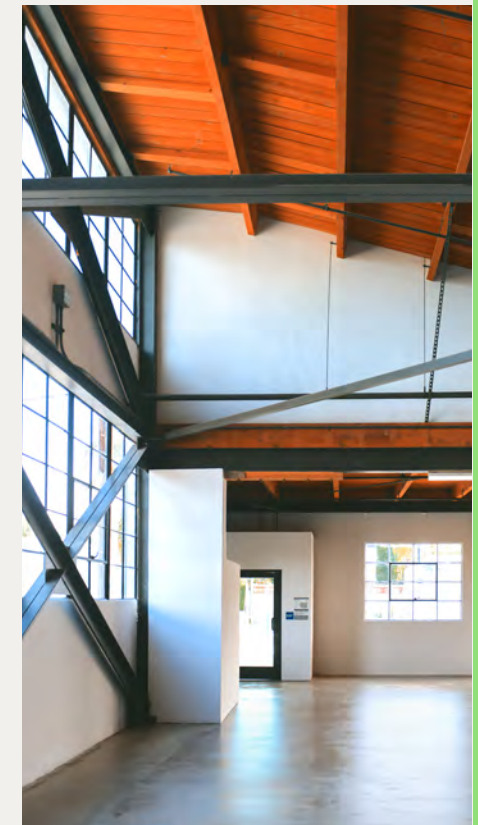
RENOVATIONS COMPLETE
View Construction Process



NORTH ELEVATION



WEST ELEVATION

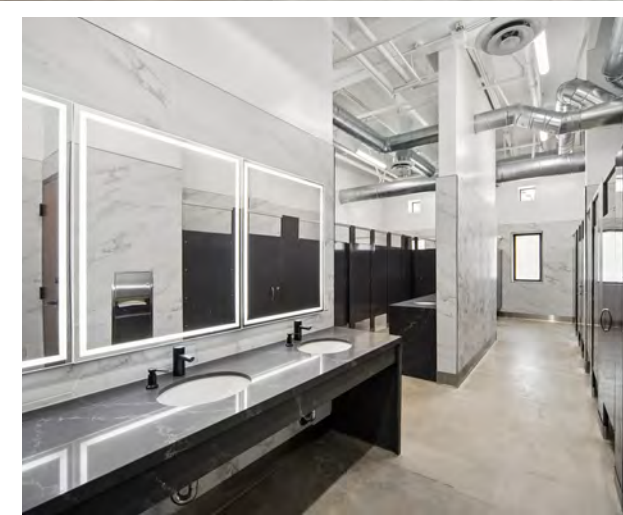


SAWTOOTH
CROSSING
AERIALS





INTERIORS



EXTERIORS

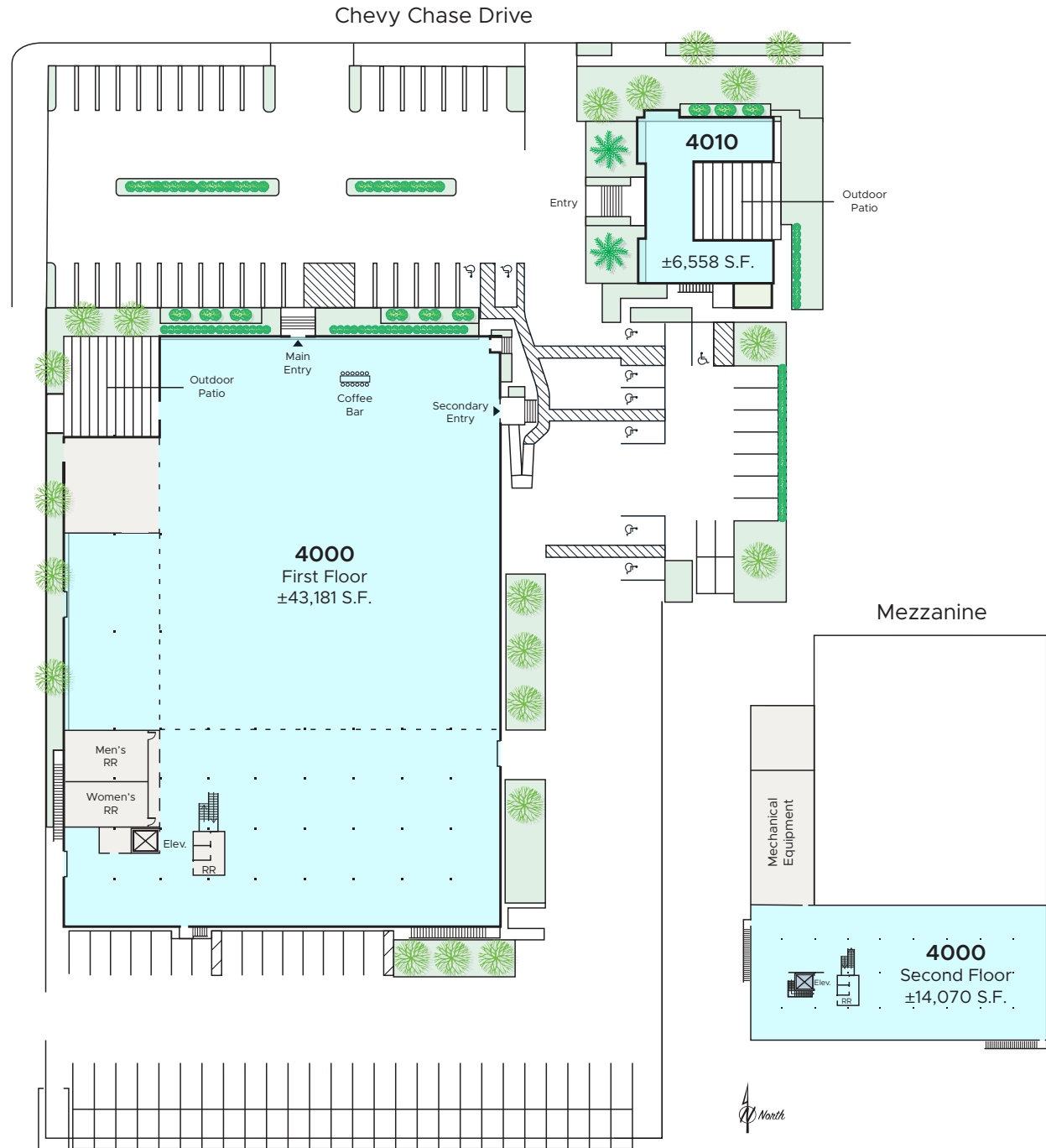




SITE PLAN

4000-4010

Chevy Chase Dr
LOS ANGELES

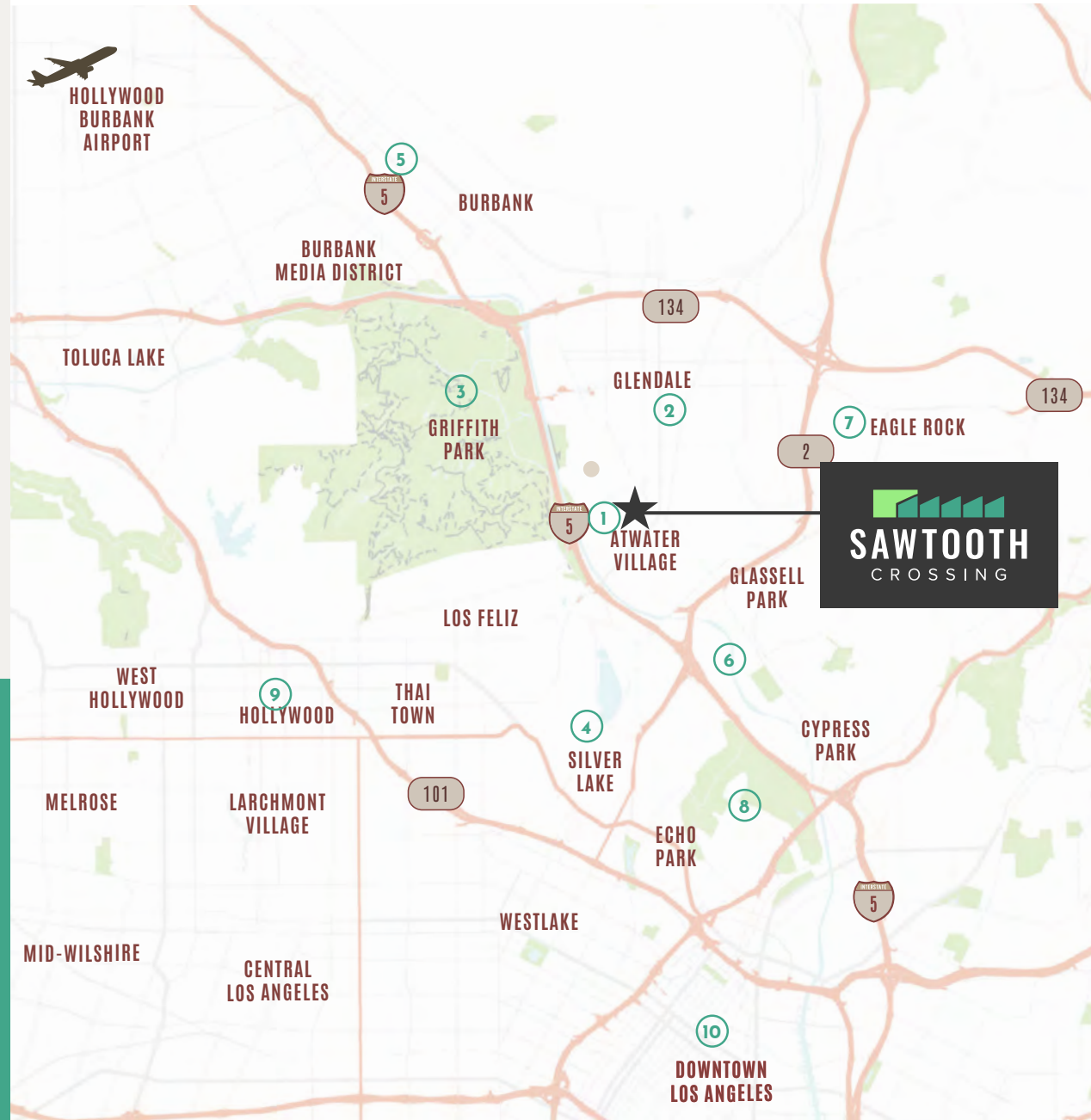


WALK-BIKE DRIVE

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.

- | | |
|--|---|
| <p>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</p> | <p>⑥ Frogtown
Drive - 10 mins</p> |
| <p>② The Americana at Brand
Drive - 7 mins • Bike - 13 mins</p> | <p>⑦ Highland Park/Eagle Rock
Drive - 15 mins</p> |
| <p>③ Griffith Park
Drive - 7 mins</p> | <p>⑧ Dodger Stadium
Drive - 15 mins</p> |
| <p>④ Silverlake
Drive - 8 mins • Bike - 15 mins</p> | <p>⑨ Hollywood
Drive - 18 mins</p> |
| <p>⑤ Burbank
Drive - 9 mins</p> | <p>⑩ Downtown Los Angeles
Drive - 21 mins</p> |



THE NEIGHBORHOOD



NEIGHBORHOOD AMENITIES

Restaurant

1. Tam O'Shanter
2. Osusume Fumio
3. Spina
4. All'Acqua
5. Bar Sinizki
6. Blair's Restaurant
7. Bacari GDL
8. L'Avenue
9. Eden On Brand
10. Bourbon Steak by Michael Mina
11. Katsin Restaurant
12. Dune
13. Bon Vivant Market & Cafe
14. Holy Basil Market
15. HomeState
16. The Village Bakery and Cafe
17. La Azteca
18. Trattoria Amici
19. Frida Mexican Cuisine

Bar & Nightlife

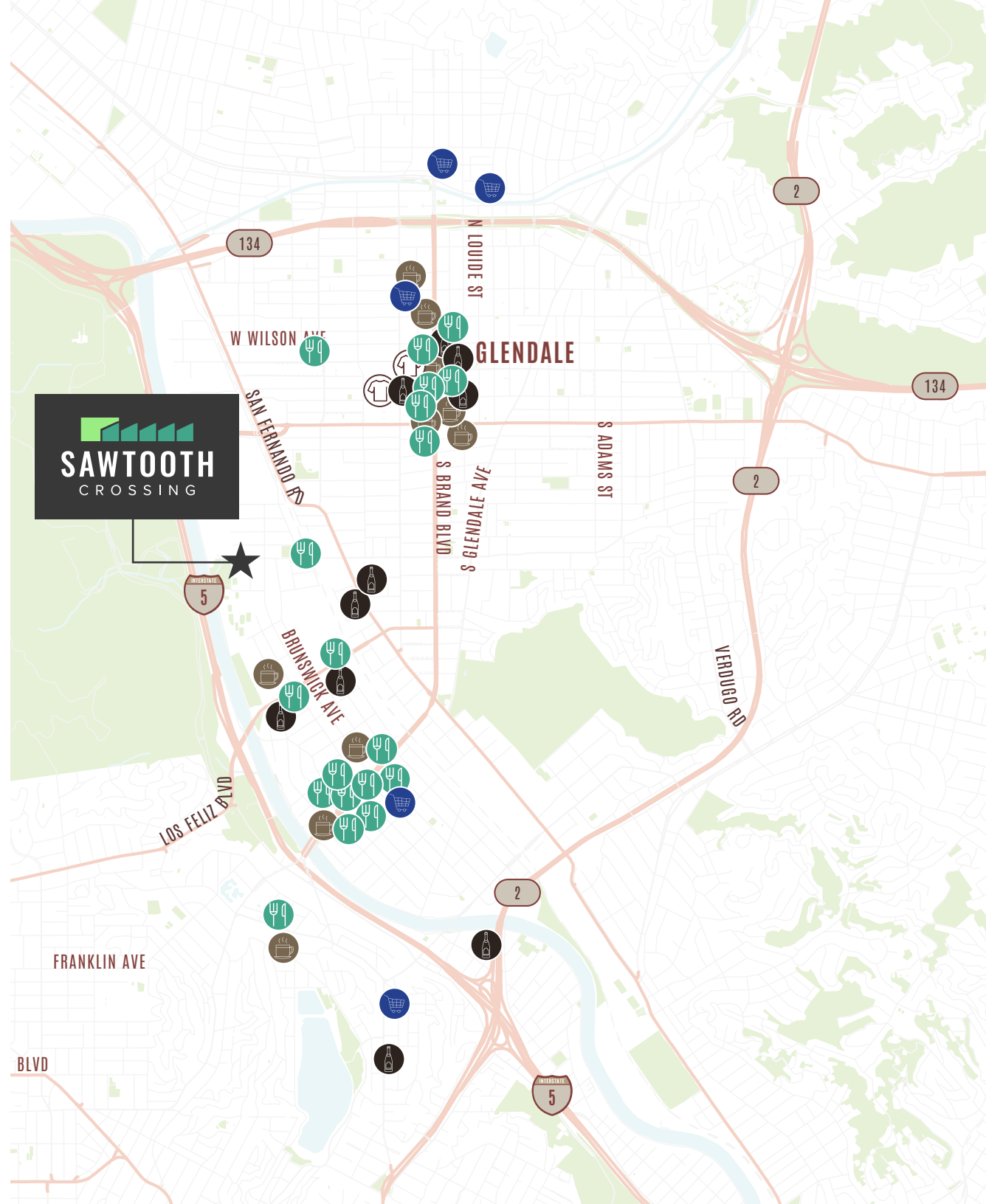
1. The High Low
2. Oak and Vine
3. The Famous Bar
4. L'Avenue Bar
5. Bigfoot Lodge
6. Tavern on Brand
7. Paperback Brewing Co.
8. Glendale Tap
9. The Red Lion Tavern
10. Frogtown Brewery

Grocery & Market

1. Whole Foods Market
2. Trader Joe's
3. Seven Seas Gourmet Foods
4. Grand Foods Market
5. Atwater Village Farmers' Market

Cafe & Coffee

1. Black Elephant Coffee
2. Cafecito Organico
3. Regent Coffee Roasters
4. Philz Coffee
5. La Goccia Espresso Bar
6. Love You Latte
7. Makisupa Coffee Bar
8. Cafe IZZI
9. La La Land
10. Le Pain Quotidien





CONTACT US

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