

1660 RIVERSIDE DR FROGTOWN

INVESTMENT OPPORTUNITY
PRICE REDUCTION

±9,500 RSF on 42,838 SF of Land
Ideal 1031 Exchange Opportunity

FOR SALE
INVESTMENT SALES OPPORTUNITY

INDUSTRY

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INVESTMENT OPPORTUNITY

DETAILS

BUILDING DETAILS

BUILDING AREA	±9,500 RSF (2 Stories)
LAND AREA	42,838 SF
LOT DIMENSIONS	±760 ft L x ±35 ft D
YEAR BUILT	1966
ZONING	C3 (Riverside Implementation Overlay)

WHAT'S DIFFERENT

- Location:
- Situated in Frogtown, Los Angeles.
 - Adjacent to the I-5 Freeway.
 - Parcel has approximately 760 feet of frontage along the main road.
- Tenant and Lease Details:
- \$25,000/mo. NNN, 5-Yr Term with 3% annual increases
 - Leased to Charter Communications (DBA Spectrum), a tenant with a \$45 billion market cap.
- Investment Potential:
- Ideal 1031 Exchange Opportunity
 - Provides steady cash flow backed by a creditworthy tenant.
 - Triple-net lease ensures minimal landlord responsibilities.
 - Prime location with strong visibility and accessibility.

SALE TERMS

PRICE	\$4,950,000 \$4,500,000
CAP RATE	6.6%

- Additional Features:
- Potential for long-term appreciation in a desirable and growing Los Angeles neighborhood.
 - Adjacent freeway access provides added convenience and strategic value for tenants.

*CAP increases to 6.8% in June when rent escalates

Zoning Overview*

This centrally located property offers flexible development potential with dual zoning: C2-1VL-RIO (General Commercial) and P-1VL-RIO (Parking). Situated within the River Implementation Overlay District (RIO), it supports projects aligned with the City’s revitalization goals along the LA River. The site is identified as a Housing Element opportunity area and flagged for Freeway

Adjacent Sensitive Use Advisory, providing a strategic position for future planning initiatives. It lies within a High Quality Transit Corridor and a Moderate TCAC Opportunity Area, enhancing its appeal for mixed-use or community-serving development. Additionally, it benefits from proximity to Elysian Park, within an active 500-foot park zone.

*buyer to verify — Click on map to visit the ZIMAS website.

ZIMAS ZONING MAP

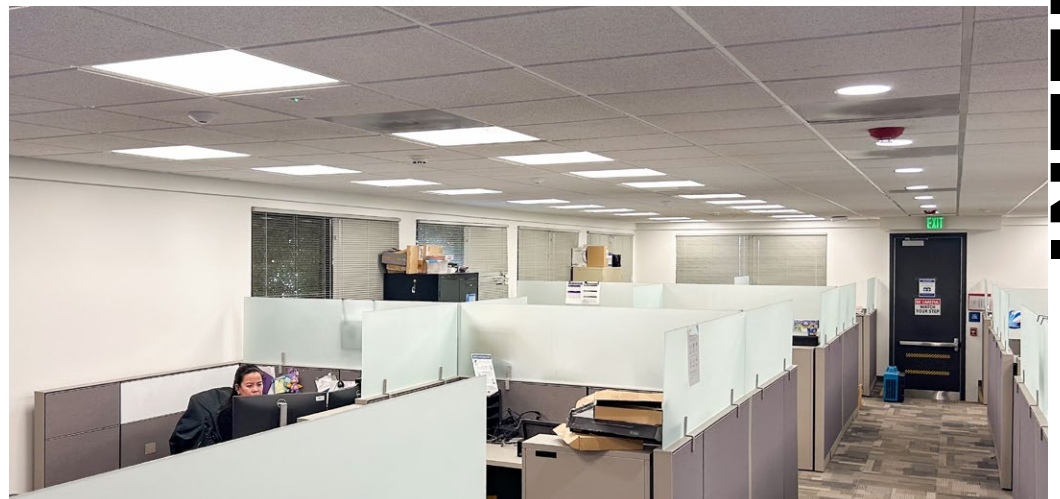
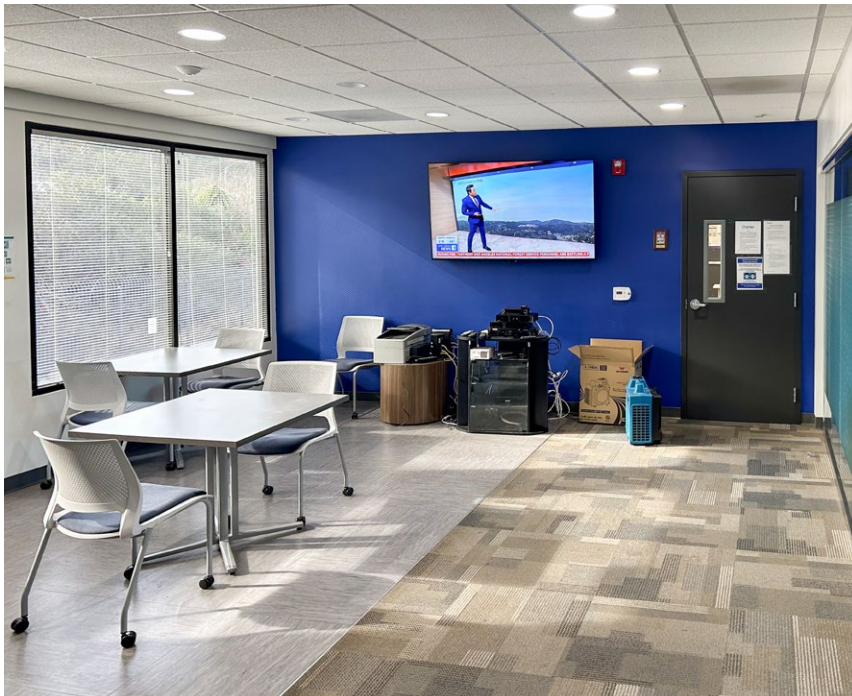


ZONING



FAÇADE

EXTERIOR PHOTOS



FACADE

INTERIOR PHOTOS



EXTERIOR

AERIAL PHOTOS

10 WITHIN 10

AT
GILROY
CAMPUS



10 Speed Coffee (coming soon): Anticipation is high for 10 Speed Coffee's upcoming arrival in Frogtown, promising to add another gem to the neighborhood's thriving coffee scene. With its focus on quality beans and expertly brewed drinks, it's sure to become a beloved gathering spot for caffeine aficionados.



Frogtown Brewery: Frogtown Brewery embodies the spirit of its community, offering a laid-back space where patrons can enjoy a diverse selection of craft beers brewed on-site. The brewery's industrial-chic aesthetic and relaxed atmosphere make it a welcoming spot to unwind with friends.



Salazar: Nestled amid greenery, Salazar offers a rustic outdoor dining experience accentuated by its Mexican-inspired cuisine. Patrons can savor grilled dishes and vibrant flavors in a charming setting featuring communal tables and string lights.



Bub and Grandma's: Bub and Grandma's is a cherished bakery known for its artisanal bread and delectable pastries. From crusty sourdough to flaky croissants, each creation is made with care and attention to detail, delighting locals and visitors alike.



La Colombe Coffee: La Colombe Coffee is a trendy yet cozy spot known for its meticulously crafted brews. With a commitment to quality, it serves up artisanal coffee in a welcoming atmosphere, perfect for both quick caffeine fixes and leisurely sips.

9 min
WALK



Spoke: Spoke is a hip cafe with a bicycle-themed twist, serving up gourmet fare and specialty coffee in a laid-back setting. Whether you're refueling after a bike ride or simply looking for a cozy spot to hang out, Spoke offers a relaxed vibe and delicious eats.



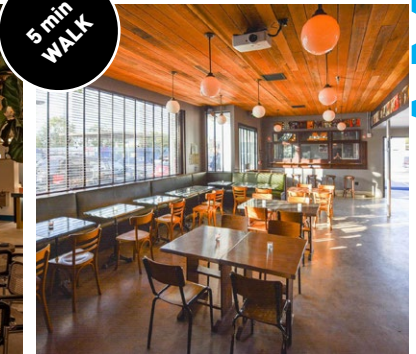
Lingua Franca: Tucked away in Frogtown, Lingua Franca is an intimate wine bar specializing in unique and hard-to-find varietals. Its curated selection and cozy atmosphere make it an ideal destination for wine enthusiasts seeking new discoveries.



Wax Paper: Wax Paper is a neighborhood gem, celebrated for its inventive sandwiches served on freshly baked bread. Its cozy interior and friendly vibes make it a go-to spot for lunch or a casual bite, offering a menu that's both comforting and creative.



Loreto: With its seasonal menu and warm ambiance, Loreto is a beloved neighborhood spot offering elevated yet approachable cuisine. From farm-fresh salads to hearty mains, each dish reflects a commitment to quality ingredients and culinary craftsmanship.



Zebulon: Zebulon is more than just a music venue; it's a cultural hub where locals gather for live performances, craft cocktails, and an eclectic ambiance. With its retro-inspired decor and vibrant energy, it's a favorite hangout for music lovers and creatives alike.

AMENITIES

NEARBY TENANTS



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TIENN Studios:

A creative production studio specializing in innovative media content, Tienn Studios collaborates with brands and artists to produce visually stunning and impactful projects across various platforms.



Clare V: A fashion and accessories brand known for its chic and timeless designs, Clare V offers a range of handbags, clothing, and accessories that combine Parisian influence with laid-back LA style.



Output:

Output develops cutting-edge software and hardware tools designed to inspire creativity among musicians and producers, providing innovative solutions for music creation and sound design.



Church Edit:

Church Edit is a post-production company offering top-tier editing, color grading, and visual effects services for film, television, and digital content, known for its meticulous attention to detail and artistic approach.



Part4:

An award-winning creative agency that specializes in crafting strategic solutions for social, digital, and beyond, offering innovative approaches to branding and marketing to drive impactful results.



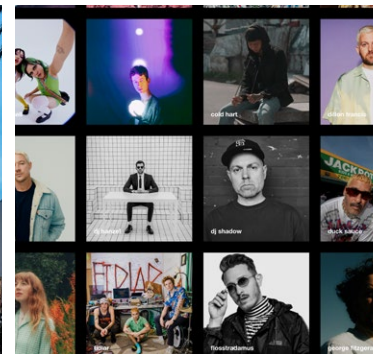
Ethos.Studio:

Ethos is an adaptive post-production studio specializing in color, finish, and VFX, which integrates deep experience with newer, better ways of doing things. With fully integrated remote systems, the award-winning team of young artists collaborates with clients worldwide.



Ferrante Koberling:

An architecture and design firm, Ferrante Koberling delivers bespoke solutions for residential and commercial projects, blending modern aesthetics with functional design elements.



TMWRK:

A full-service artist management company, TMWRK represents a diverse roster of talent in the music industry, providing comprehensive management and strategic guidance to help artists achieve their career goals.



Paper Chase Press:

A family-run printing and design studio, Paper Chase Press provides high-quality, eco-friendly printing services for artists, designers, and businesses, specializing in custom projects with a focus on craftsmanship and sustainability.

TENANTS