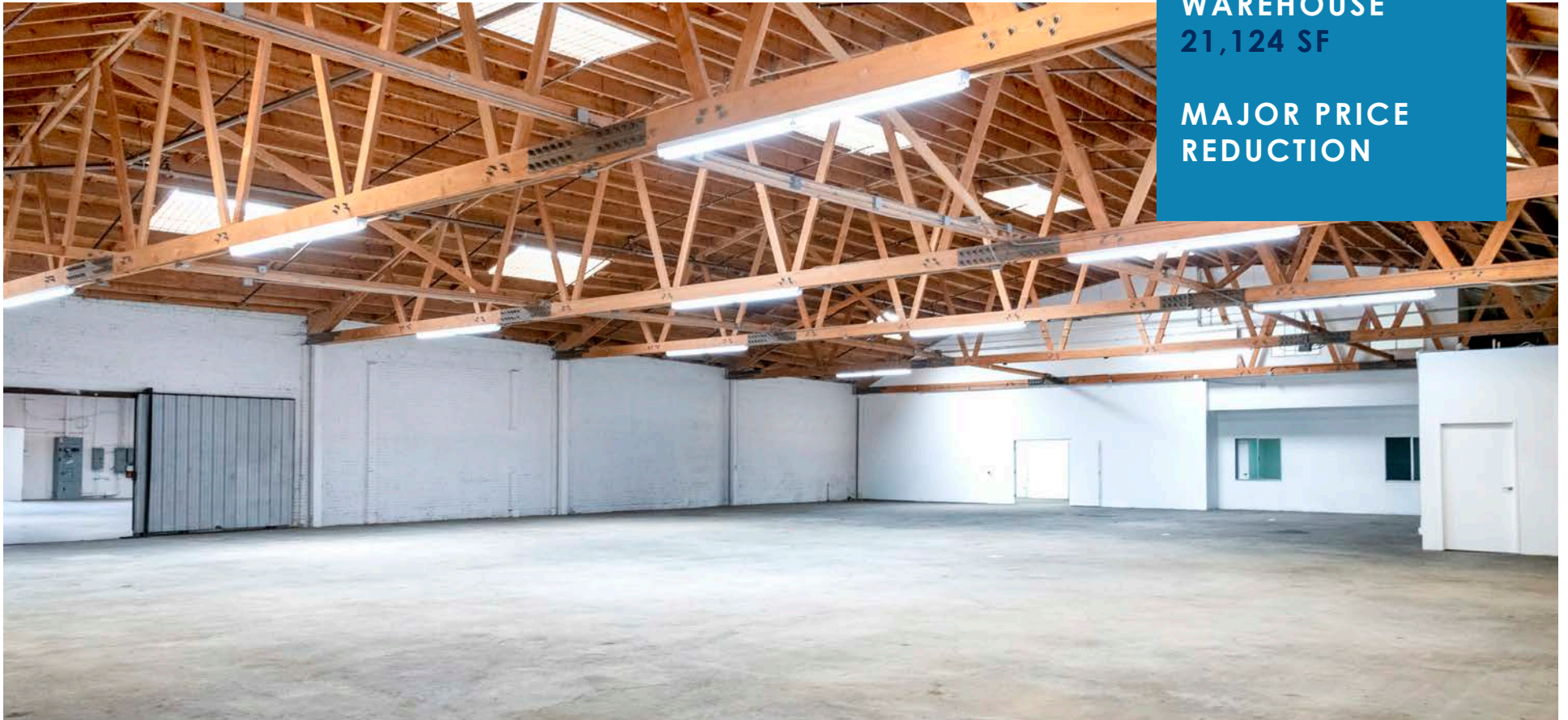


# ARTS DISTRICT WAREHOUSE

1202-1210 MATEO STREET | LOS ANGELES | CA

FOR SALE/LEASE



WAREHOUSE  
21,124 SF

MAJOR PRICE  
REDUCTION

## DAVID FREITAG

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## JERRY SACKLER

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE / LEASE

WAREHOUSE

1202-1210 MATEO ST. LOS ANGELES, CA

DETAILS

AVAILABLE SF

Office Area: 4,230 SF

Building Area: 21,124 SF

RATE

Please contact brokers for details

OCCUPANCY

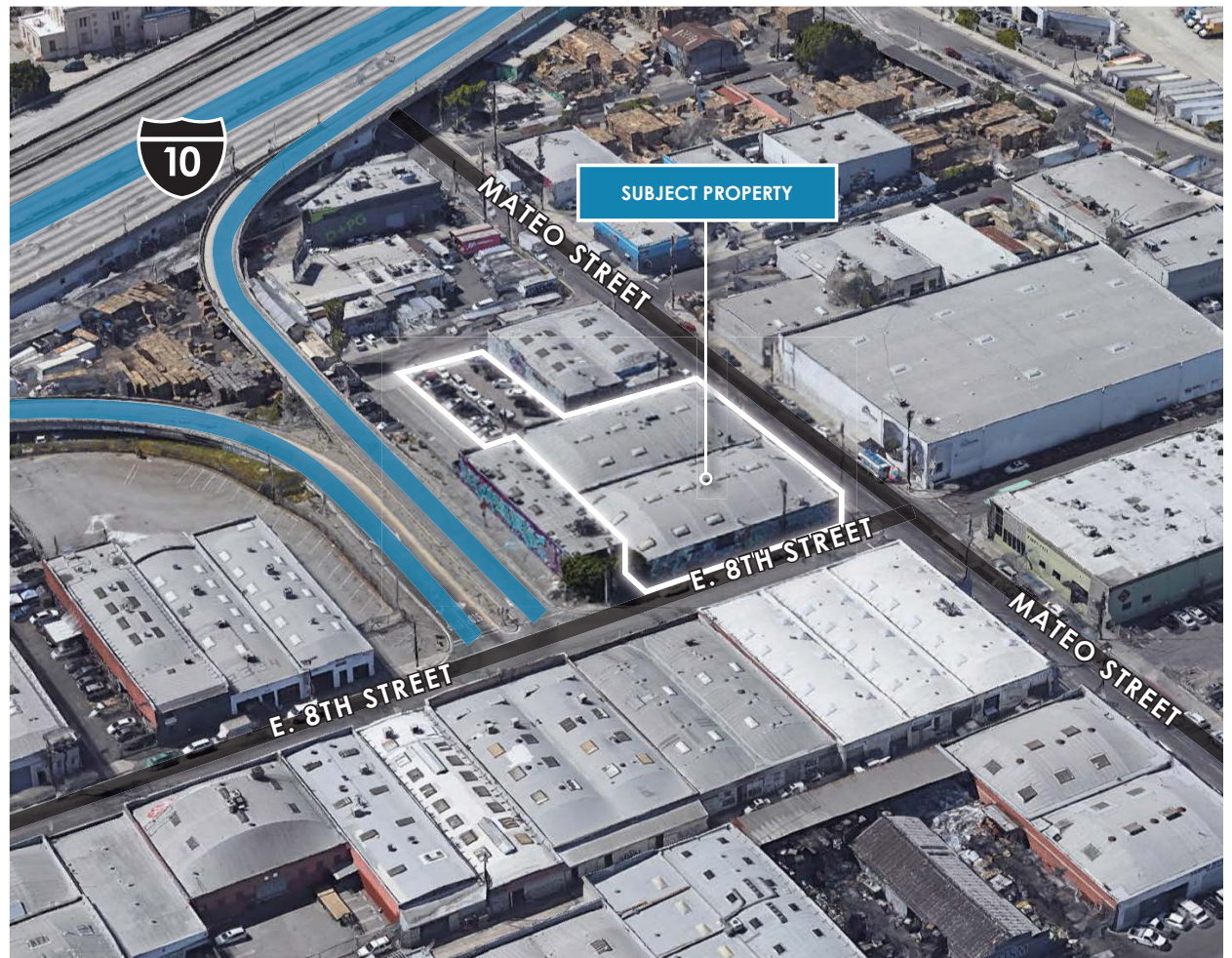
Available

PARKING

22 Parking Spaces

## BUILDING HIGHLIGHTS

- Clear Span, Bow Truss Warehouse with Skylights
- Easily Divisible into Two Units
- Many Possible Applications Including Retail, Showroom, Gallery and Creative Offices
- DTLA Arts District location
- Neighboring to Warner Bros. Music, Spotify, Bestia & SoHo House
- Adjacent to On/Off Ramps to the Santa Monica (I-10) Freeway
- Frontage on Two Streets: Mateo Street and 8th Street
- Corner Location with Excellent Ingress/Egress from Both Mateo Street and Damon Street
- Private Parking Lot for 22 Vehicles



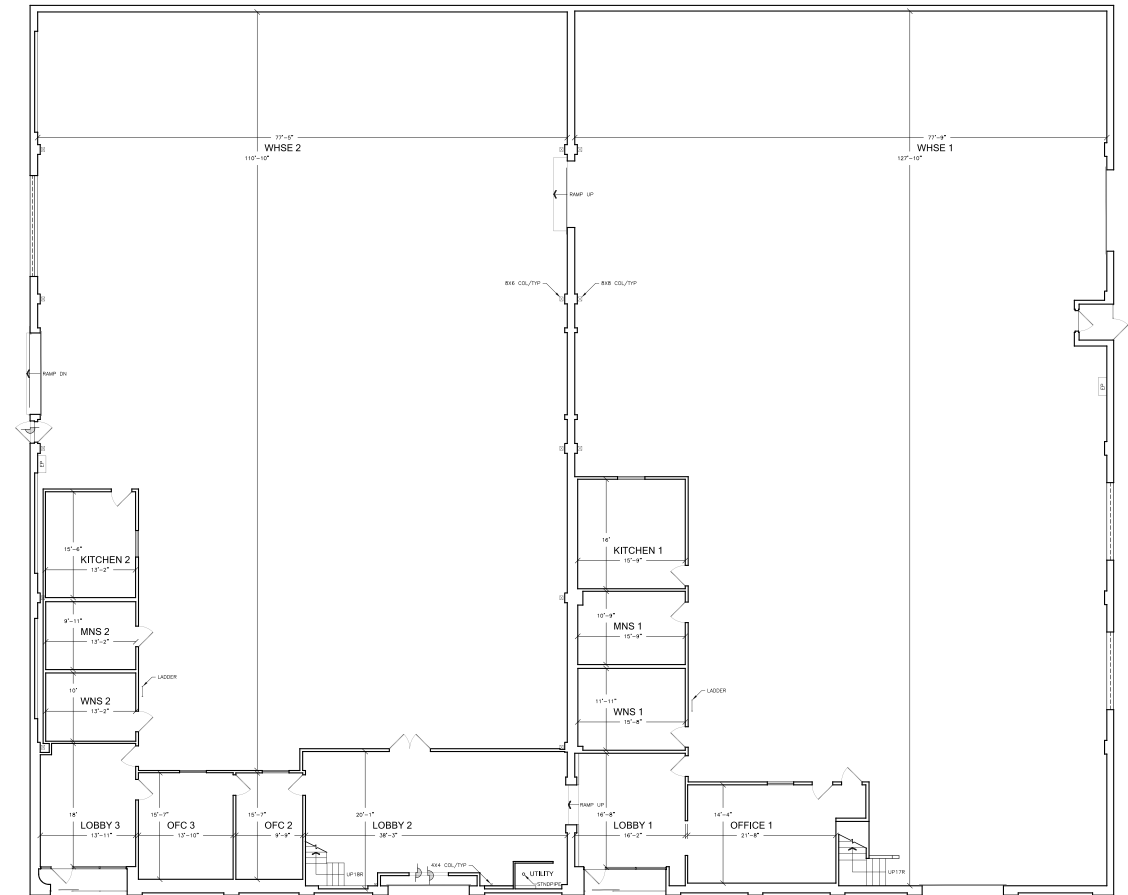
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ONCOR INTERNATIONAL | [www.daumcommercial.com](http://www.daumcommercial.com)

## FLOOR PLAN

## PROPERTY HIGHLIGHTS

- Total Building SF: 21,124
- Total Land SF: 26,119
- Zoned M3-1-RIO
- Assessor's Parcel Number: 5166-009-001,009
- Built in 1924; Extensive Remodel in 2001—Brick & Block Construction
- Power Service: (2) 400 Amps/120-240 Volts/3-Phase/4-Wire
- Divisible into Two (2) Units
- 3 Ground Level Loading Doors
- 14' Clearance Height Under Truss
- 4,230 SF Office Area
- East Los Angeles State Enterprise Zone
- Central Industrial Redevelopment Project Zone
- River Improvement Overlay District Zone
- Secure Private Parking Lot for 22 Vehicles



NOT TO SCALE\*

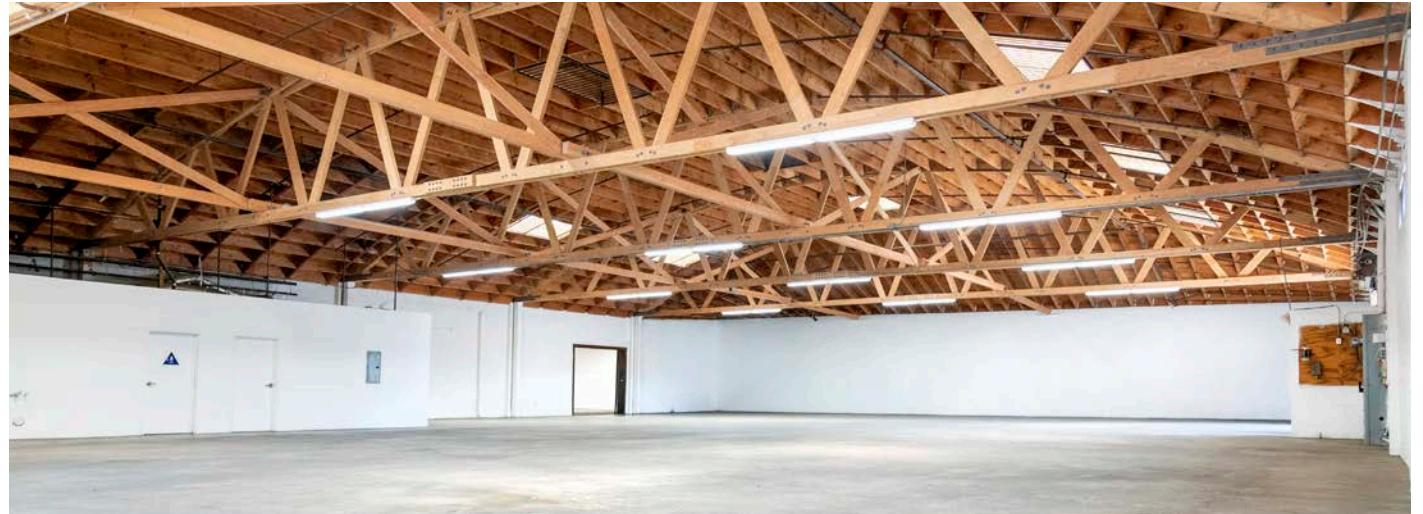
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PHOTOS



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FOR SALE / LEASE

WAREHOUSE

1202-1210 MATEO ST. LOS ANGELES, CA

NEIGHBORHOOD



A+D MUSEUM



HAUSER & WIRTH



ANGEL CITY BREWERY



DOVER ST. MARKET



ARTS DISTRICT BREWING CO.



BAVEL



ROLLING GREENS



HOUSE OF MACHINES



GUERRILLA TACOS



TARTINE MANUFACTORY

RESTAURANTS

- |                     |                     |
|---------------------|---------------------|
| 1. Father's Office  | 11. Officine BRERA  |
| 2. Inko Nito        | 12. Urban Radish    |
| 3. Manuela          | 13. Little Bear     |
| 4. Wurstkuche       | 14. Church & State  |
| 5. Cafe Gratitude   | 15. Tartine         |
| 6. Urth Caffe       | 16. Manufactory     |
| 7. The Chairman     | 17. Guerrilla Tacos |
| 8. Bavel            | 18. Bread Lounge    |
| 9. Zinc Cafe        | 19. Bestia          |
| 10. Factory Kitchen | 19. Cosme LA        |

COFFEE

- |                          |                              |
|--------------------------|------------------------------|
| 1. Eat.Drink.Americano   | 6. Cafe Societe              |
| 2. Blacktop Coffee       | 7. Cafe Dulce                |
| 3. Groundwork Coffee Co. | 8. Stumptown Coffee Roasters |
| 4. Bulletproof Coffee    |                              |
| 5. Blue Bottle Coffee    |                              |

BAR & BREWERIES

- |                              |                              |
|------------------------------|------------------------------|
| 1. Angel City Brewery        | 8. Iron Triangle Brewery     |
| 2. Eighty Two                | 9. Pour Haus Wine Bar        |
| 3. Arts District Brewing Co. | 10. Tony's Saloon/Pizzanista |
| 4. Westbound                 | 11. Everson Royce Bar        |
| 5. Resident DTLA             | 12. Greencraft Distillery    |
| 6. Villain's Tavern          |                              |
| 7. Lost Spirits Distillery   |                              |

RETAIL / MUSEUMS

- |                            |                           |
|----------------------------|---------------------------|
| 1. Hauser & Wirth          | 8. ICA LA                 |
| 2. 3.1 Phillip Lim         | 9. Mission Workshop       |
| 3. Apollis: Common Gallery | 10. Commonwealth          |
| 4. Hennessey + Ingalls     | 11. The House of Machines |
| 5. A+D Museum              | 12. The Good Liver        |
| 6. Arts District Co-op     | 13. Rolling Greens        |
| 7. Dover Street Market     |                           |

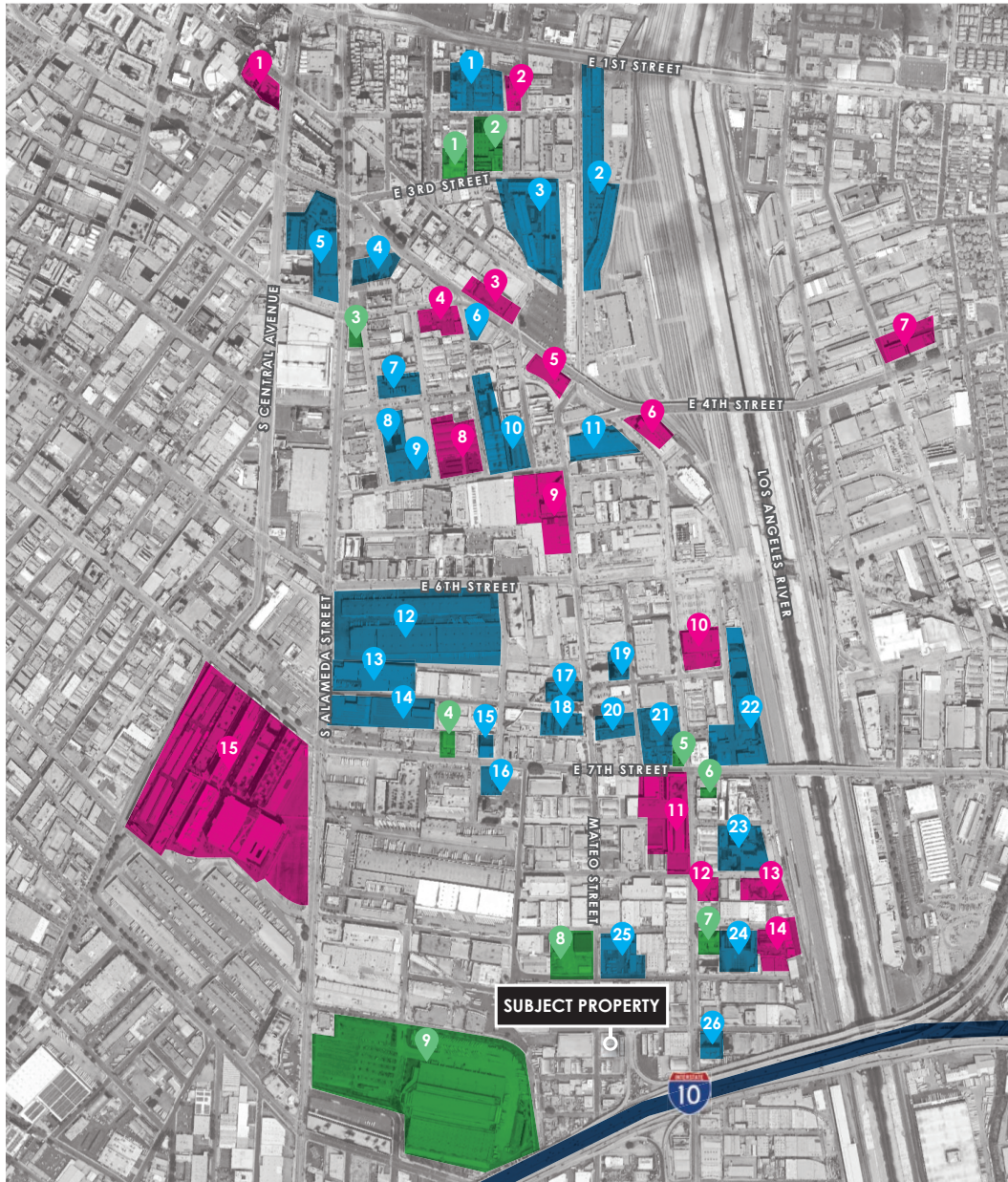


FOR SALE / LEASE

WAREHOUSE

1202-1210 MATEO ST. LOS ANGELES, CA

DEVELOPMENTS



CREATIVE OFFICE

1. Brunswig Square
2. 929 East 2nd Street
3. Fourth & Traction
4. 405 South Hewitt
5. 405 Mateo  
(Maxwell Coffee)
6. Santa Fe Business Center
7. 4th & Bridge
8. La Kretz  
Innovation Campus
9. AT MATEO
10. 640 S Santa De
11. Ford Factory  
(Warner Music)
12. 900 South Santa Fe
13. 2130 East Violet
14. Hyperloop Campus
15. The ROW DTLA

HOTEL / RETAIL / MUSEUM

1. 3rd & Garey
2. Hauser & Wirth
3. 400 South Alameda
4. ICA LA
5. 2057 East 7th Street
6. Firehouse Hotel & Bar
7. Soho Warehouse
8. Rolling Greens
9. LA Times Printing Pla

RESIDENTIAL / MIXED USE

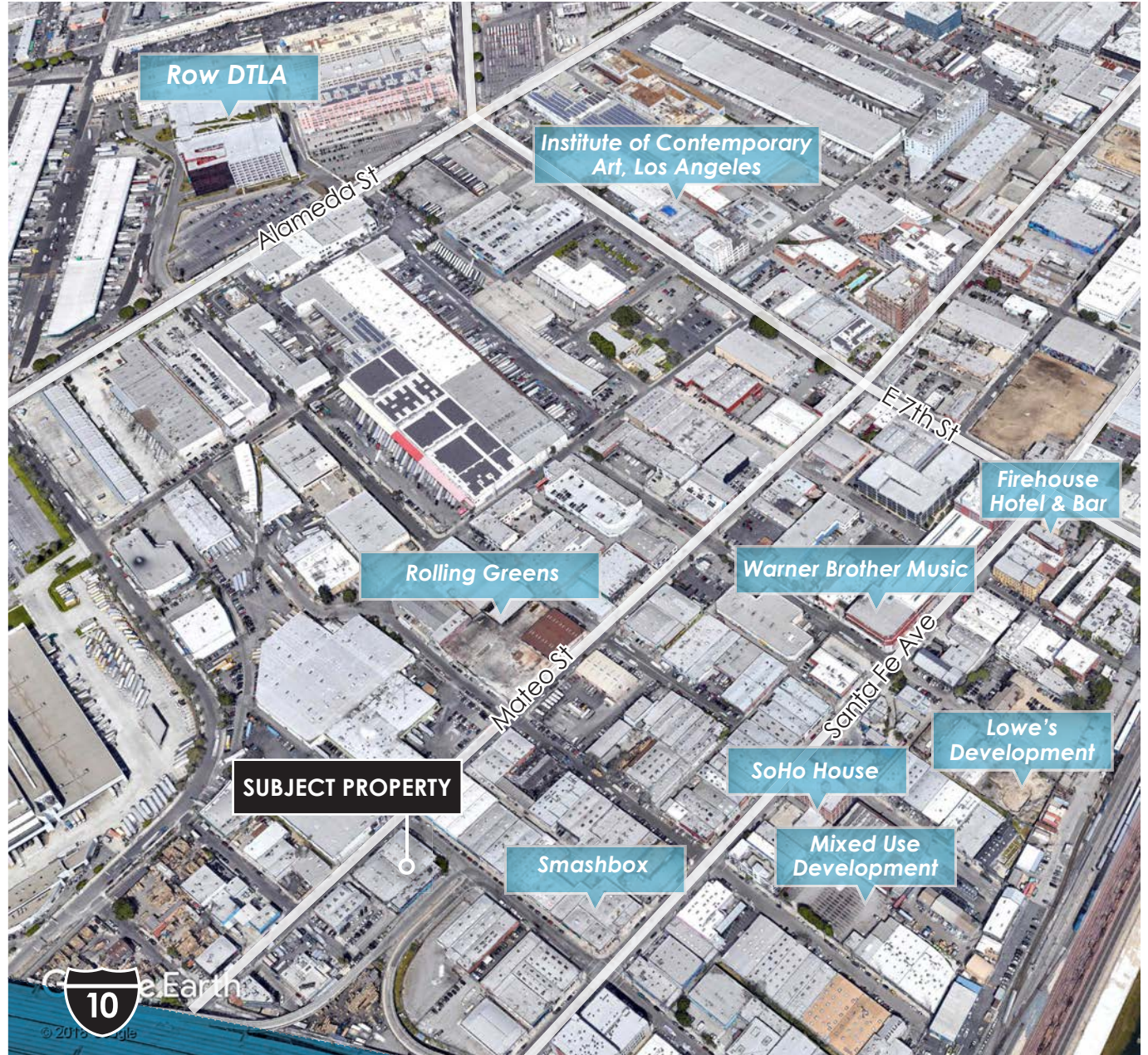
1. The Garey Building
2. One Santa De
3. The Aliso
4. 330 South Alameda
5. Little Tokyo Galleria  
Redevelopment
6. 4th & Hewitt
7. Arts District Center
8. 5th & Seaton
9. Palmetto Colyton
10. Barker Block Lofts
11. 520 Mateo
12. 6AM
13. The Industrial
14. 668 South Alameda
15. Diamond Walnut
16. 1800 East 7th Street
17. Toy Factory Lofts
18. Buscuit Company Lofts
19. 641 Imperial
20. 676 Mateo
21. AMP Lofts
22. 670 Mesquit
23. 2143 East Violet  
(HD Buttercup)
24. 2110 Bay
25. 1000 Mateo
26. Art House

FOR SALE / LEASE

WAREHOUSE

1202-1210 MATEO ST. LOS ANGELES, CA

CORPORATE NEIGHBORS



FOR SALE / LEASE

WAREHOUSE

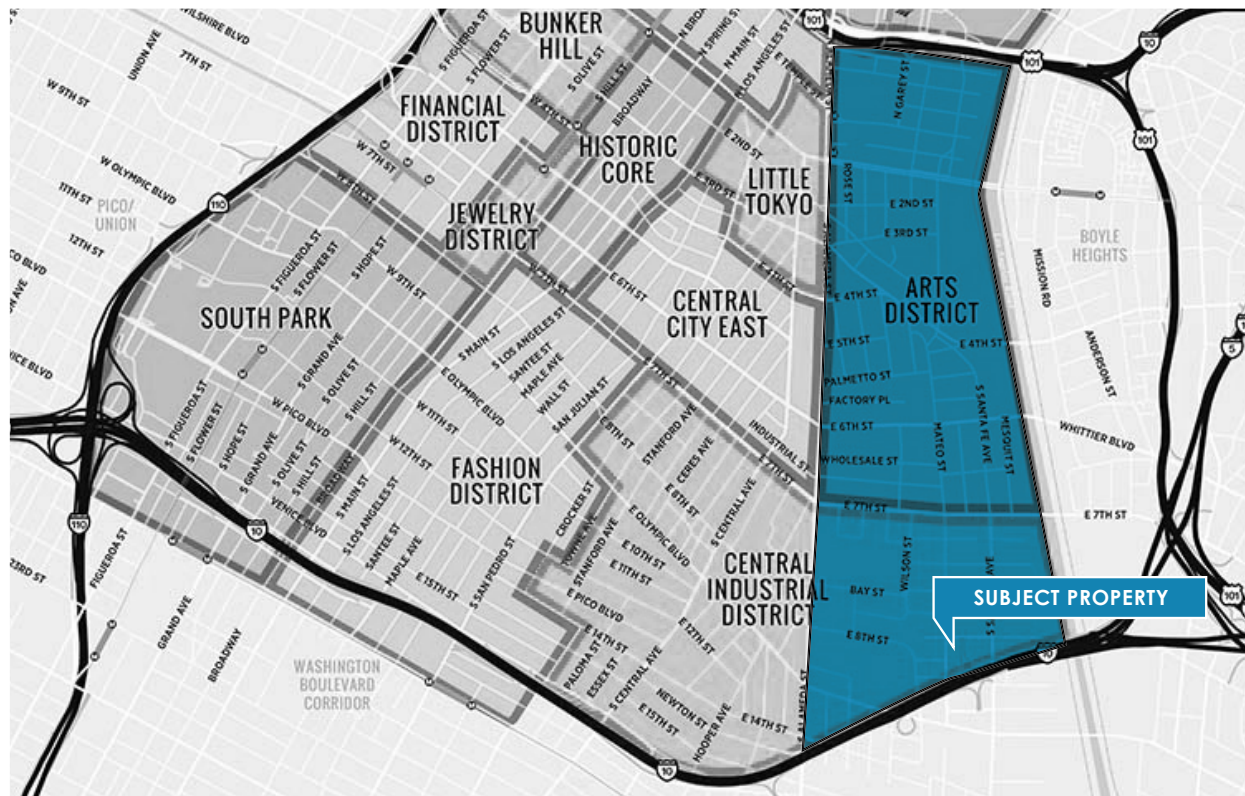
1202-1210 MATEO ST. LOS ANGELES, CA

OPPORTUNITY ZONE

## OPPORTUNITY ZONE BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity zone investment funds held for at least 10 years

map by cartifac\*



### DEMOGRAPHICS DOWNTOWN LA

#### DOWNTOWN LA 2018

**69,719**

PEOPLE  
(1 MILE RADIUS)

**31,040**

HOUSEHOLDS  
(1 MILE RADIUS)

**39,978**

HH INCOME  
(1 MILE RADIUS)

#### DOWNTOWN LA 2040

**+125,000**

PEOPLE

**+70,000**

HOUSING  
UNITS

**+55,000**

JOBS

#### CONSUMER SPENDING

**\$727,782**

CONSUMER SPENDING  
(1 MILE RADIUS) | 2023



**626,573**

CONSUMER SPENDING  
(1 MILE RADIUS) | 2018

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