

WAREHOUSE/SHOWROOM
21,124 SF

A R T S D I S T R I C T W A R E H O U S E

LEASED INVESTMENT
FOR SALE



los angeles | california

1202-1210
mateo
street

EXCLUSIVE LISTING AGENTS

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mateo street

1202-1210



BUILDING HIGHLIGHTS



Total Building SF: 21,124



Zoned M3-1-RIO



Total Land SF: 26,119



3 Ground Level Loading Doors



Office Area SF: 4,230



14' Clearance Height Under Truss



Divisible into 2 Units



**Power Service:
(2) 400 Amps/120-240 Volts/3-Phase/4-Wire**



**Clear Span, Bow Truss Warehouse
with Skylights**



Built in 1924; Extensive Remodel in 2021



5,400 SF Secured Parking Lot



Assessor's Parcel Number: 5166-009-001,009



OLIVE ATELIERS

los angeles | california

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OFFERING PRICE

\$8,250,000.00 (\$390.25 psf)
5.4 CAP Rate

AVAILABLE SF

Building Area: 21,124SF

LEASE TYPE

AIR Single -Tenant Lease – NET

NNN Lease until November 30, 2026

MONTHLY BASE RENT

\$37,347.23 / \$1.77 NNN,
with adjustments

INVESTMENT HIGHLIGHTS



Fully Leased Investment Occupied
by Olive Ateliers
<https://oliveateliers.com>



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



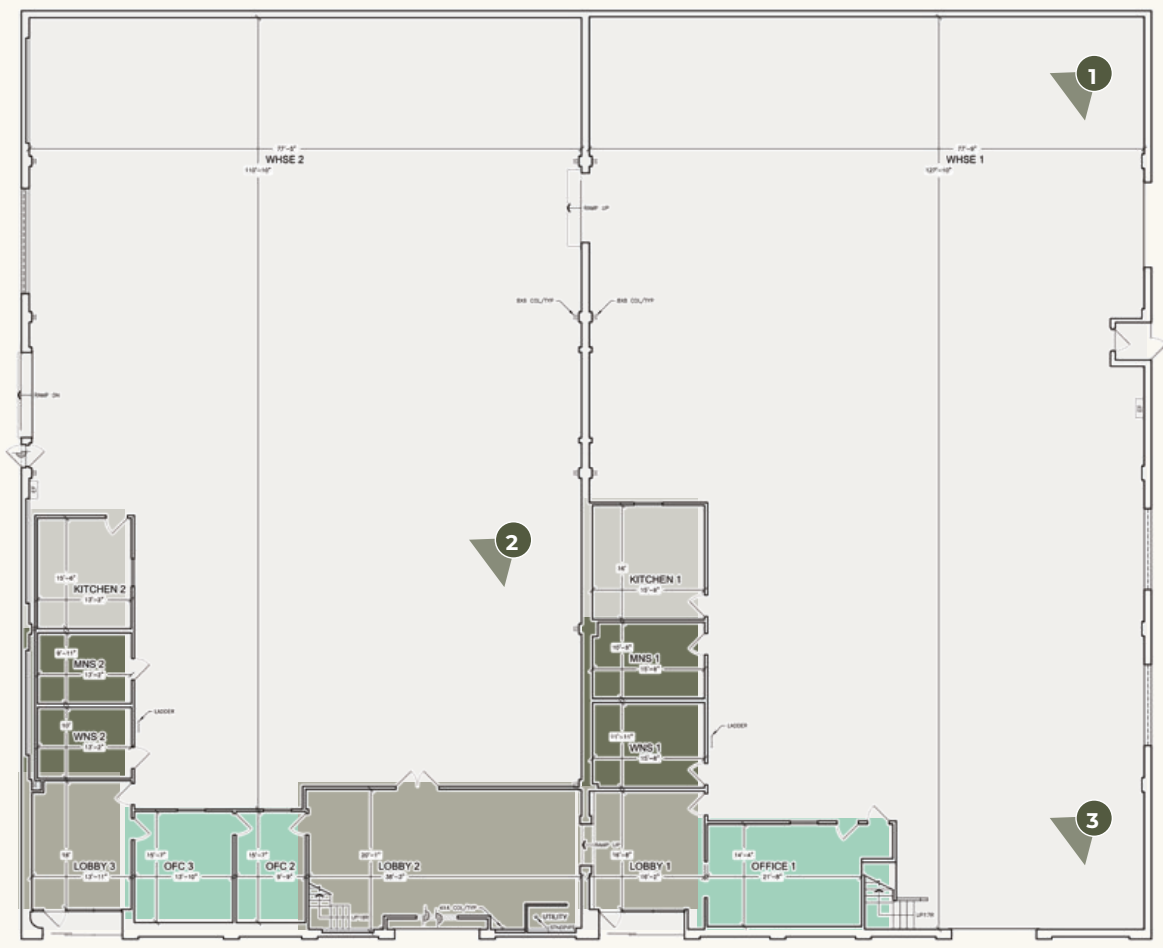
Located in East Los Angeles State
Enterprise Zone and Central
Industrial Zone



LEASED INVESTMENT
 FOR SALE

4

ABOUT THE PROPERTY



NOT TO SCALE*

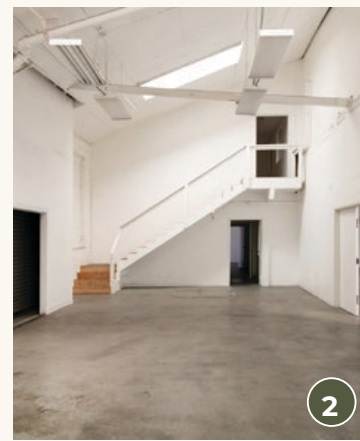


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FLOOR PLAN





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OLIVE ATELIERS





ANGEL CITY BREWERY

DOVER ST. MARKET

ARTS DISTRICT BREWING CO.

BAVEL

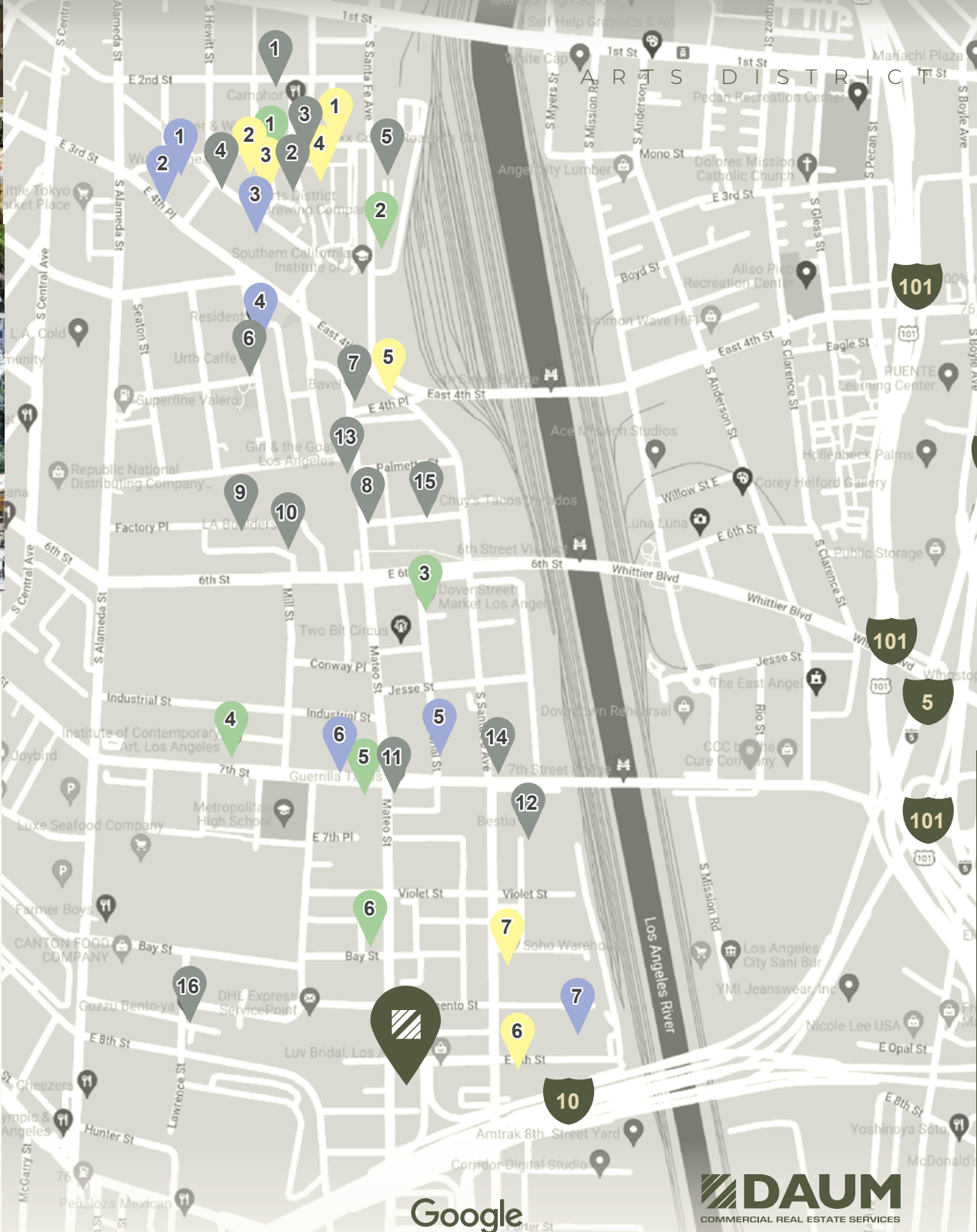
ROLLING GREENS

MANUELA

GUERRILLA TACOS

ZINC CAFE

- | RESTAURANTS | <ol style="list-style-type: none"> Father's Office Inko Nito Manuela Wurstkuche Cafe Gratitude Urth Caffe Bavel Zinc Cafe Factory Kitchen BRERA Ristorante Guerrilla Tacos Bestia Girl & the Goat Bread Lounge Chuy's Tacos Guzzu Bento-ya |
|------------------|--|
| COFFEE | <ol style="list-style-type: none"> Eat.Drink.Americano Blacktop Coffee Groundwork Coffee Co. Boxx Coffee Roasters Verve Coffee Etiquette Coffee Maru Coffee |
| BAR & BREWERIES | <ol style="list-style-type: none"> Angel City Brewery Eighty Two Arts District Brewing Co. Resident DTLA Tony's Saloon/ Pizzanista Everson Royce Bar Greencraft Distillery |
| RETAIL / MUSEUMS | <ol style="list-style-type: none"> Hauser & Wirth Hennessey + Ingalls Dover Street Market ICA LA The Good Liver Rolling Greens |



AMENITIES

The Arts District in Los Angeles is a vibrant and eclectic neighborhood known for its thriving arts scene, creative community, and industrial-chic atmosphere.

LOCATION:

Situated east of Downtown Los Angeles, the Arts District is bordered by the Los Angeles River to the west, Alameda Street to the east, 7th Street to the north, and Violet Street to the south.

HISTORY:

Originally an industrial area filled with warehouses and factories, the Arts District began to transform in the 1970s and 1980s as artists and creatives started to move into the area seeking affordable studio space. Over the years, it has evolved into a dynamic neighborhood with galleries, studios, restaurants, bars, and boutiques.

ART GALLERIES AND STUDIOS:

The Arts District is home to numerous art galleries, showcasing a diverse range of contemporary art styles and mediums. Many artists also have studios in the area, and it's not uncommon to find open studios events where the public can meet artists and view their work.

CULTURAL INSTITUTIONS:

The neighborhood is also home to cultural institutions like the Hauser & Wirth art gallery, which features contemporary art exhibitions, as well as the Institute of Contemporary Art, Los Angeles (ICA LA), which showcases cutting-edge contemporary art and hosts educational programs and events.

STREET ART:

The Arts District is known for its vibrant street art scene, with colorful murals adorning many of the neighborhood's buildings. Visitors can take self-guided tours to explore the murals or join guided tours led by local artists.

DINING AND NIGHTLIFE:

The Arts District offers a diverse array of dining options, ranging from trendy cafes and gastropubs to upscale restaurants and food trucks. The neighborhood is also known for its vibrant nightlife, with bars, breweries, and live music venues attracting locals and visitors alike.



SURROUNDING AREA

∞ LEASED INVESTMENT
FOR SALE



ADJACENT
TO THE 10
FWY



8 MINUTES
FROM DTLA



LOS ANGELES
INTERNATIONAL AIRPORT
26 MIN | 16.2 MI

BOB HOPE AIRPORT
26 MIN | 19.0 MI

LONG BEACH-DAUGHERTY
FIELD AIRPORT
30 MIN | 20.0 MI



UNION STATION
COMMUTER RAIL
(VENTURA COUNTY, ANTELOPE
VALLEY, SAN BERNARDINO,
RIVERSIDE, ORANGE COUNTY,
91 LINES)
8 MIN | 2.4 MI

CAL STATE LA COMMUTER RAIL
(SAN BERNARDINO LINE)
9 MIN | 6.2 MI



10

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mateo street
10021710

MATEO STREET

E. 8TH STREET



RESIDENTIAL GROWTH

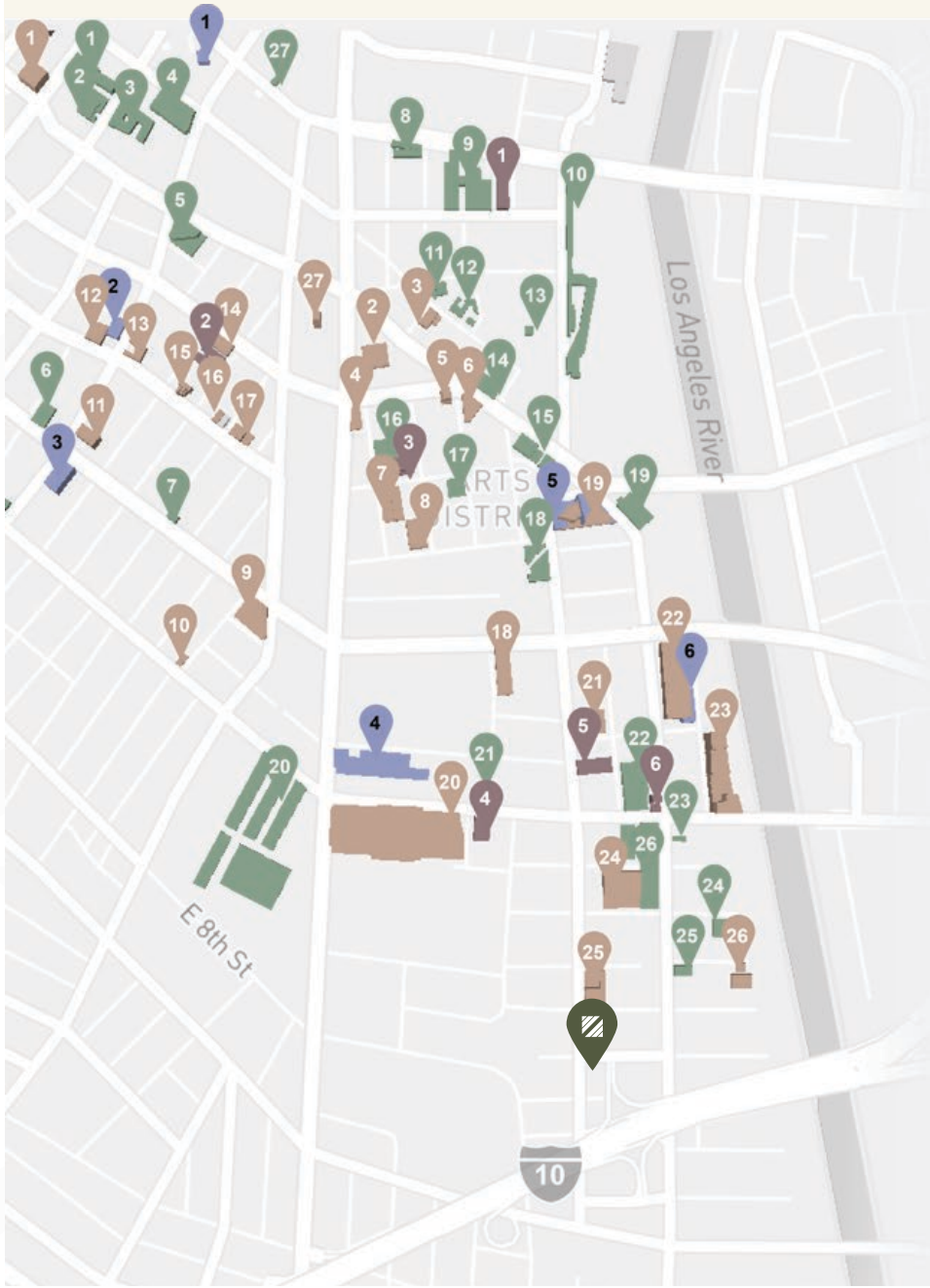
The Arts District has experienced a surge in residential development, with the conversion of former industrial buildings into loft apartments and the construction of new residential complexes. These developments have attracted young professionals, artists, and creatives seeking live/work spaces in a vibrant urban environment.

COMMERCIAL EXPANSION

Alongside residential growth, there has been a notable increase in commercial development in the Arts District. Historic buildings have been repurposed into offices, creative studios, galleries, and retail spaces. Additionally, new businesses, including restaurants, cafes, bars, and boutique shops, have opened, contributing to the neighborhood's thriving cultural and culinary scene.

PUBLIC SPACES AND AMENITIES:

Efforts to enhance public spaces and amenities in the Arts District have been underway. Parks, green spaces, and pedestrian-friendly areas have been developed to create gathering places for residents and visitors. Additionally, infrastructure improvements, such as bike lanes and public transportation access, aim to enhance mobility and connectivity within the neighborhood and beyond.



PROPOSED

- | | |
|---|---|
| 1. 121 W 3rd Street / Apartments-Retail | 14. 508 E. 4th Street / Apartments |
| 2. 330 S Alameda Street / Apartments-Retail | 15. The Alvidrez / Apartments |
| 3. AtTraction / Office-Retail | 16. 713 E 5th / Apartments-Parking |
| 4. 400 S Alameda Street / Hotel | 17. 801-821 E. 5th Street / Apartments |
| 5. 405 S Hewitt Street / Retail-Office-Parking | 18. 1340 E 6th Street/ Apartments |
| 6. 940 E 4th Street / Apartments-Retail-Parking | 19. 1000 Vermont/ Apartments-Retail-Parking |
| 7. 1100 E. 5th Street / Apartments-Retail-Parking | 20. 1716 E 7th St/ Office-Parking |
| 8. 527 Colyton / Apartments-Retail-Parking | 21. 641 S Imperial Avenue / Apartments-Retail-Parking |
| 9. 6th @ Central / Apartments-Retail-Parking | 22. 655 Mesquit Street/ Office-Parking |
| 10. The Drake Hotel / Apartments | 23. 670 Mesquit / Apartments-Retail-Parking-Hotel |
| 11. Weingart Center Tower Apartments-Retail-Parking | 24. 2045 E Violet Street/ Office-Retail-Parking |
| 12. 407 E. 5th Street / Apartments | 25. Mateo Arts / Apartments-Retail-Parking-Office |
| 13. 501 E 5th Street / Apartments-Parking | 26. 2159 Bay Street / Retail-Office-Parking |

COMPLETED

- | | |
|--|--|
| 1. STOA / Apartments-Retail-Parking | 15. 1003 E 4th Place/ Office-Parking-Retail |
| 2. Terasaki Budokan/ Cultural | 16. 440 Seaton/ Retail-Office |
| 3. AVA Little Tokyo/ Apartments-Retail-Parking | 17. Arts District Park/ Greenspace |
| 4. Wakaba/ Apartments-Retail-Parking | 18. At Mateo / Office-Parking |
| 5. The Terraces - 420 E. 3rd Street/ Office-Parking | 19. Santa Fe Business Center/ Office-Parking |
| 6. 6th Street Place/ Apartments-Retail-Parking | 20. ROW DTLA / Office-Parking-Retail |
| 7. LAMP Lodge/ Apartments-Parking | 21. Walnut Growers Building/ Apartments-Retail |
| 8. 107 Hewitt/ Apartments-Retail | 22. AMP Lofts/ Apartments-Retail-Parking |
| 9. The Garey Building - 905 E 2nd/ Apartments-Retail | 23. Engine Co. No. 17/ Retail-Hotel |
| 10. One Santa Fe/ Apartments-Retail | 24. 2130 Violet Street/ Office-Parking-Retail |
| 11. 3rd & Traction / Apartments-Retail | 25. Soho Warehouse/ Retail-Office-Hotel |
| 12. FreeMarket - 821 Traction Avenue/ Office | 26. 2060 E 7th Street / Office-Parking-Retail |
| 13. The Aliso/ Apartments-Retail-Parking | 27. MIKADO/ Apartments-Retail |

UNDER CONSTRUCTION

- | | |
|---|---|
| 1. Ato / Apartments-Retail-Parking | 5. 520 Mateo / Apartments-Retail-Parking-Office |
| 2. The Catalina/ Apartments-Retail | 6. Produce LA/ Retail-Office-Parking |
| 3. 600 San Pedro / Apartments-Retail-Parking-Office | |
| 4. AVA Arts District/ Apartments-Retail-Parking | |

APPROVED

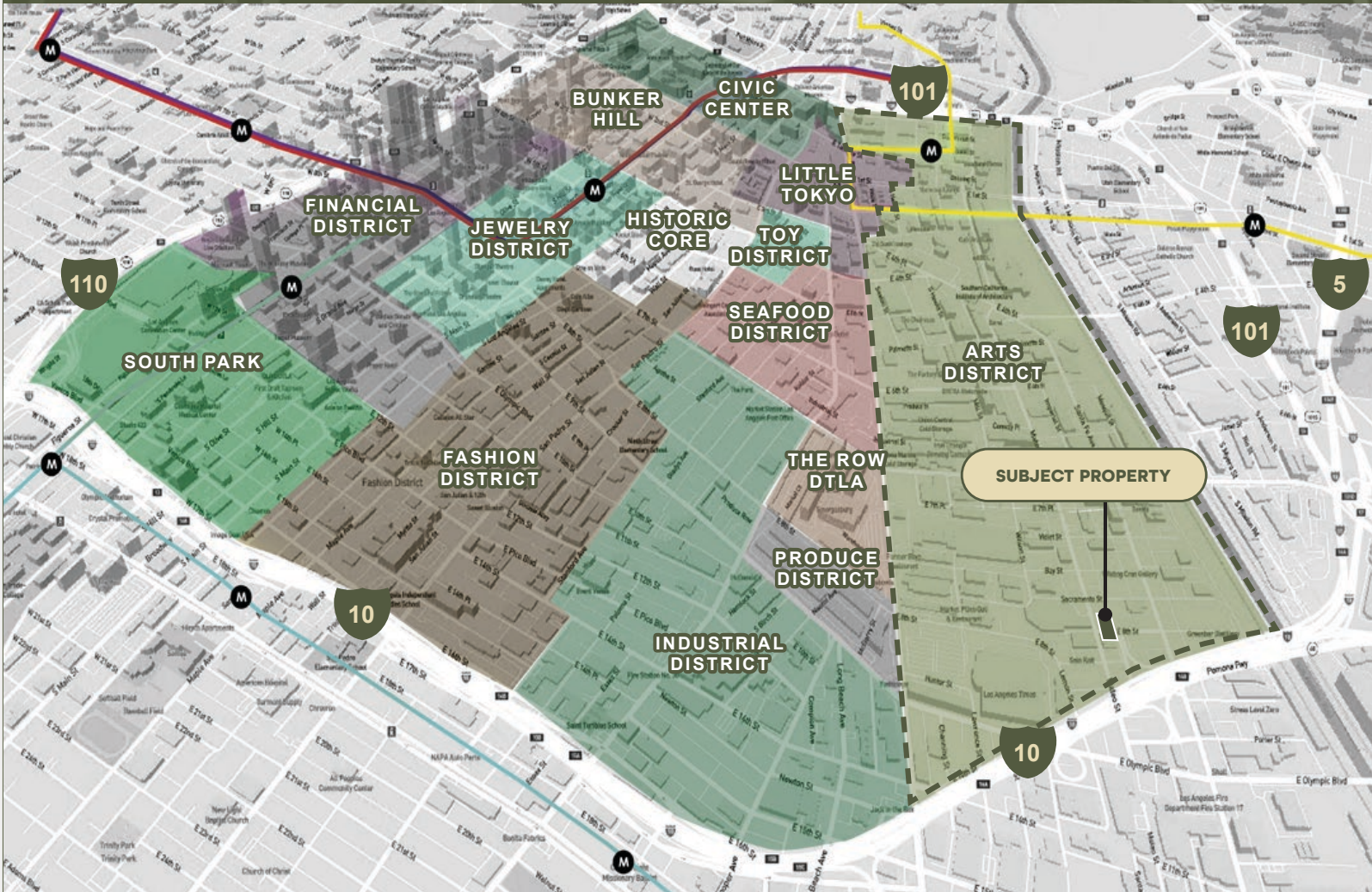
- | | |
|--|---|
| 1. 929 E. 2nd Street/ Retail-Office | 4. 1800 E. 7th Street / Apartments-Retail-Parking |
| 2. 508 E. 4th Street/ Apartments | 5. 676 Mateo / Apartments-Retail-Parking |
| 3. Arts District Center/ Condos-Retail-Hotel-Parking | 6. The Rendon Hotel Hotel-Retail |

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 cartifact*



DEMOGRAPHICS DOWNTOWN LA



+382,667
PEOPLE
(3 MILE RADIUS)



\$71,786
HH INCOME
(3 MILE RADIUS)



+115,797
HOUSEHOLDS
(3 MILE RADIUS)



\$3.1B
CONSUMER SPENDING
(3 MILE RADIUS) | 2021

ABOUT THE AREA

10

WAREHOUSE/SHOWROOM
21,124 SF

OLIVE ATELIERS
Objects with Old Souls

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mateo street

LEASED INVESTMENT
FOR SALE

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**DAUM**
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