

FOR SALE
23,748 SF WAREHOUSE

1650-1652
MATEO STREET
LOS ANGELES | CA | 90011



FOR MORE INFORMATION, CONTACT:

JERRY SACKLER

Phone | 213.270.2267

Email | jsackler@daumcre.com

CA License #01098039

BRYAN ABAYAN

Phone | 310.883.8476

Email | babayan@daumcre.com

CA License #02005294

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PROPERTY FEATURES

- 23,748 Square Feet
- 24' Ceiling Height/Clear Span Warehouse
- Fully Sprinklered
- High Power 800 Amps 240 Volt 3 Phase
- 7,150 Square Feet Office/Showroom
- Bonus Unfinished Mezz: 800 Square Feet
- Gated Yard/Secure Parking
- Two Blocks from Freeway
- Opportunity Zoned
- Just South of the Arts District
- Tremendous Office Buildout
- Cannabis Zone
(Central City North/LA District 14)

PRICE: \$7,995,000 (\$337/SF)



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COMMERCIAL REAL ESTATE SERVICES

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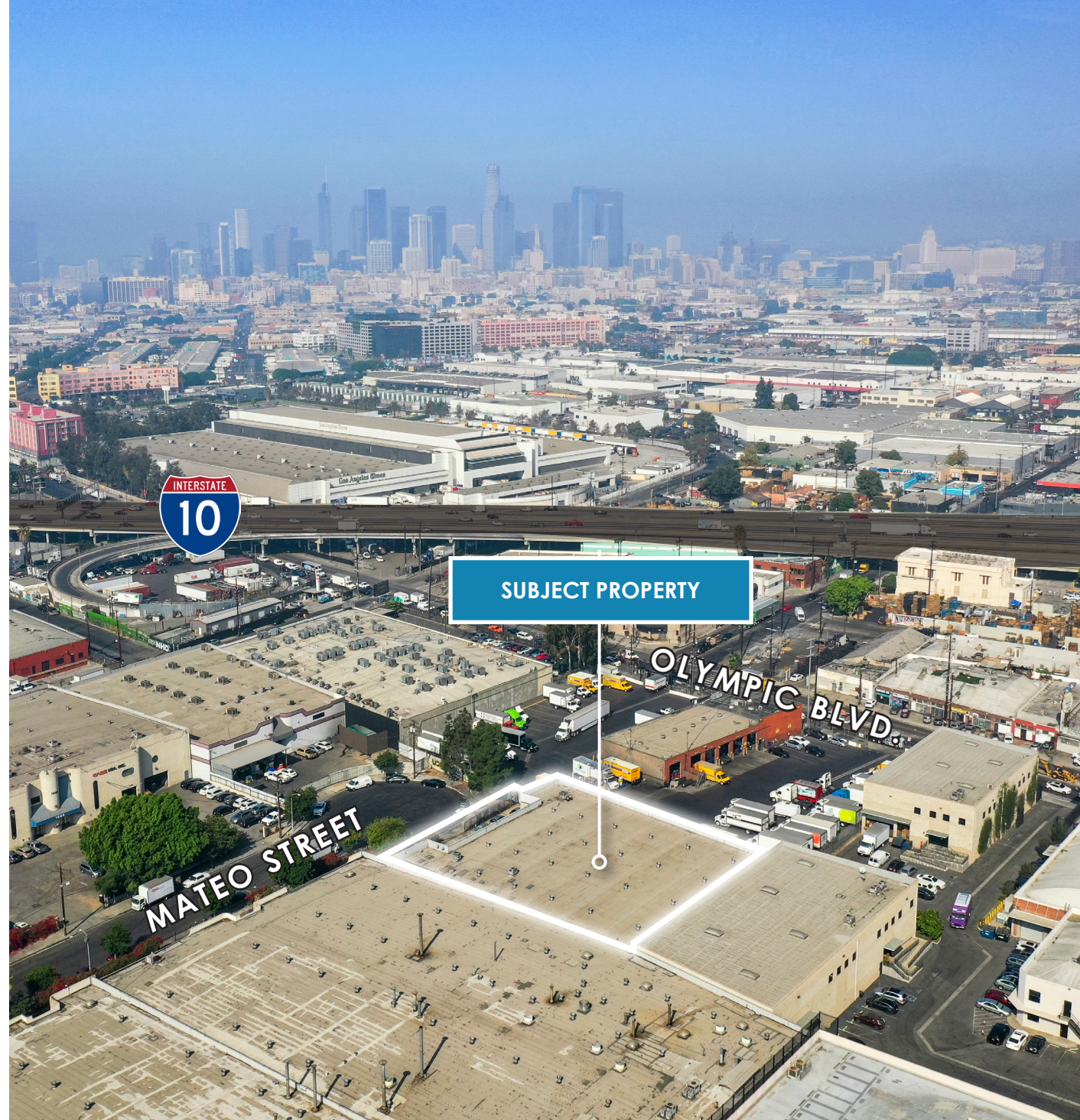
| GARMENT

| PRODUCTION

| MUSIC STUDIO

| CREATIVE USES

| CANNABIS ZONE
(Central City North/LA District 14)



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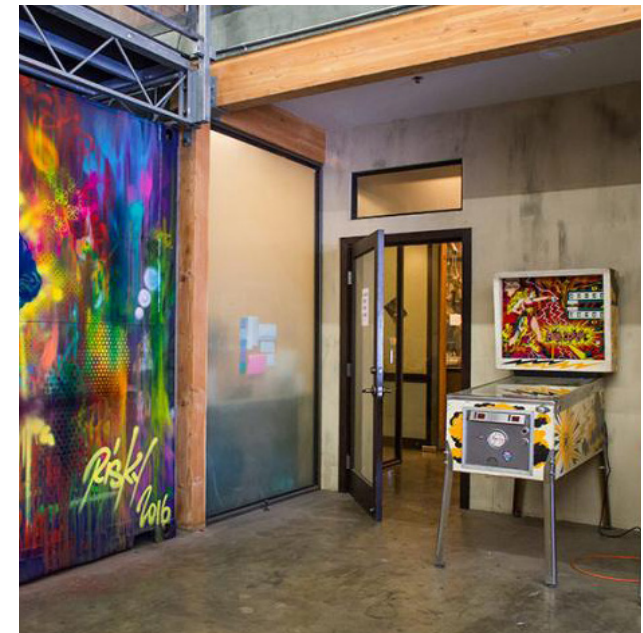
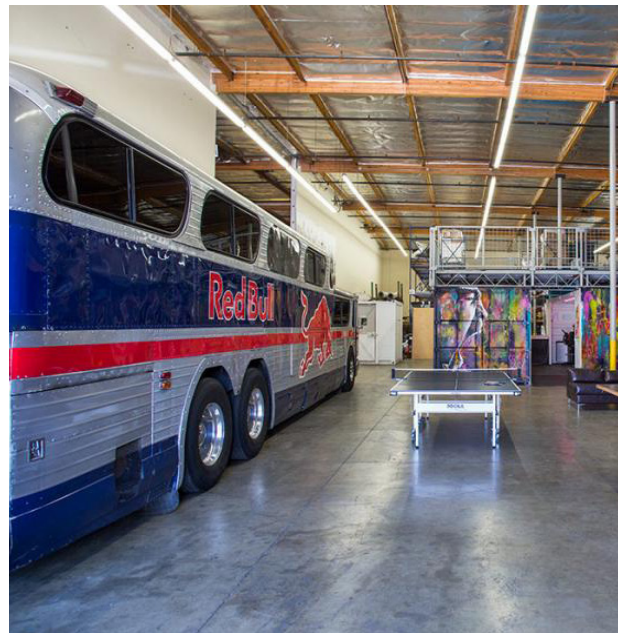
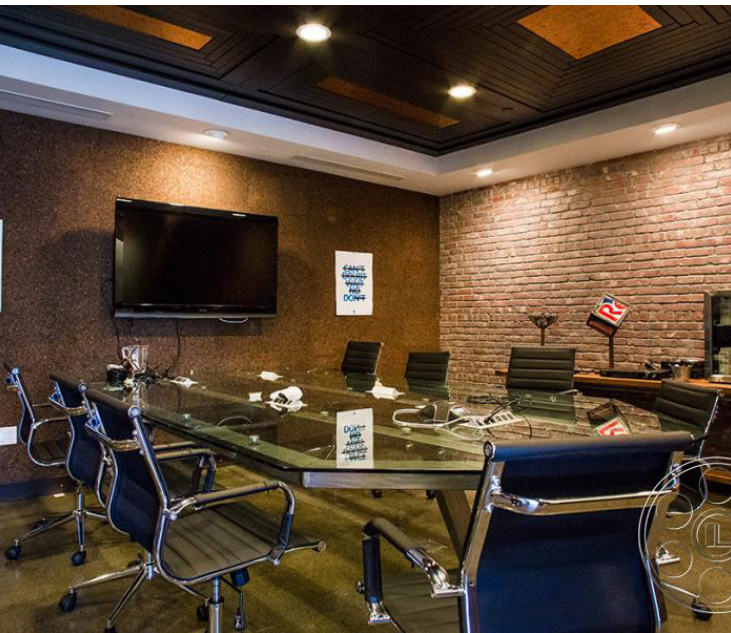
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RESTAURANTS

- | | |
|-------------------------------|-------------------------|
| 1. Hock + Hoof | 7. The Factory Kitchen |
| 2. Catch 21 | 8. Yxta Cocina Mexicana |
| 3. Zinc Cafe & Market and Bar | 9. Cafe Gratitude |
| 4. Brera Ristorante | 10. Amazebowls |
| 5. Comfort LA | 11. Wustkuche |
| 6. Urth Caffe | |

COFFEE

- | | |
|------------------------------|------------------------------|
| 1. Eat.Drink. Americano | 6. Verve Coffee Roasters |
| 2. Blacktop Coffee | 7. Cafe Dulce |
| 3. Groundwork Coffee Co. | 8. Stumptown Coffee Roasters |
| 4. Coffeeshall Arts District | 9. Go Get Em Tiger |
| 5. Blue Bottle Coffee | |

BARS & BREWERIES

- | | |
|------------------------------|-------------------------------|
| 1. Angel City Brewery | 7. Lost Spirits Distillery |
| 2. Here & Now | 8. The Study |
| 3. Arts District Brewing Co. | 9. Pour Haus Wine Bar |
| 4. High Tide | 10. Tony's Saloon/ Pizzanista |
| 5. Death & Co. | 11. Everson Royce Bar |
| 6. Pali Wine Co. | 12. Greenbar Distillery |

RETAIL / MUSEUMS

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



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SUBJECT PROPERTY

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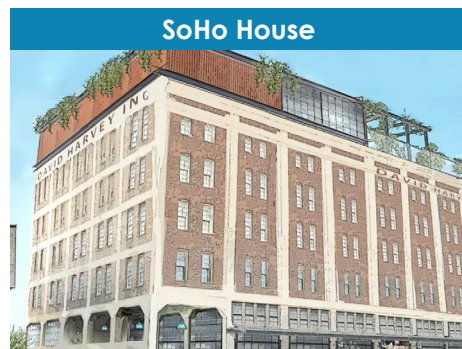
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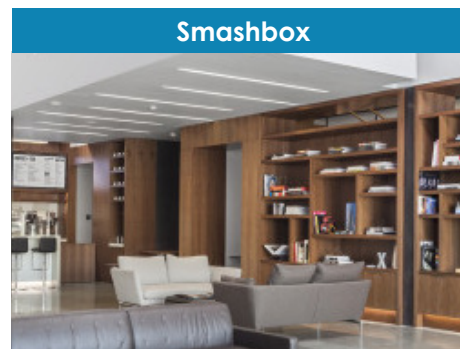
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SoHo House



Smashbox



Warner Music Group

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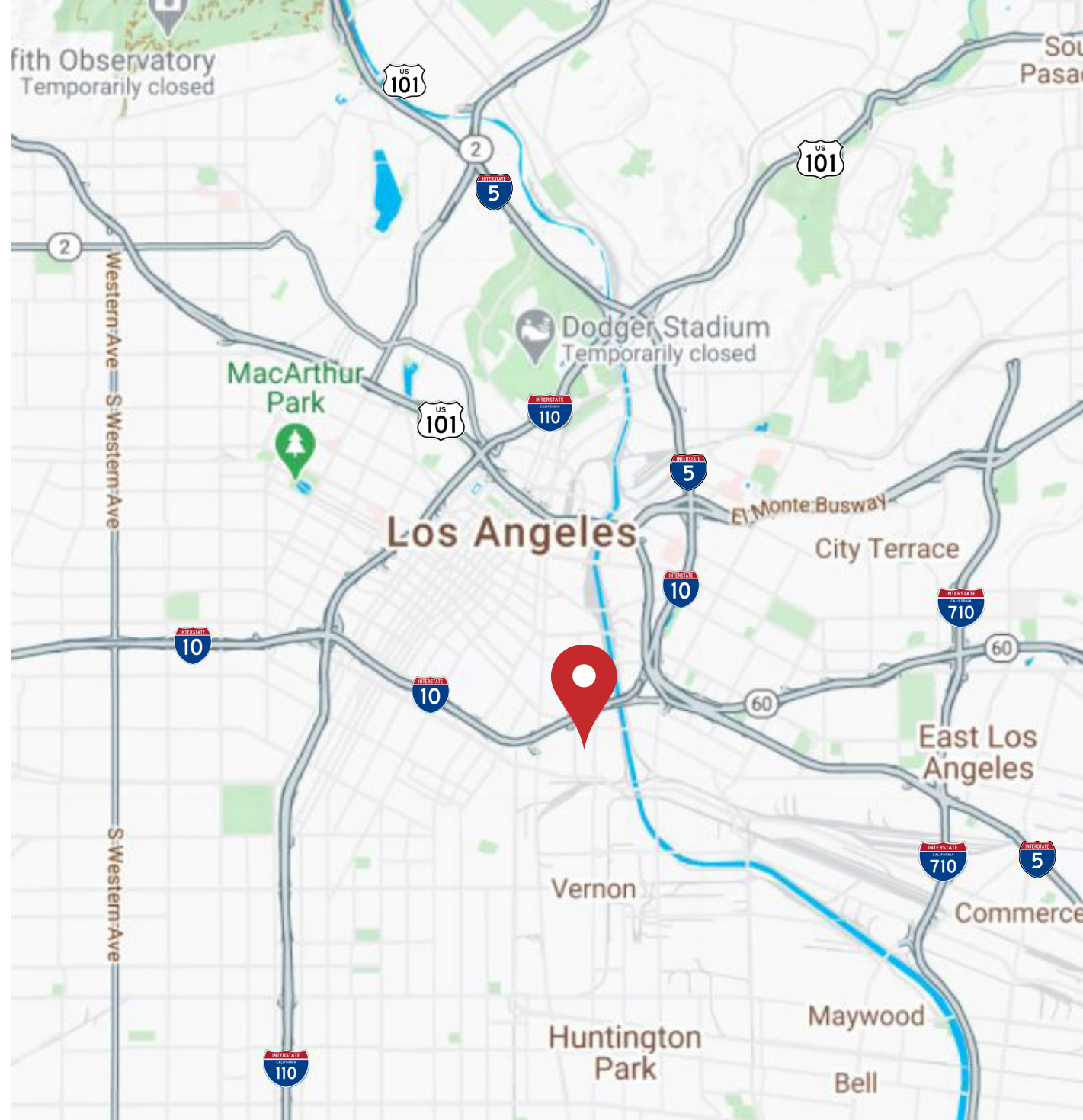
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