



DTLA ARTS DISTRICT OPPORTUNITY

9,800 SF Multi-Use Facility For Sublease

717 MATEO STREET, LOS ANGELES, CA 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum



- DTLA Arts District Opportunity
- Multi-Use Facility for Sublease
- 9,800 SF Unit
- Warehouse, Retail, Restaurant/Bar, Creative Office, Arts Use, Showroom
- Possible Alley Use for Outdoor Patio



Exclusively offered by

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**717 MATEO STREET
LOS ANGELES, CA 90021**

Property Details

Total Building Area	19,600± SF
Available Area	9,800± SF
Year Built	1930
Construction	Reinforced red brick
Parking	Head-in for 7± vehicles (city street)
Zoning	LA M3
APN	5166-016-015
Ground Level Loading Doors	2: 8x12
Power	800A/200V/3-phase
Ceiling Height	14' (foiled bow truss)

Property Highlights

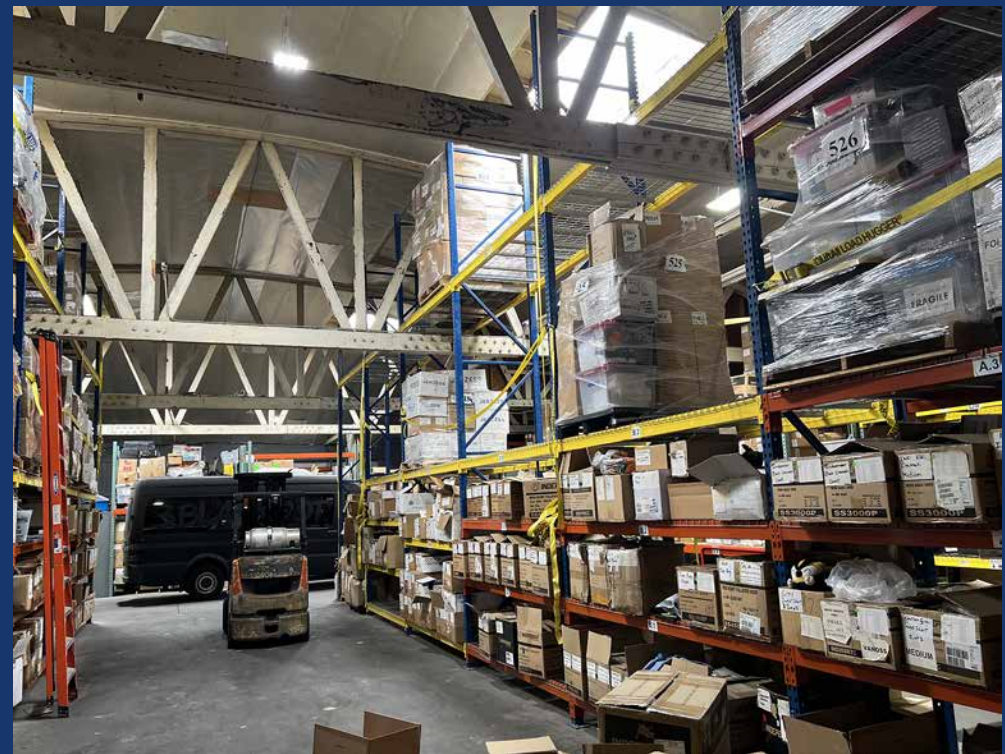
- One-story multi-use facility
- Ideal for any warehouse, retail, restaurant/bar, club, art-related applications, creative offices, showroom, etc.
- Prime DTLA Arts District location
- Located at the northwest corner of 7th Place and Mateo Street
- 2 blocks west of the Los Angeles River and one-half mile north of the Santa Monica (I-10) Freeway
- Warner Music Group headquarters is one block to the east
- Close to Guerrilla Tacos, Everson Royce Bar, Bread Lounge, Pizzanista!, Bestia, Stumptown Coffee Roasters, Little Bear Bar, Institute of Contemporary Art, House of Cocotte Cuisine & Hub, and Soho House

Sublease: \$15,000 Per Month (\$1.53 Per SF Gross)

Term: Expires 12/31/2024

Longer Term Possible | Call for Details

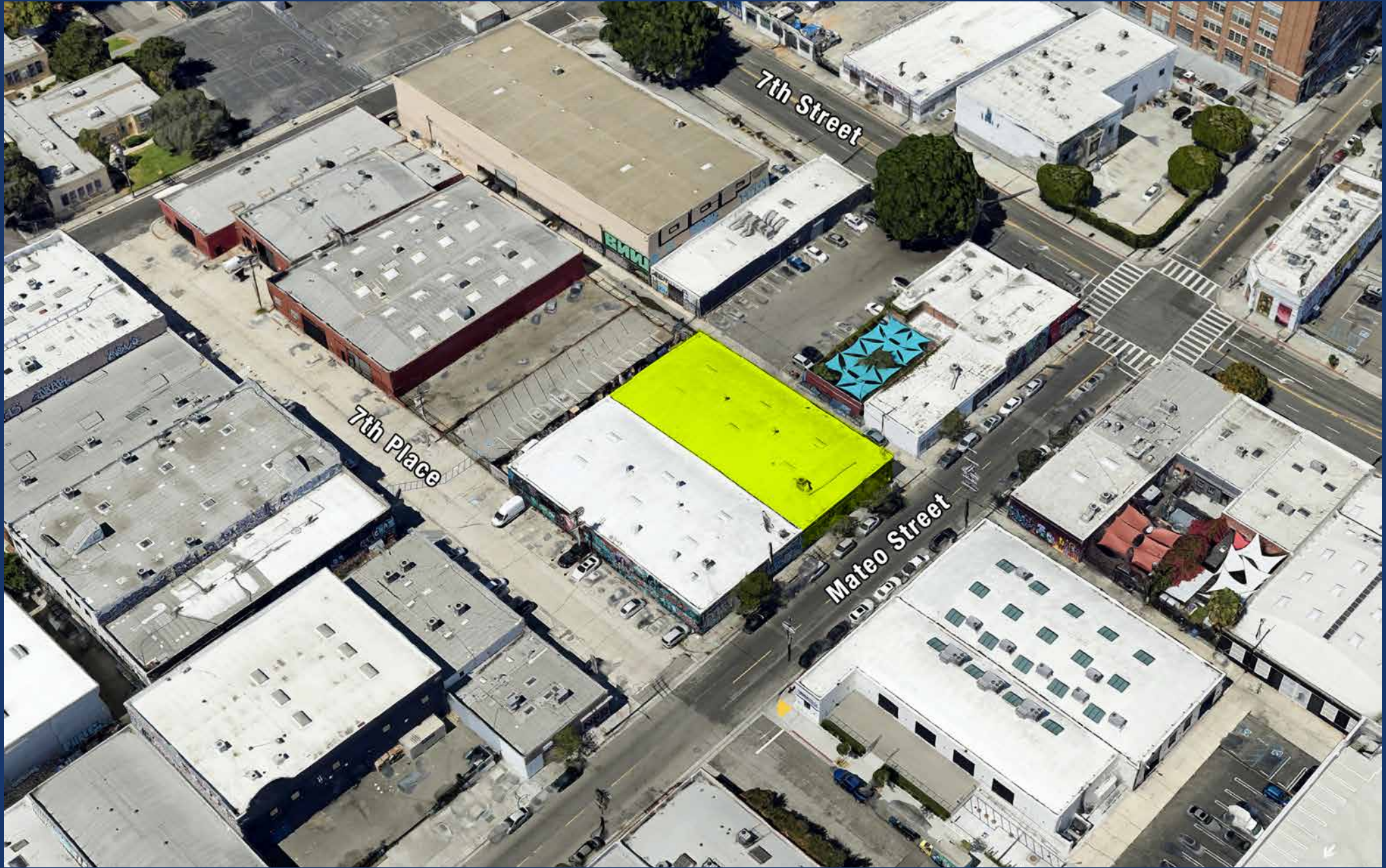




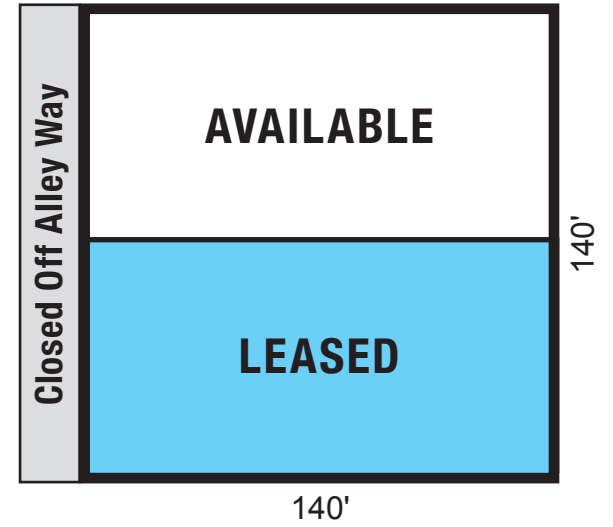
717 MATEO STREET



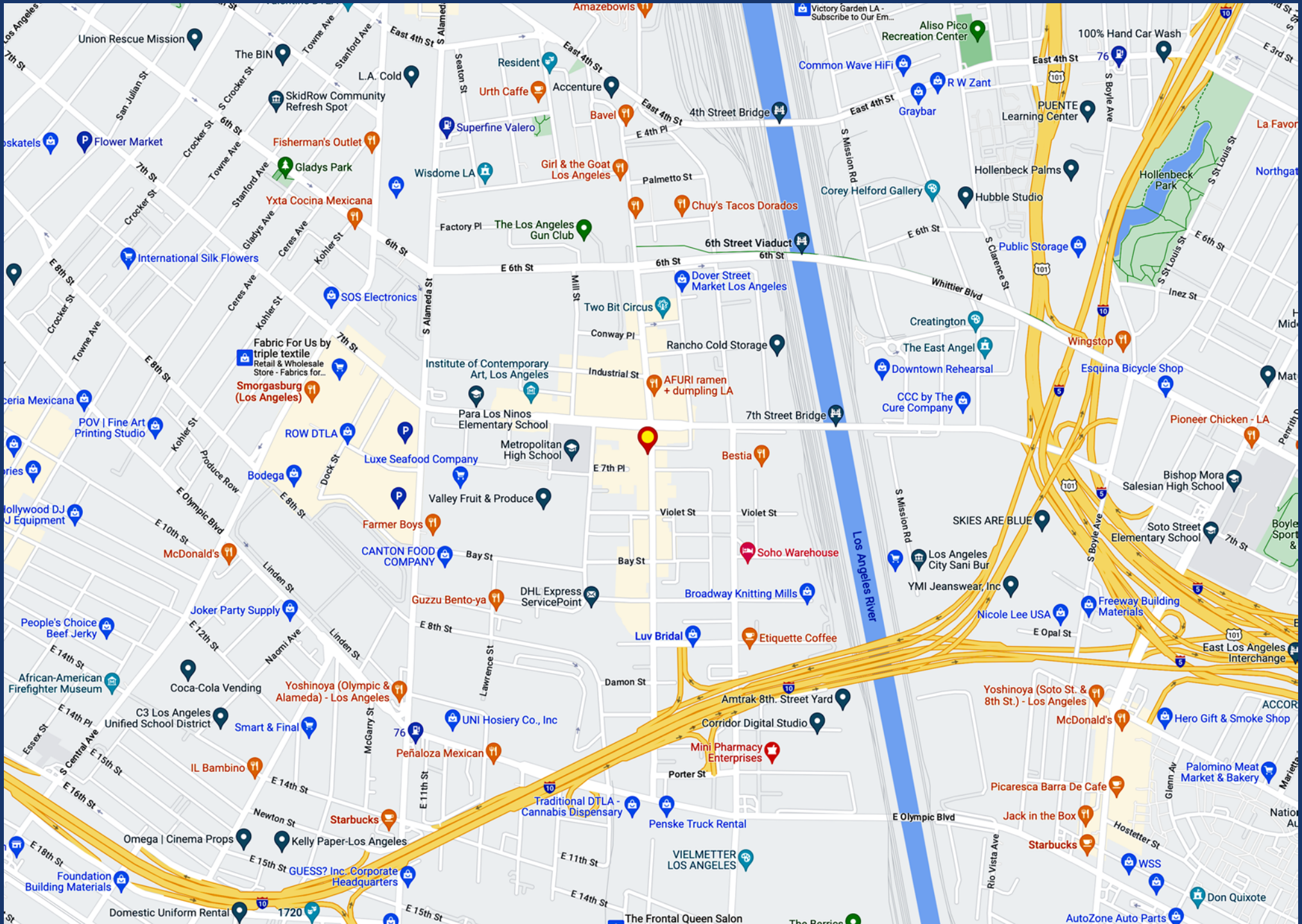
Aerial Photo



Plat Map



Area Map



ARTS DISTRICT DEMOGRAPHICS

AVERAGE INCOME

\$126,000

MEDIAN INCOME

\$98,700

MEDIAN AGE

34 YRS.

VISITORS

**10 MILLION+
ANNUALLY**

\$90,580 Median Income

OFFICE SPACE

APPROX. 31 MILLION SF

in DTLA with 500,000 Daytime Employees

ARTS DISTRICT RESIDENTIAL UNITS

3,630

Current Inventory + Future Inventory

SINCE 2006 THE DTLA MARKET
HAS BENEFITED FROM

20% GROWTH

Among Major Branded Hotels w/ the Addition of Over 1,000 Rooms

DTLA Arts District Office Tenants



Downtown Los Angeles Demographics

A PLACE TO WORK

350,000+ JOBS

\$86,200

Average Household Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in "Knowledge Industries"



93%

Expect to Return to Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743

Retail Businesses per Square Mile



157

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300

Average Household Income



84% Residential Inventory Growth 2000 - 2019



32% Less Income Spent on Housing + Transportation than LA Average

37% Population Growth 2010 - 2019

94% Residential Occupancy

41%

Walk, Bike, or Take Transit to Work



79% love DTLA



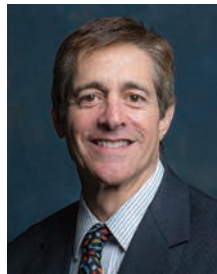
65% expect to live in DTLA for at least 3 more years



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Heart of the DTLA Arts District



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