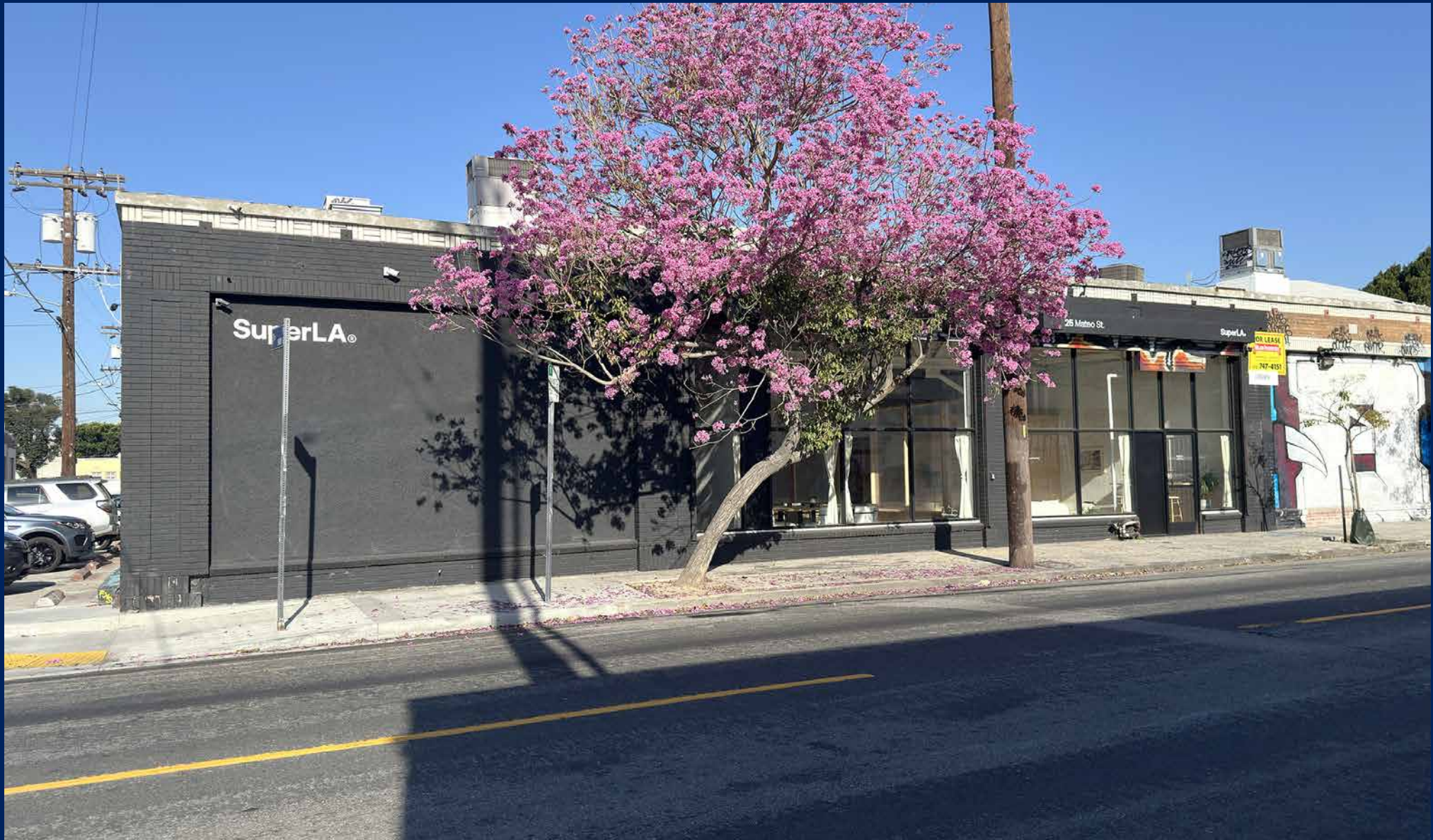


# DTLA ARTS DISTRICT SUBLEASE OPPORTUNITY



**9,800 SF Multi-Use Facility**

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

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists  
Offering Memorandum

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

## Property Details

Available Building Area	9,800± SF
Warehouse Area	7,100± SF
Office Area	2,700± SF
Year Built	1930
Construction	Reinforced red brick
Parking	7 unreserved spaces (city street)
Zoning	LA M3
APN	5166-016-015
Frontage	140' on 7th Place 70' on Mateo Street
Ground Level Loading Doors	2: 8x12
Power	400A/200V/3-phase Note: 800 Amps Possible (Existing 400A Panel Exists; Needs to Be Reconnected)
Warehouse Ceiling Height	14' (foiled bow truss)

## Property Highlights

- Creative office plus manufacturing/warehouse space
- Ideal for any warehouse, retail, restaurant/bar, club, art-related applications, creative offices, showroom, etc.
- Prime DTLA Arts District location
- 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 Everson Royce Bar, Pizzanista!, Bread Lounge, Bestia, Bang Bang Noodles, Institute of Contemporary Art, Kodo, Soho House, and more
- Available for occupancy now!

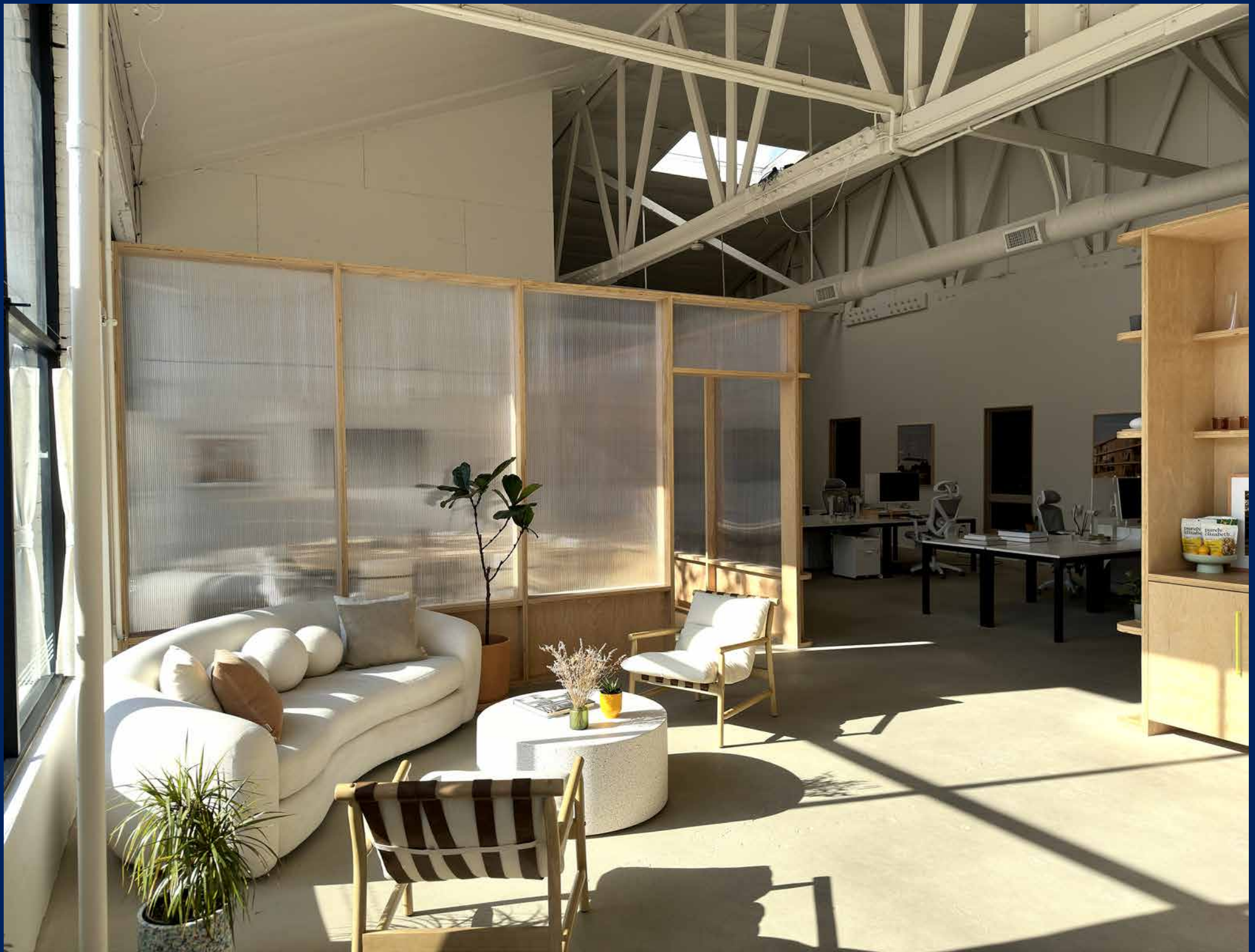
**Sublease Rental: \$15,747 Per Month**

**(\$1.61 Per SF Gross)**

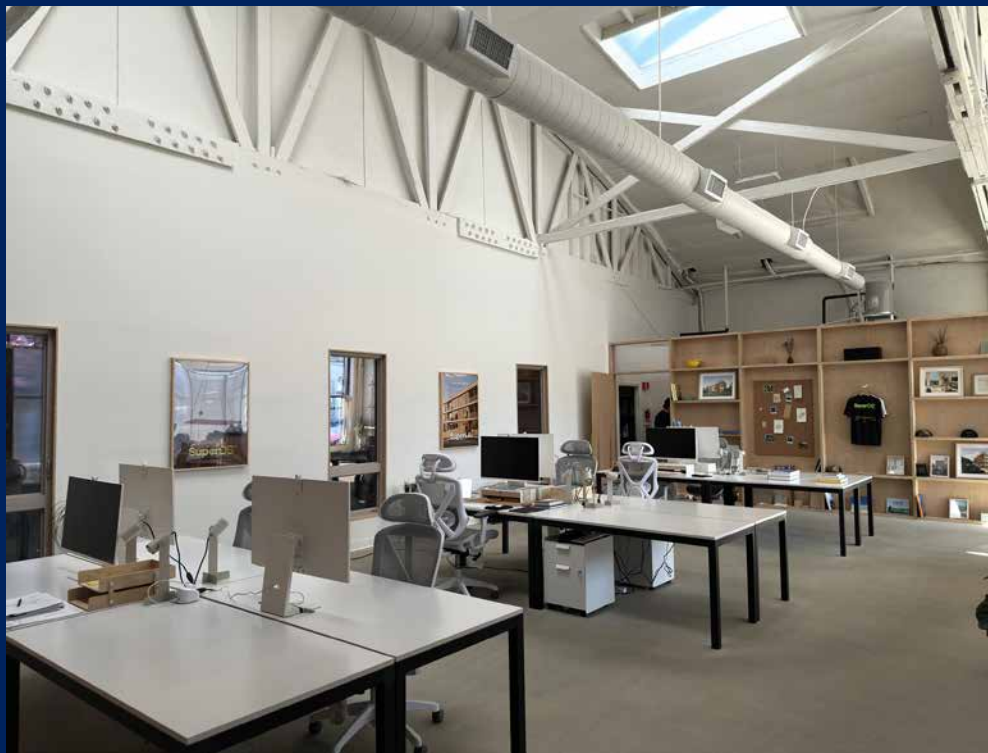
**Lease Expires 9/30/2028**

**LONGER TERM POSSIBLE FOR WELL QUALIFIED TENANTS**









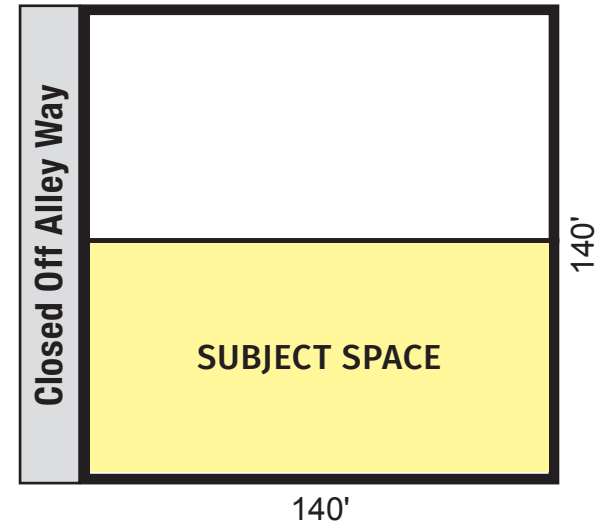
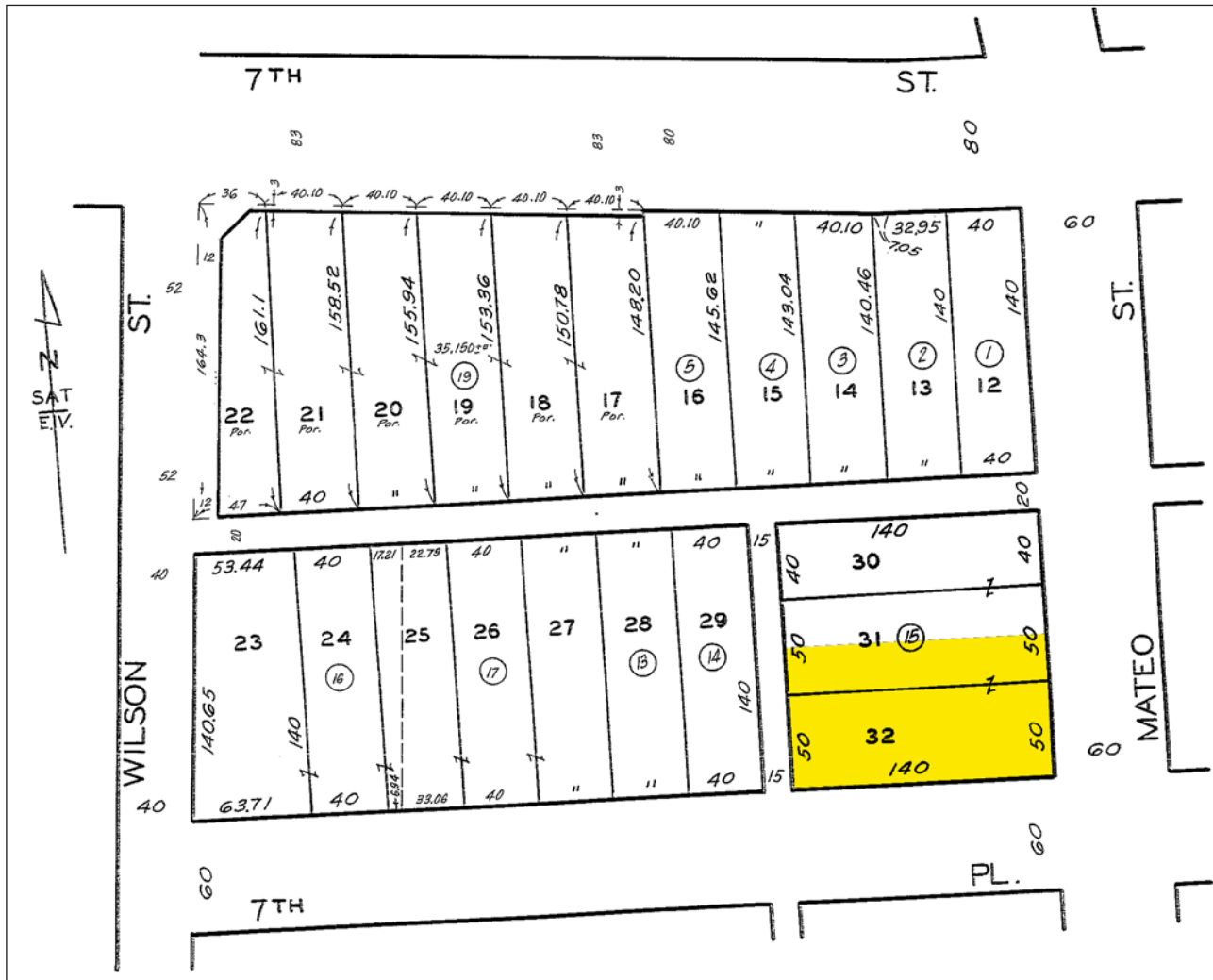






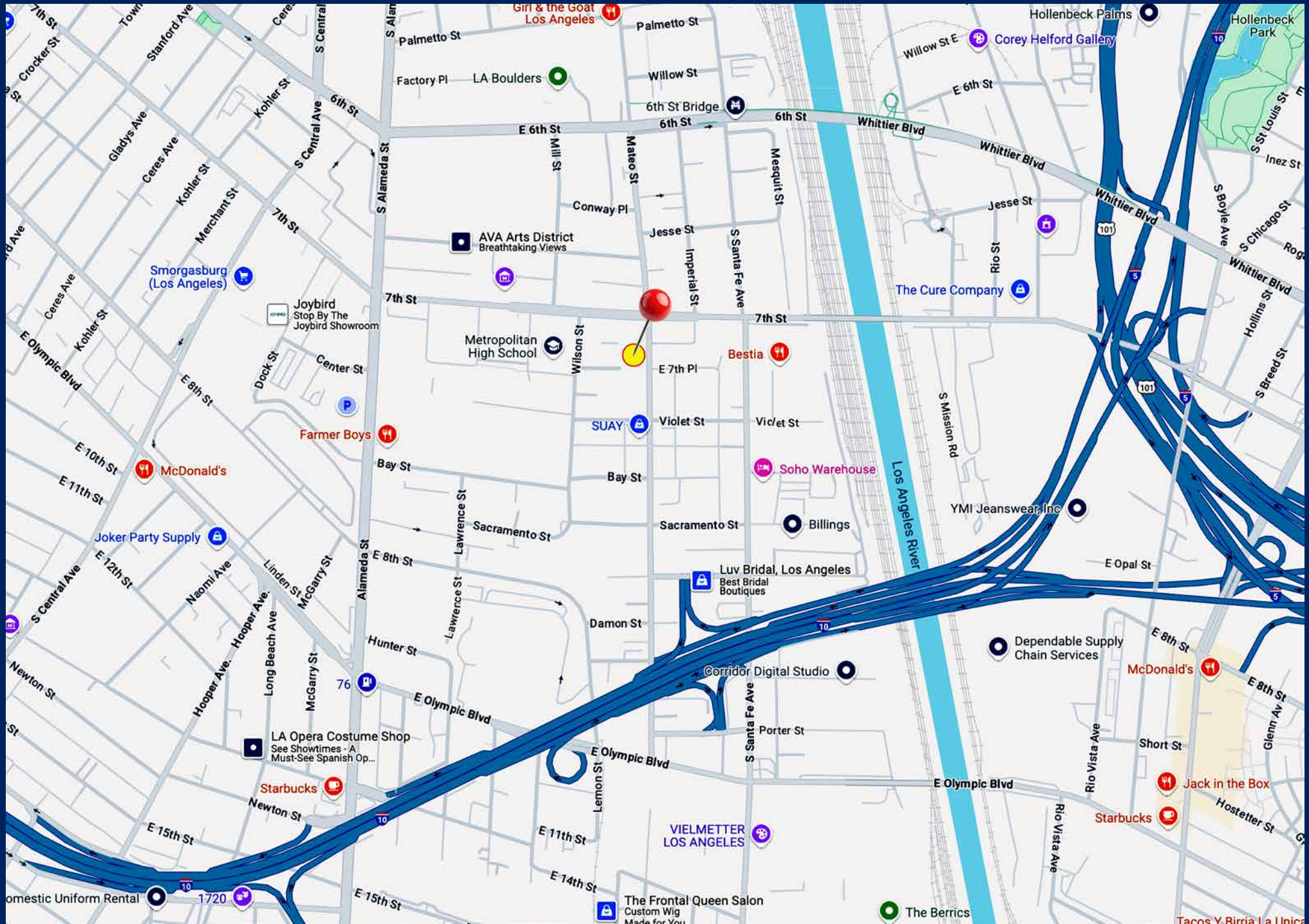


# Plat Map





# 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

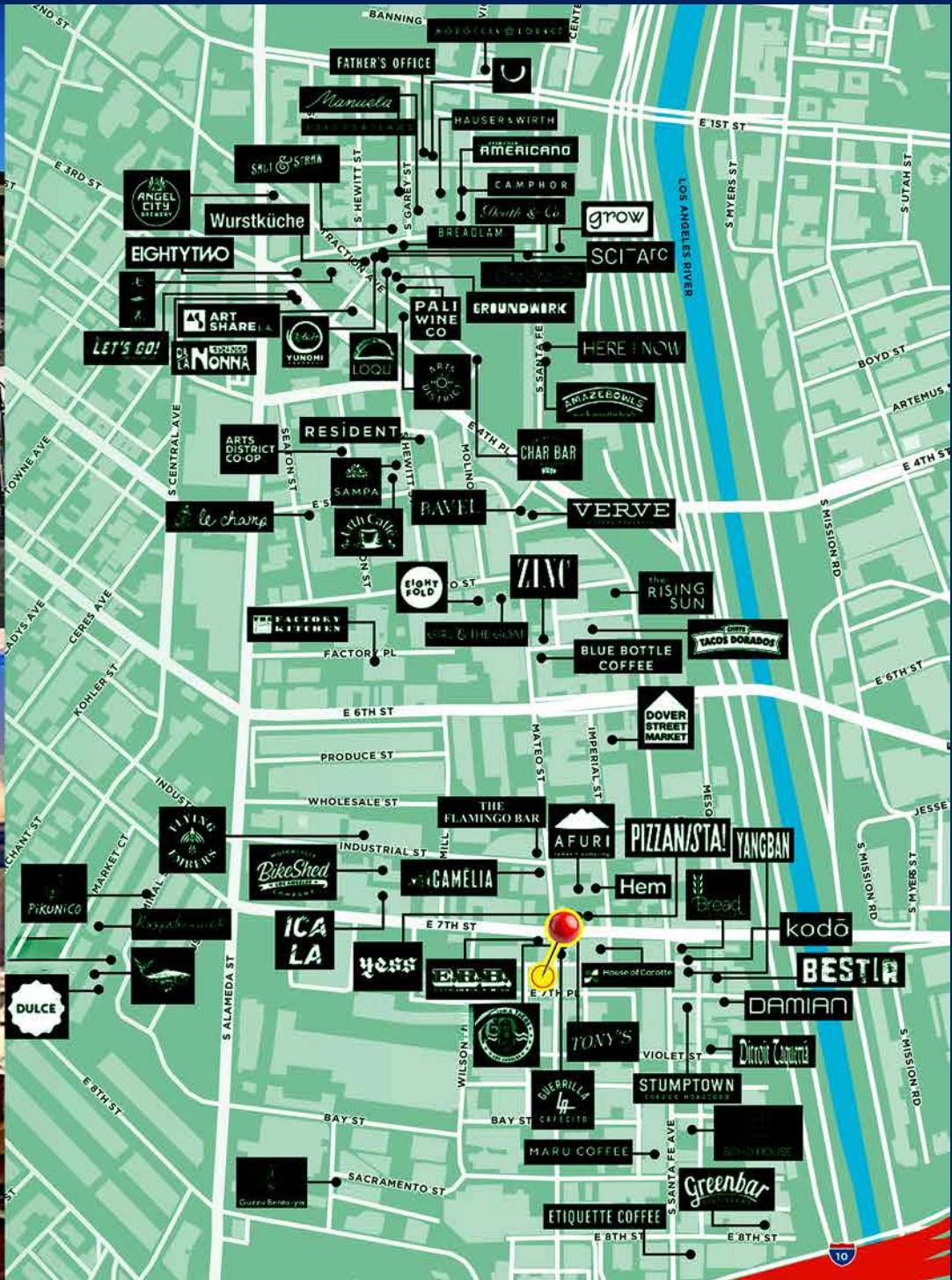


# DTLA Arts District Office Tenants





# DTLA Arts District Amenities





# Downtown Los Angeles Demographics

## A PLACE TO WORK

**288,000+** JOBS

**\$95,000**

Average  
Household  
Income



**61%**

30 - 54 Years Old

**57%** Postsecondary Education



**65%**

Currently work  
3-5 days in DTLA



**79%**

Expect to be in  
the office at least  
half the time

## A PLACE TO VISIT, SHOP, & DINE

**17+ million** VISITORS  
per year



**\$4.5+ billion**  
retail sales per year

**745**

Retail+F&B Businesses  
per Square Mile



**171**

Food/Beverage  
Businesses  
per Square Mile

**93**

Walkscore



## A PLACE TO LIVE

**90,000+** RESIDENTS

**\$93,000**

Average  
Household Income



**26%** All new  
residential in the  
City of LA  
since 2010



**24%** Less  
Income Spent  
on Housing +  
Transportation  
than LA Average

**41%** Population  
Growth 2010 - 2022



**61%**

25 - 54 Years Old



**67%**

Postsecondary  
Education

**90%**

Residential Occupancy

**46%**

Walk/Bike/Transit  
or Work from Home





**725 Mateo Street  
Los Angeles, CA 90021**

**9,800 SF Available For Sublease**

**Prime Location in the Heart of  
the DTLA Arts District**



***For More Information,  
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