

DTLA ARTS DISTRICT SUBLEASE OPPORTUNITY



Rent Reduced!

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 | 800A/200V/3-phase |
| Warehouse Ceiling Height | 14' (foiled bow truss) |

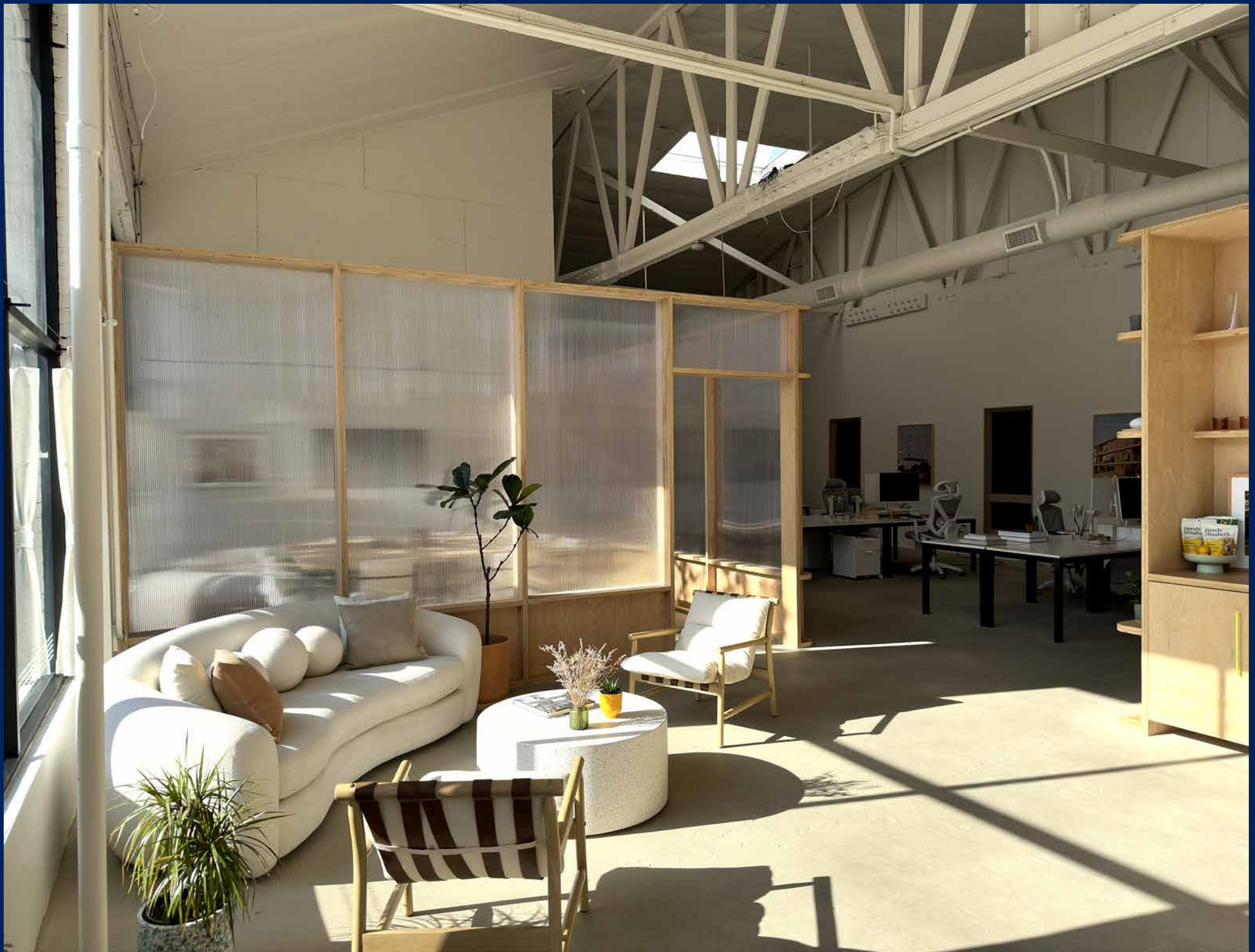
Property Highlights

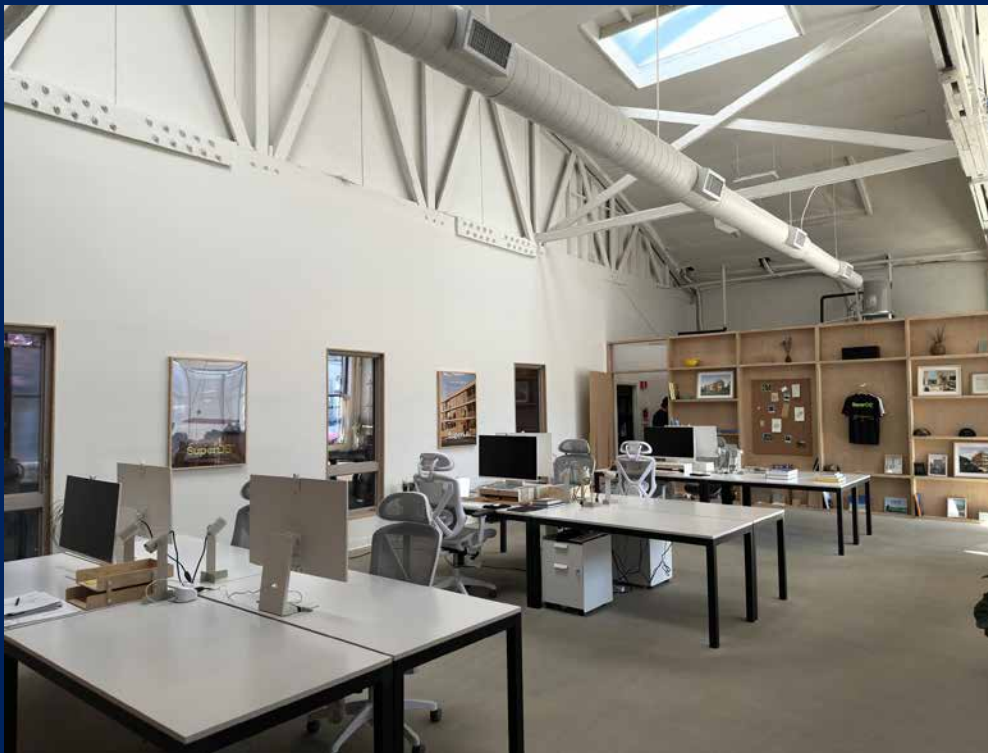
- Creative office plus manufacturing/warehouse space
- Ideal for any warehouse, retail, restaurant/bar, club, art-related applications, creative offices, showroom, etc.
- Prime DTLA Arts District location
- Northwest corner of 7th Place and Mateo Street
- 2 blocks west of the Los Angeles River and one-half 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~~ \$14,250 Per Month
(\$1.45 Per SF Gross)**

Lease Expires 9/30/2028

LONGER TERM POSSIBLE FOR WELL QUALIFIED TENANTS

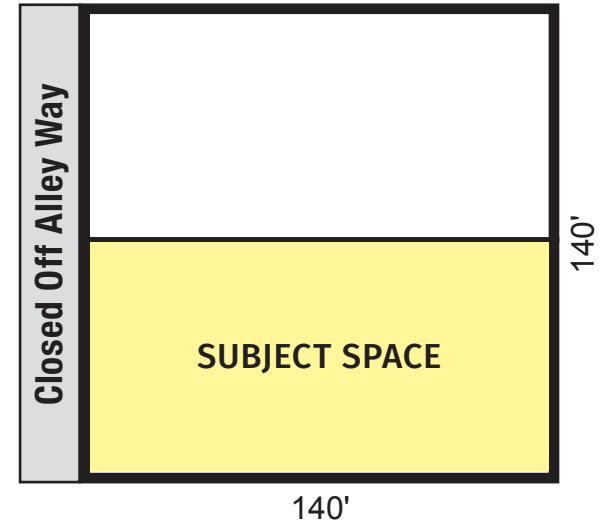
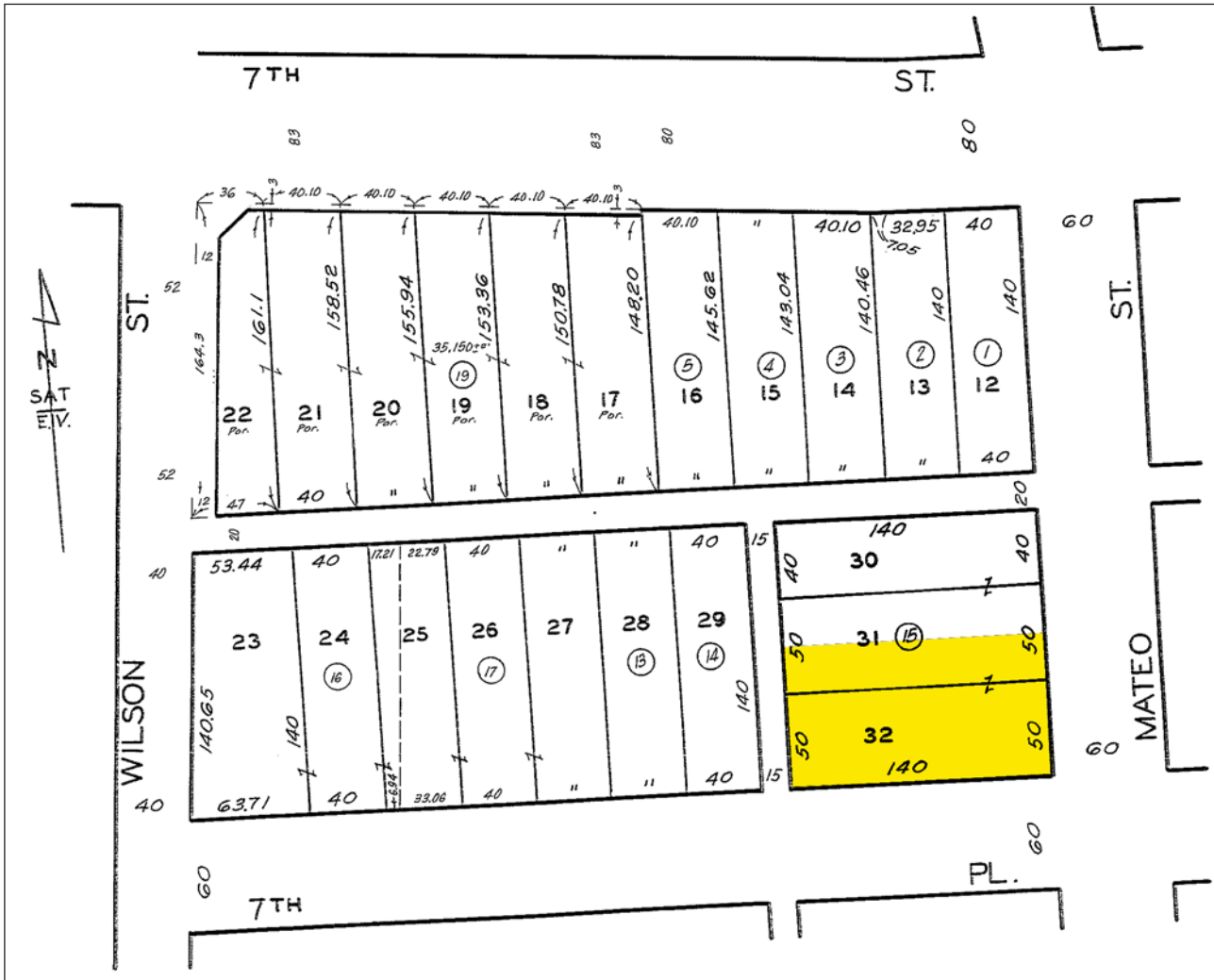




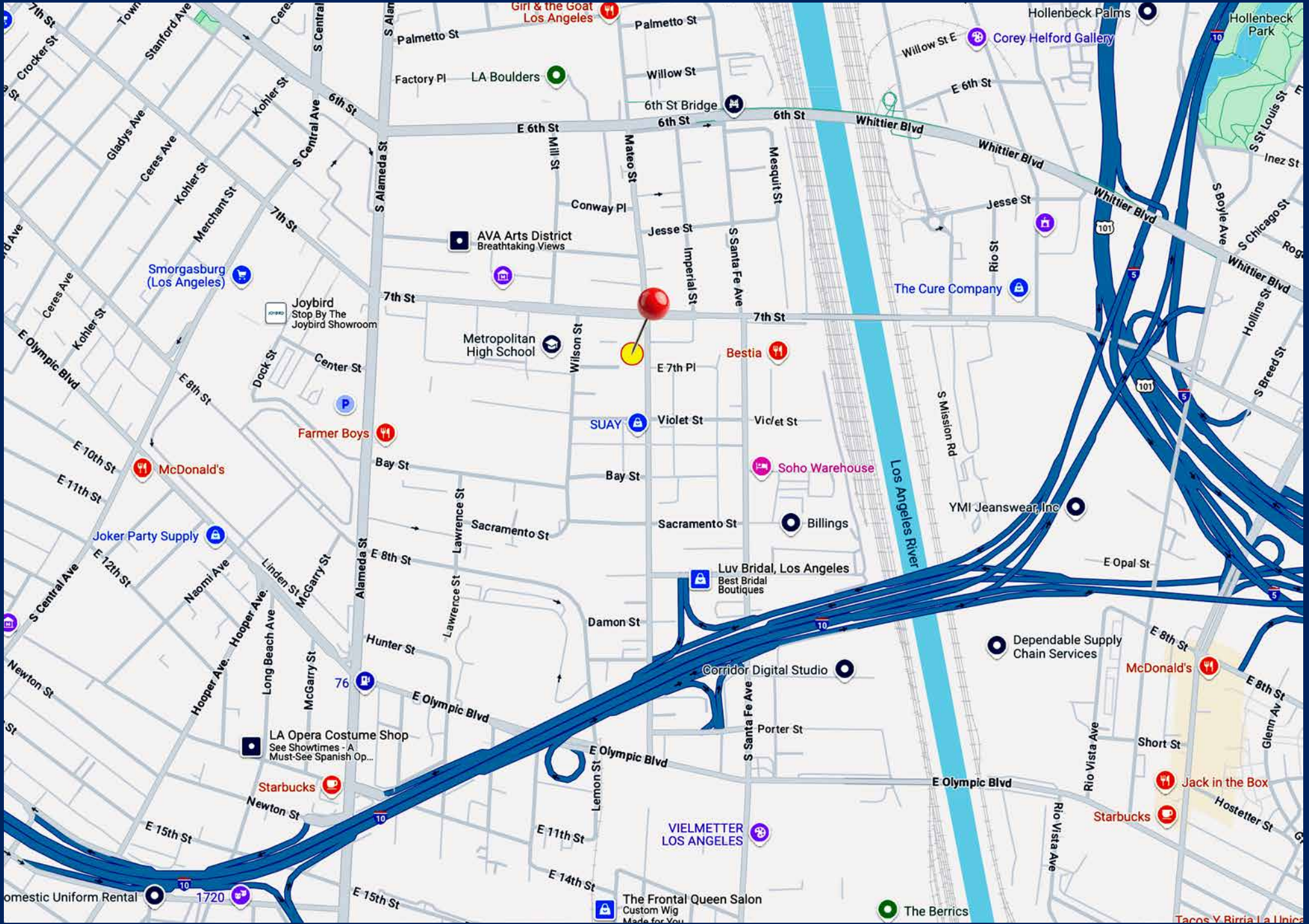




Plat Map



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

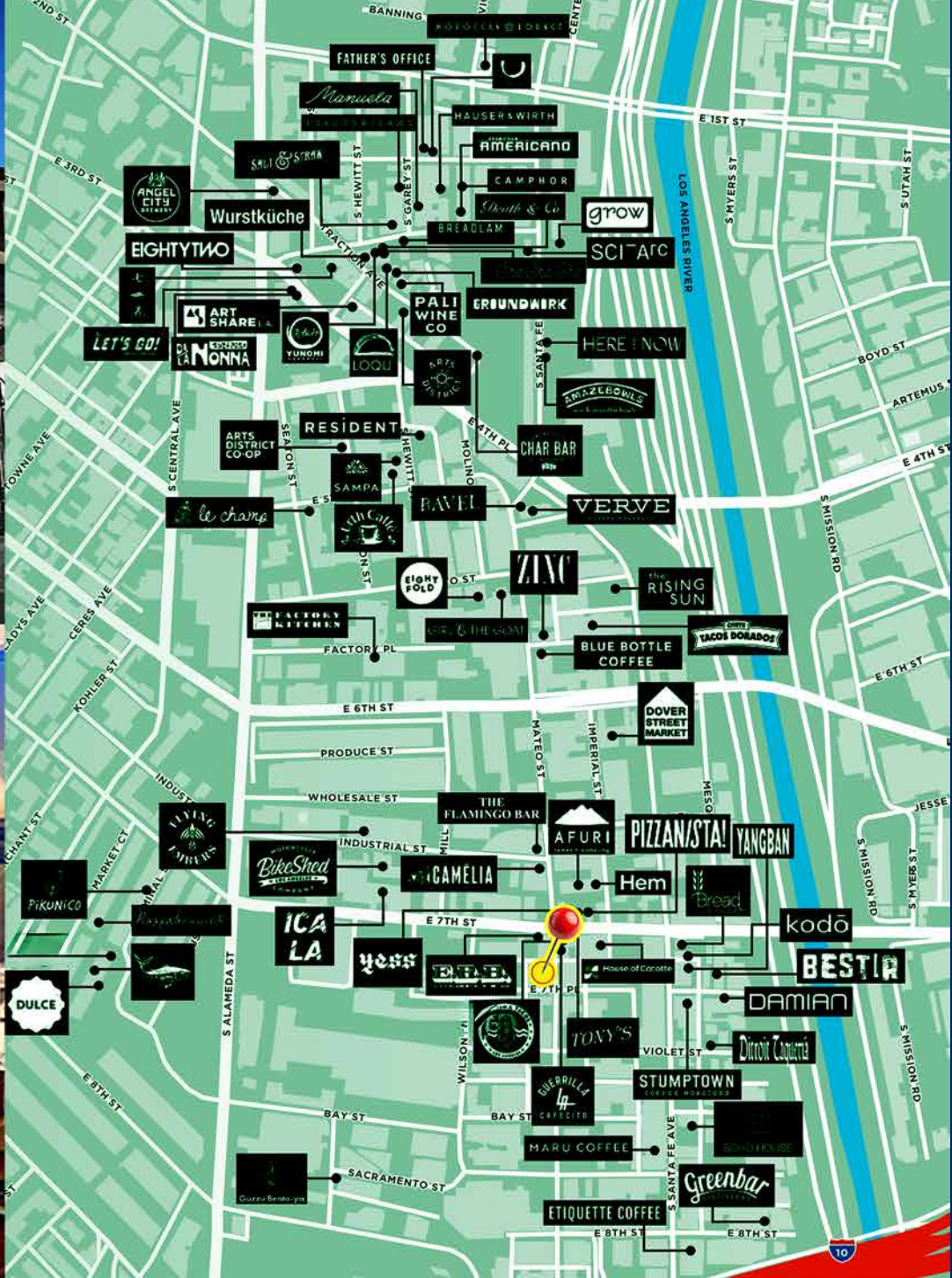
20% GROWTH

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

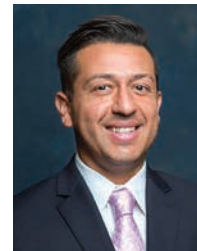
725 Mateo Street
Los Angeles, CA 90021

9,800 SF Available For Sublease

Prime Location in the Heart of
the DTLA Arts District



*For More Information,
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