



ZACUTO GROUP
COMMERCIAL REAL ESTATE

1509
MATEO
STREET

DOWNTOWN LOS ANGELES

FOR SALE

OWNER / USER OPPORTUNITY

CREATIVE LIVE/WORK COMPOUND | RESTAURANT | NIGHTCLUB

1509 MATEO STREET

DOWNTOWN LOS ANGELES

Zacuto Group is pleased to bring to market a unique creative compound within an exclusive pocket of Downtown Los Angeles.

Formerly envisioned as an exclusive club, the property was completely renovated in 2020 with millions of dollars invested into infrastructure and design. The raw character, prime location, and flexible layout offers a rare opportunity for a new visionary to re-imagine the space into something extraordinary.

Ideal for a culinary hot spot, entertainment venue, private club, or creative office.

1509 Mateo Street is a one-of-a-kind space poised for its next chapter.



LISTING TEAM



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FOR SALE DETAILS

1509 MATEO STREET, LOS ANGELES, CA 90021

SALE PRICE

\$2,495,000

PPSF

\$535/SF

APN

5167-001-043

CROSS STREETS

Mateo / Olympic

POWER

1200AMP,
480 V, 3 phase

BUILDING SIZE

4,663 SF

LOT SIZE

2,498 SF

ZONING

M3

STORIES

2

**YEAR BUILT /
RENOVATED**

1966 / 2020





UPGRADES

- *New* Electrical panels, outlets, wiring
- *New* HVAC systems and ducts
- *New* plumbing + drainage
- *Upgraded* double paned windows
- *Updated* security system, new locks/roll up doors
- *Designer* appliances
(Sub-Zero + Gaggenau)

APPROVED FOR

- Full liquor license
- Zoned for office/warehouse/private club
- Food and beverage service and preparation approved

Los Angeles
Times

STUMPTOWN
COFFEE ROASTERS

BESTIR

rolling greens

secret
movie
club

OLIVE ATELIERs

WARNER
MUSIC
GROUP

Bread
lounge



SOHO HOUSE

MARU COFFEE

SUBJECT PROPERTY

MATEO STREET

E OLYMPIC BOULEVARD

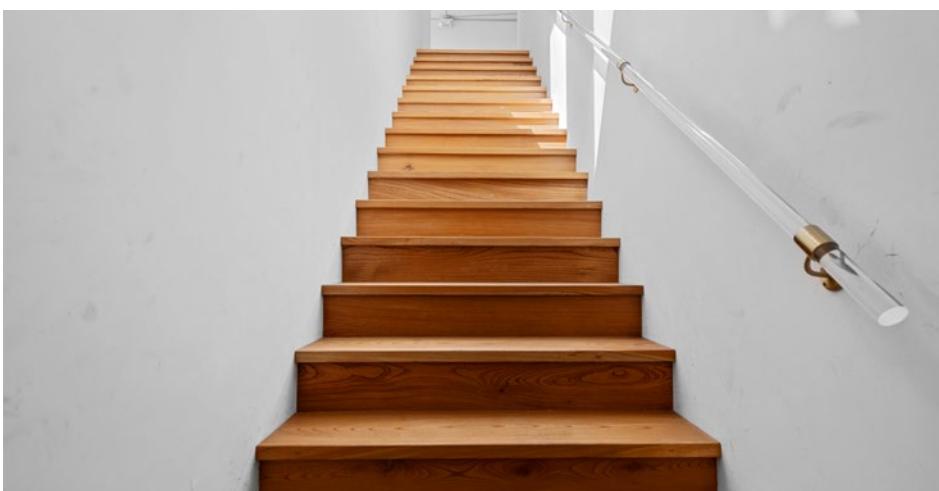
MATEO STREET

COMPLETE
RENOVATION
OF INTERIOR
READY FOR
FINAL TOUCHES

UPSTAIRS

FOR SALE

1509 MATEO STREET, LOS ANGELES



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1500
MATEO
STREET
DOWNTOWN LOS ANGELES

MULTI
FUNCTIONING
SPACES
WITH INDOOR /
OUTDOOR ACCESS

GROUND LEVEL

FOR SALE

1509 MATEO STREET, LOS ANGELES



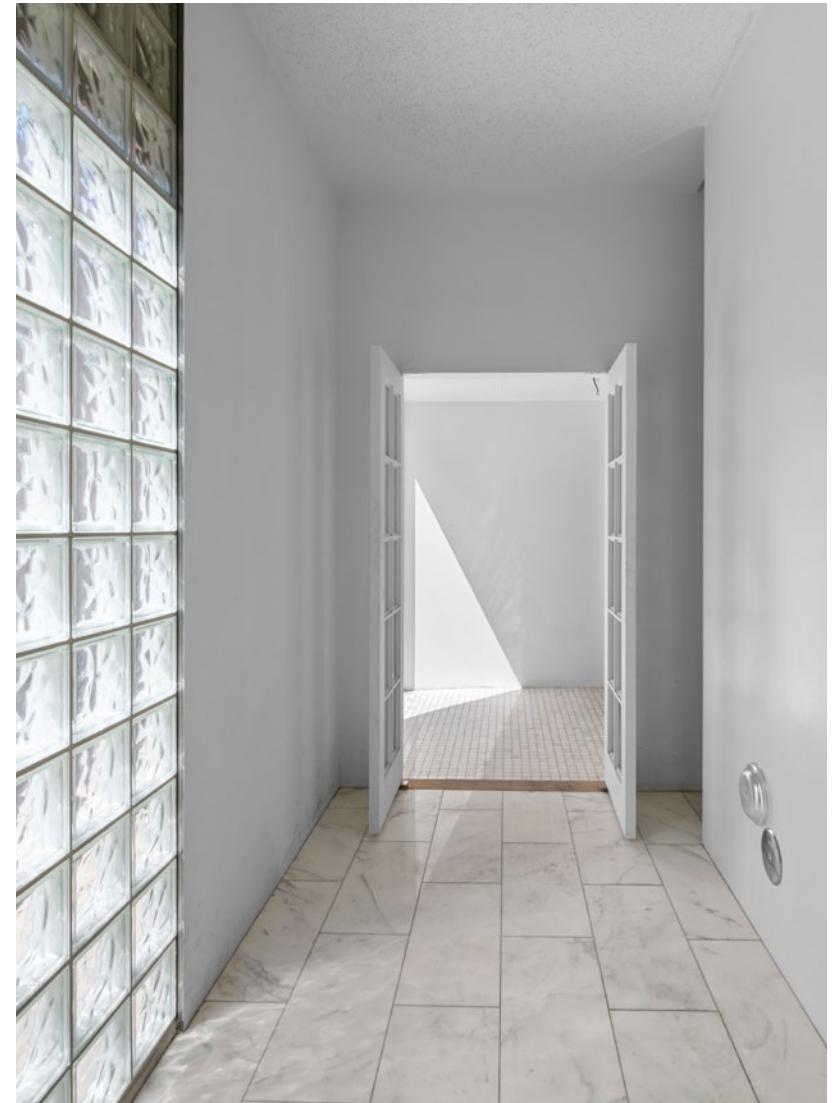
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**FULL KITCHEN
+ HOOD | GREASE TRAP
FULL PLUMBING + VENTS**

FOR SALE

1509 MATEO STREET, LOS ANGELES



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THE BEST OF DOWNTOWN LOS ANGELES WITHIN 1.5 MILES

1509 MATEO STREET, LOS ANGELES



BLUE BOTTLE
COFFEE



ry | kn



kodō

MARU COFFEE

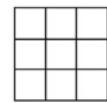
BAVEL

PIZZANISTA!

SWEET FLOWER



ZINC
CAFE | MARKET | BAR



SOHO HOUSE

STUMPTOWN
COFFEE ROASTERS



GIRL & THE GOAT



NIGHT GALLERY



secret
movie

rolling greens

1500
MATEO
STREET
DOWNTOWN LOS ANGELES



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