



INDU  
STRY

634 MATEO ST

ARTS DISTRICT / LOS ANGELES

FOR LEASE

±48,482 RSF ON ±52,272 SF OF LAND



MULTI-USE HIGH OCCUPANCY COMMERCIAL SPACE SURROUNDED BY ARTS DISTRICT AMENITIES /  
ON-SITE PARKING WITH 50+ SPACES /  
FLEXIBLE USES: OFFICE, RETAIL, F&B, SHOWROOM WAREHOUSE

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# A SPRAWLING, DEMISABLE SPACE WITH FLEXIBLE USES IN THE ARTS DISTRICT

**634 Mateo St**  
Arts District  
Los Angeles 90021

AVAILABLE FOR LEASE

634 Mateo St is a repositioned industrial building located along the Arts District's main commercial and retail corridor. The building features high exposed ceilings, a full commercial kitchen, three (3) event and liquor licenses, and plenty of on-site private parking.

The property is easily accessible to the Arts District's growing community of residents, as well as the area's consistent flow of visitors from across Los Angeles and beyond.



## AVAILABLE SPACE

Ground Floor  
+  
2nd Floor Office

**±48,482 RSF**  
Total

NORMAL PROPERTIES

**±52,272 SF**  
Land Size

**1985 / 2018**  
Year Built /  
Total Renovation & Upgrade

**Commercial / Industrial**  
Building Type

**MB-CDF1-5, IX4-FA, CPIO**  
Zoning

**227 / 480 Volts**  
**1600 Amps**  
**3 Phase / 4 Wire**  
Power

**5164-013-037**  
APN

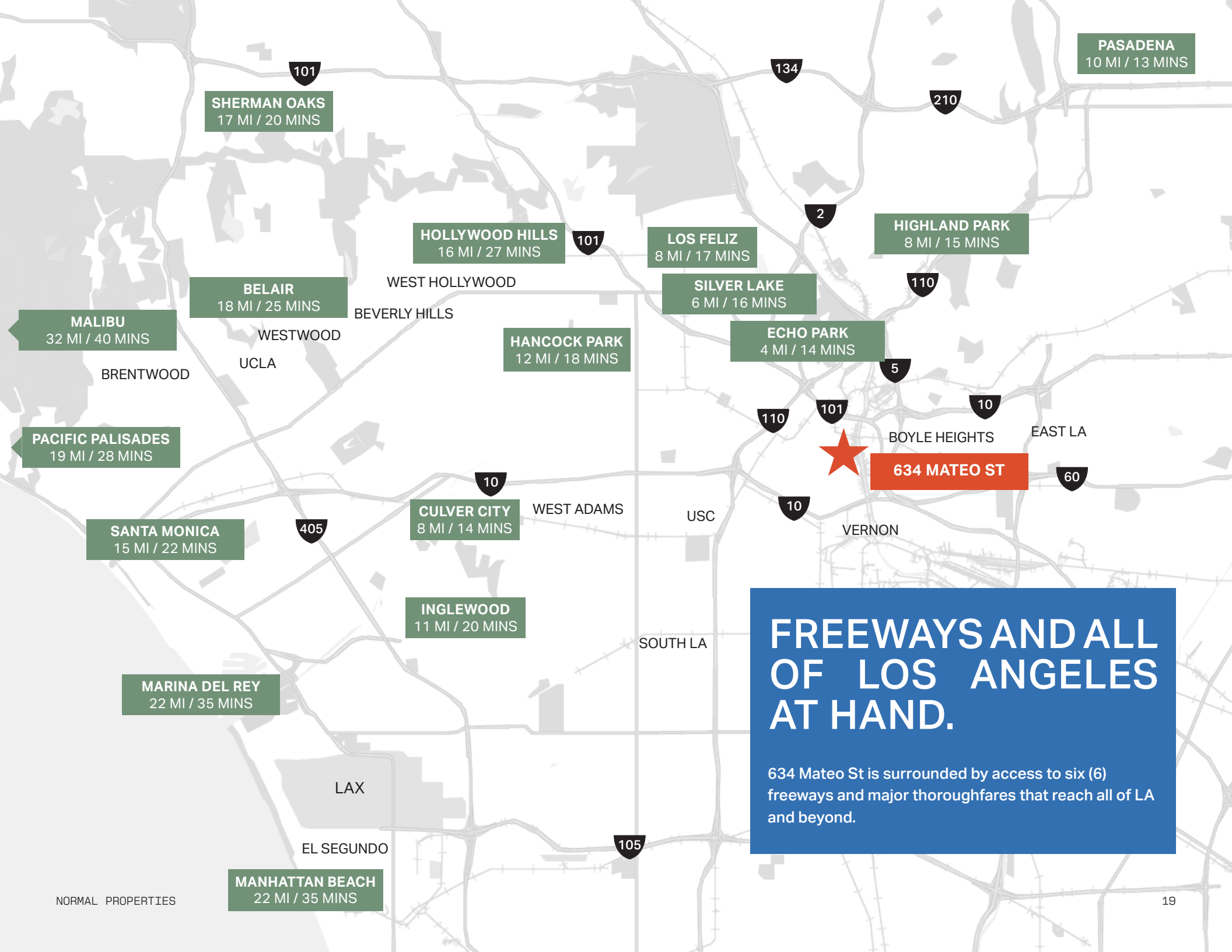
**Concrete & Steel**  
Construction

**20' to 25' High Ceilings**  
Clear Height to Beam

**Office, Retail, Showroom, Food &  
Beverage, Recreational**  
Use(s)

**50 Striped Spaces +  
More with Valet Assist**  
Parking





PASADENA  
10 MI / 13 MINS

SHERMAN OAKS  
17 MI / 20 MINS

HOLLYWOOD HILLS  
16 MI / 27 MINS

LOS FELIZ  
8 MI / 17 MINS

HIGHLAND PARK  
8 MI / 15 MINS

BELAIR  
18 MI / 25 MINS

SILVER LAKE  
6 MI / 16 MINS

ECHO PARK  
4 MI / 14 MINS

MALIBU  
32 MI / 40 MINS

HANCOCK PARK  
12 MI / 18 MINS

PACIFIC PALISADES  
19 MI / 28 MINS

SANTA MONICA  
15 MI / 22 MINS

CULVER CITY  
8 MI / 14 MINS

INGLEWOOD  
11 MI / 20 MINS

MARINA DEL REY  
22 MI / 35 MINS

MANHATTAN BEACH  
22 MI / 35 MINS

**FREEWAYS AND ALL  
OF LOS ANGELES  
AT HAND.**

634 Mateo St is surrounded by access to six (6)  
freeways and major thoroughfares that reach all of LA  
and beyond.

















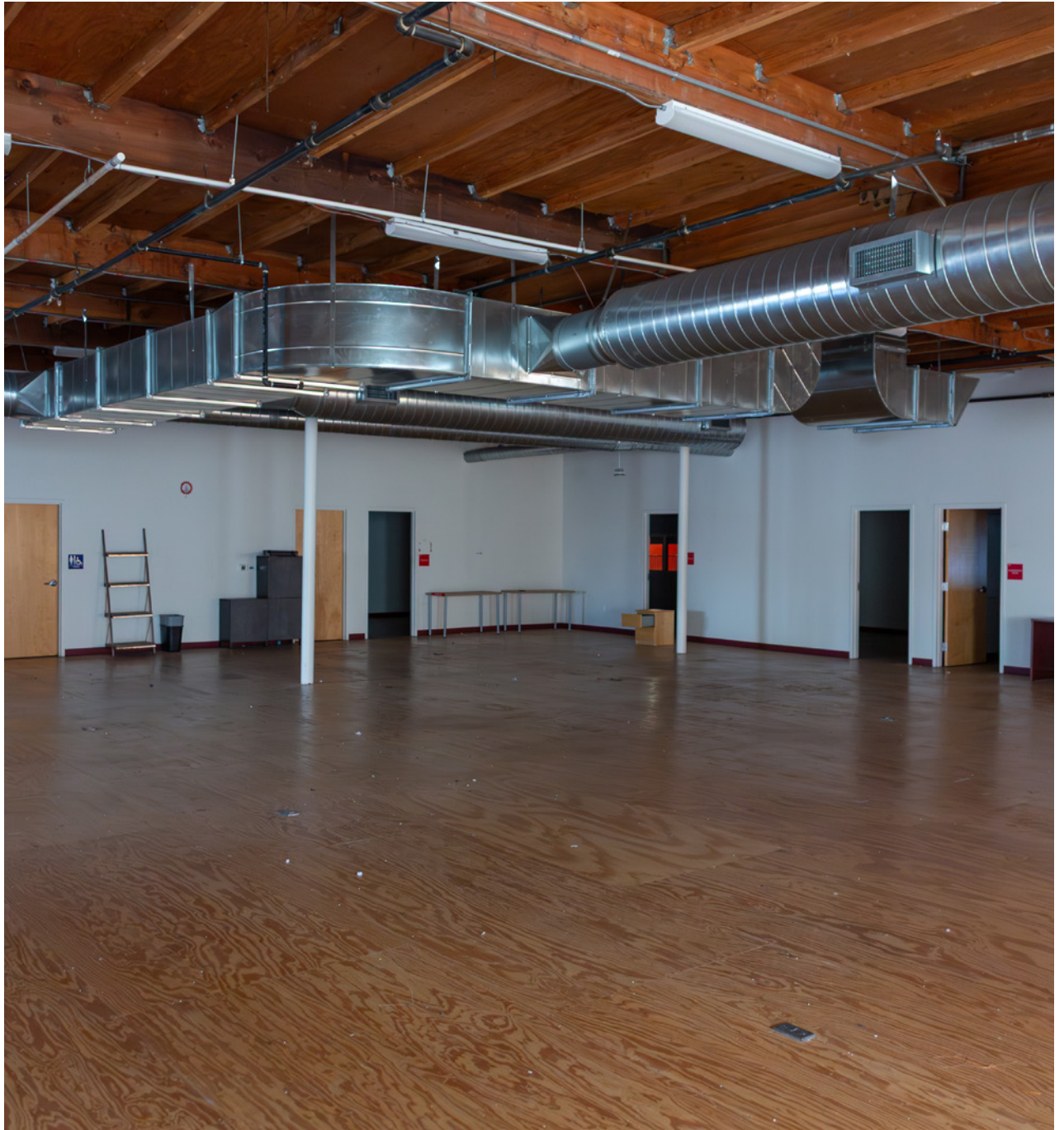


MEZZANINE





2ND FLOOR OFFICE

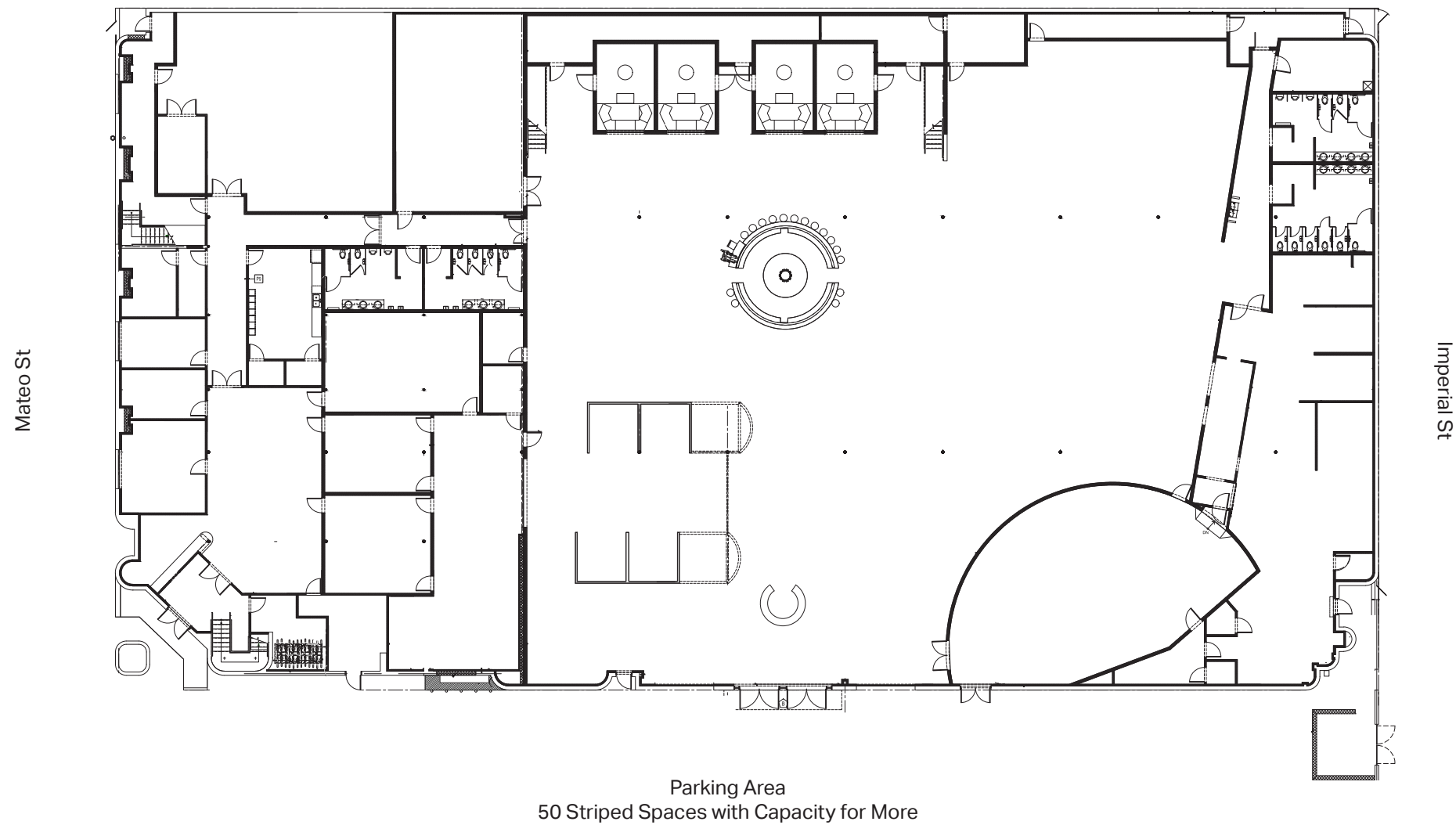




## COMMERCIAL KITCHEN



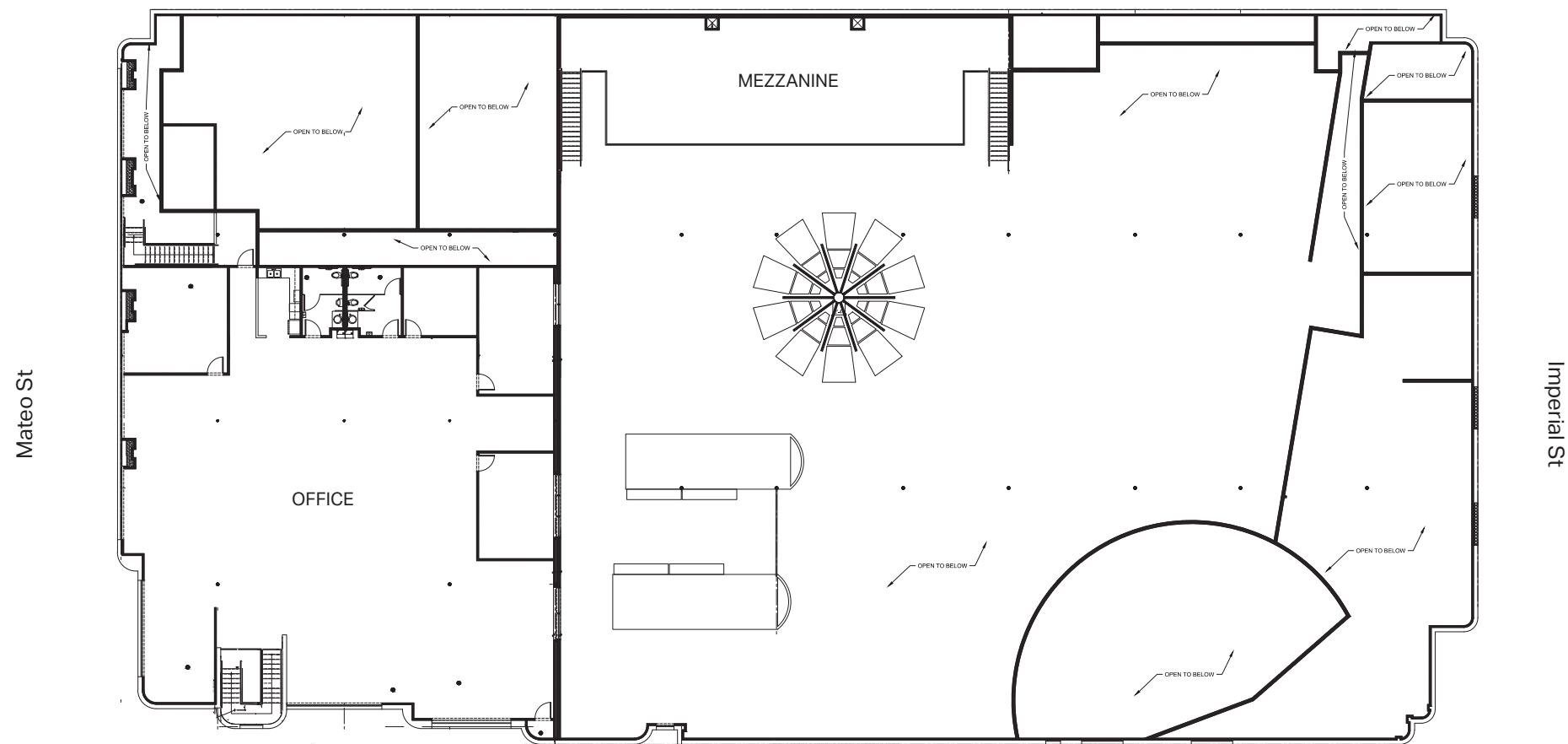
# FIRST FLOOR PLAN



*Floor plans are for general reference only. More detailed plans are available upon request.*



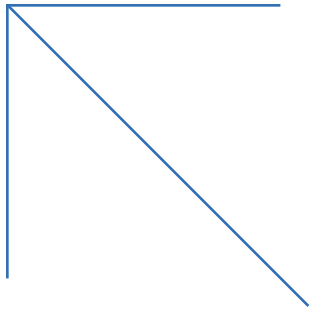
# SECOND FLOOR PLAN



*Floor plans are for general reference only. More detailed plans are available upon request.*







The area now known as the Arts District was part of LA's large wine-growing economy that started in the 1840s and included more than 100 acres of vineland called El Aliso.

The arrival of the Santa Fe Railroad leading into the 20th century created the industrial infrastructure that allowed agricultural goods to be easily shipped. Soon the Arts District was manufacturing furniture, clothing, baked goods, auto parts, printed products and more.

By the 1970s, much of the area's industrial vigor had moved away. Warehouses and factories were progressively activated by artists who needed a place to live, create art, engage with other artists, and establish community. The 1981 implementation of the City's Artist-in-Residence program legalized the residential use of industrial buildings, which ushered in a broader wave of residential conversions that characterize the neighborhood to this day.

## FROM VINEYARDS AND INDUSTRY TO ARTISTS AND LOFTS, THE ARTS DISTRICT IS DYNAMIC AND ECLECTIC

The Arts District is a living and thriving thread of LA's history—evolving from a fertile agricultural landscape to a bustling industrial hub, and ultimately, a vibrant cultural and artistic center. This journey, marked by the rise and fall of industries and the resurgence of creativity, has shaped the district's unique character and identity.



A LOS ANGELES VINEYARD IN 1928

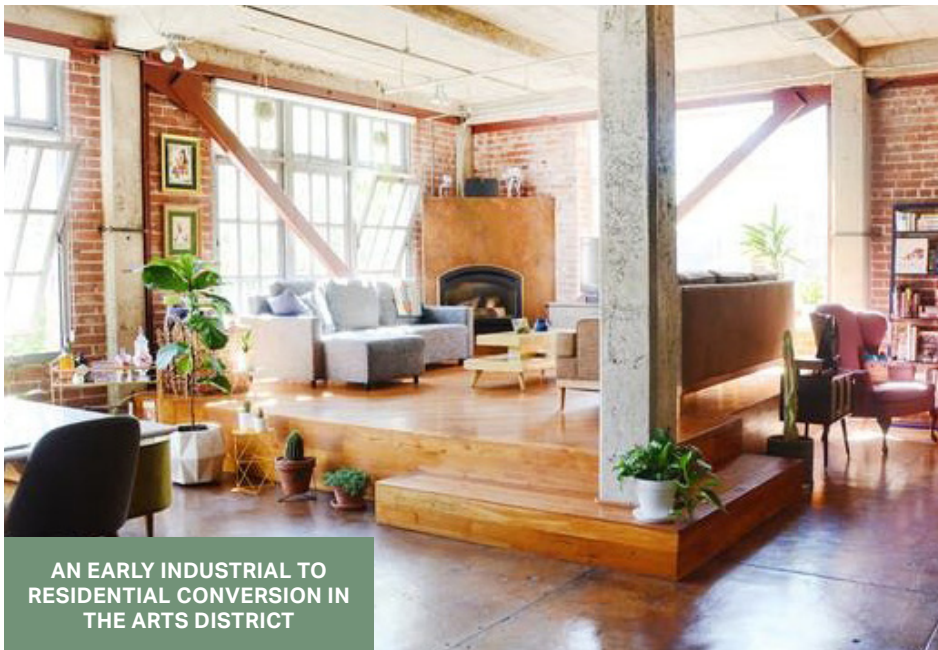
NIRVANA PLAYING AT FAMED  
AL'S BAR ON TRACTION AVE



one-year  
anniversary  
SUNDAY JULY 31  
AL'S BAR 4 TO 8

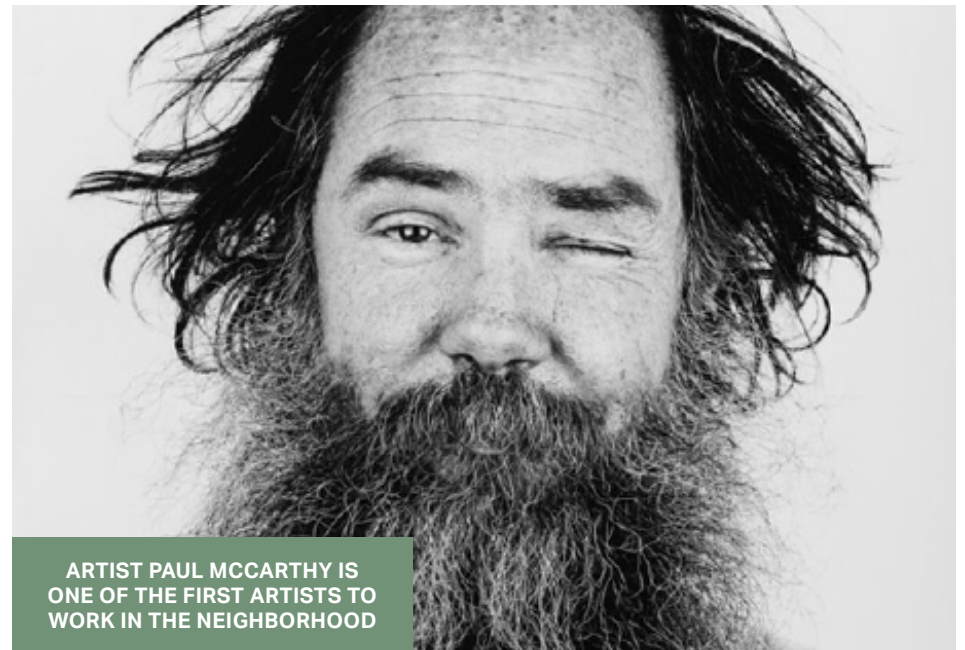
RED HOT CHILI PEPPERS

SHOW FLYER FOR THE RED HOT  
CHILI PEPPERS AT AL'S BAR +  
INTERIOR VIEW OF AL'S BAR



AN EARLY INDUSTRIAL TO  
RESIDENTIAL CONVERSION IN  
THE ARTS DISTRICT

ARTIST PAUL MCCARTHY IS  
ONE OF THE FIRST ARTISTS TO  
WORK IN THE NEIGHBORHOOD









Spotify at AT MATEO.



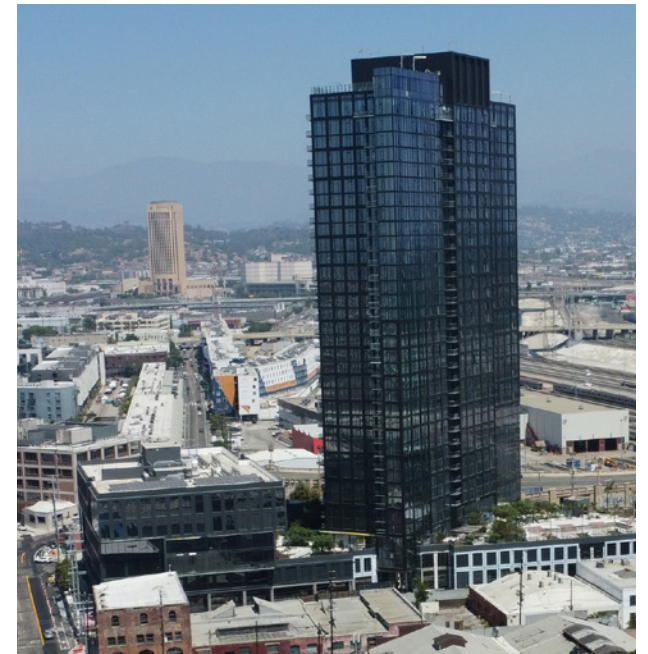
Venture capital firm Greycroft Partners' office along Traction Ave.



Bavel by Chef Ori Menashe.



Soho Warehouse along S Santa Fe Ave.



New residential tower at 525 S Santa Fe Ave.



## RESTAURANTS

1	Wurstkuche
2	Manuela
3	Zinc Café
4	Factory Kitchen
5	Pizzanista!
6	Bestia
7	Bavel
8	Damian
9	Ditroit
10	Everson Royce Bar
11	Camelia
12	Afuri
13	De La Nonna
14	Lucky's Steakhouse (Coming Soon)
15	Salt & Straw
16	Yangban Society
17	Price Street Pizza
18	Soho Warehouse

## COFFEE

19	Groundwork Coffee Co.
20	Blue Bottle Coffee
21	Concierge Coffee
22	Verve Coffee Roasters
23	Urth Caffé
24	Eightfold Coffee
25	Boxx Coffee Roasters
26	Maru Coffee

# AMENITIES & NOTABLE BUSINESSES IN THE AREA

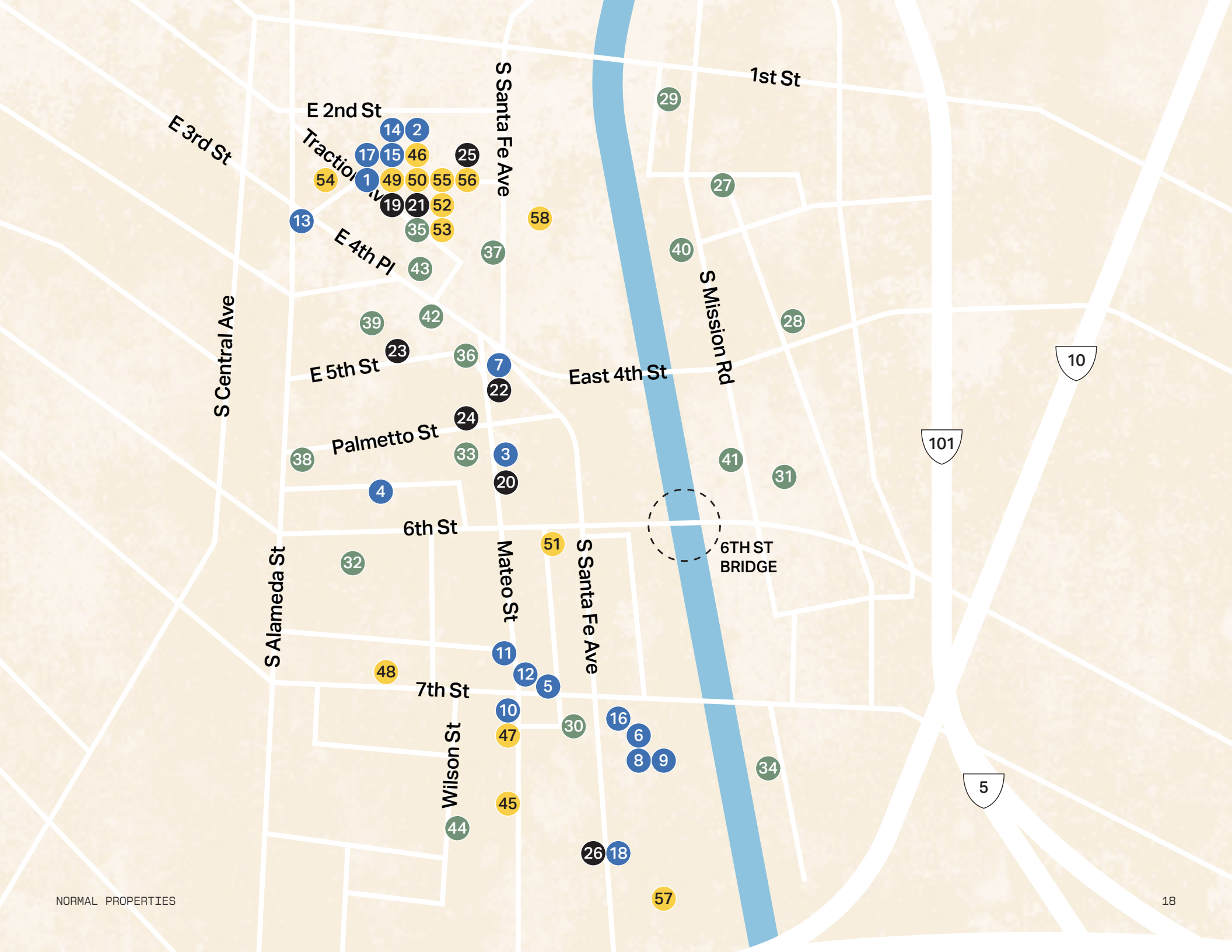
## NOTABLE BUSINESSES

27	Angel City Lumber
28	Common Wave HiFi
29	UOVO fine art storage (Coming Soon)
30	Warner Music
31	Ace Mission Studios
32	East End Studios (coming soon)
33	Spotify
34	Apple Studios
35	Greycroft Partners
36	Califia Farms
37	Sci-Arc
38	Fear of God
39	Grimshaw Architects
40	Studio MLA
41	Luna Luna
42	Accenture
43	Honey
44	Mad Decent

## RETAIL & CULTURE

45	Suay Sew Shop
46	Hauser & Wirth
47	The Good Liver
48	ICA LA
49	The Box
50	Artbook
51	Dover Street Market
52	Departamento
53	Alchemy Works
54	Le Labo
55	Flamingo Estate
56	Period Correct
57	Billings
58	Hennessey + Ingalls







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