



CUSHMAN &
WAKEFIELD

FOR LEASE

±23,303 SF CREATIVE OFFICE

*(Possible future expansion opportunity
of ±14,500 SF for ±37,800 SF campus)*

SOUTHWESTERN BAG CO.
635 MATEO STREET, LOS ANGELES, CA 90021

(Possible future opportunity at 1380 E. 6th Street)

TEAM
CONDON

ari • brittany • erica
mike • pete • scott



PROPERTY OVERVIEW

ADDRESS	635 Mateo Street, Los Angeles, CA 90021
YEAR BUILT	1930
NUMBER OF FLOORS	2
TOTAL RENTABLE SF	±23,303
1ST FLOOR RSF	12,816 SF
2ND FLOOR RSF	10,487 SF
NUMBER OF FLOORS	2
LOADING DOCKS	4
TIMING	Immediate

BUILDING HIGHLIGHTS

- Abundance of parking
- Ground floor warehouse with four loading docks
- Built out offices
- Potential for multiple rooftop decks
- Exposed brick
- Skylights and large arched windows

SOUTHWESTERN BAG CO.

1375



PROPERTY OVERVIEW

ADDRESS	1380 E. 6th Street, Los Angeles, CA 90021
YEAR BUILT	1949
RENTABLE SF	±14,338 SF
NUMBER OF FLOORS	1
LOADING DOCKS	4

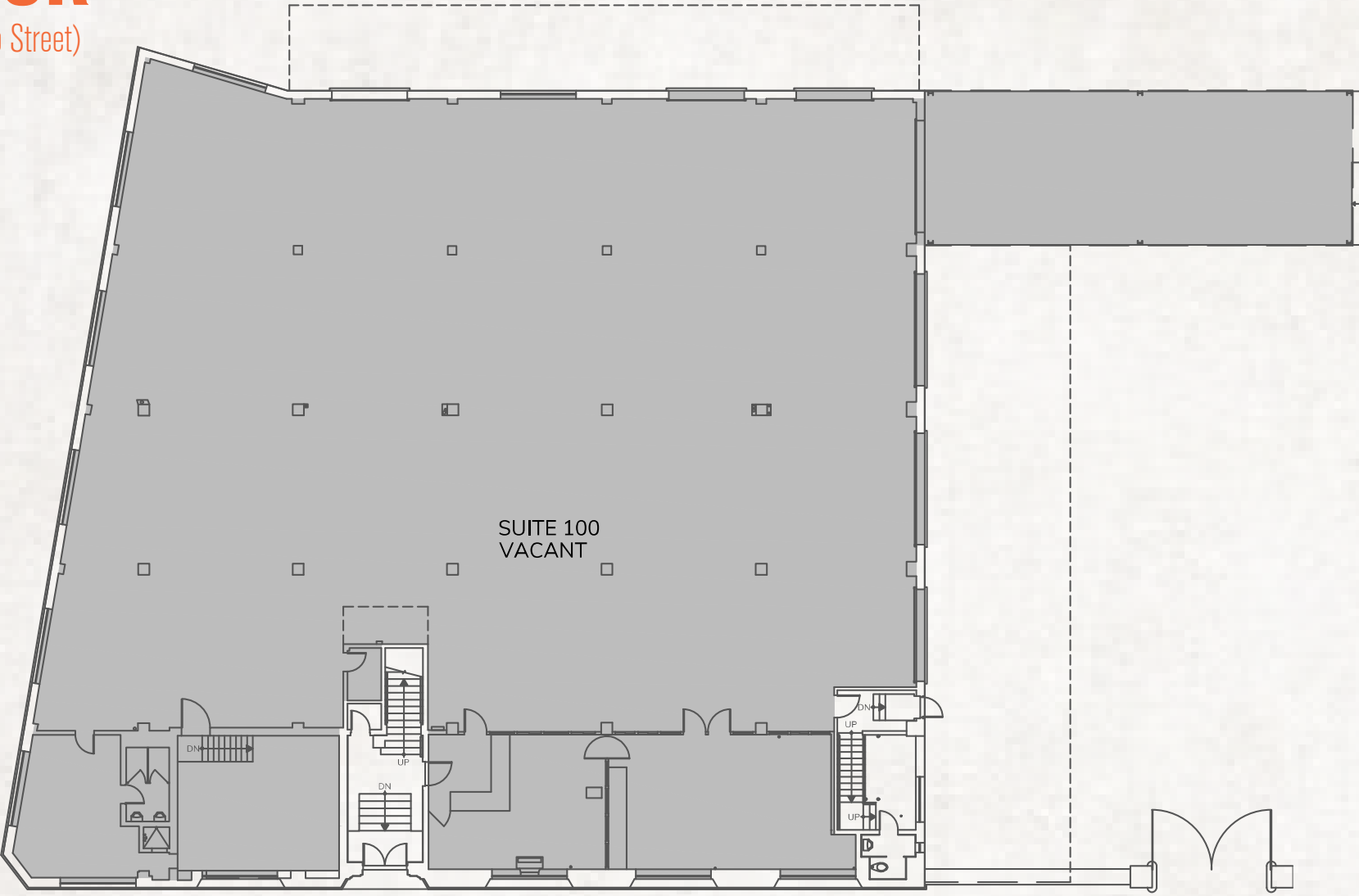
BUILDING HIGHLIGHTS

- Abundance of parking
- Warehouse with four loading docks
- Metal corrugated building
- 15' - 40' ceiling height



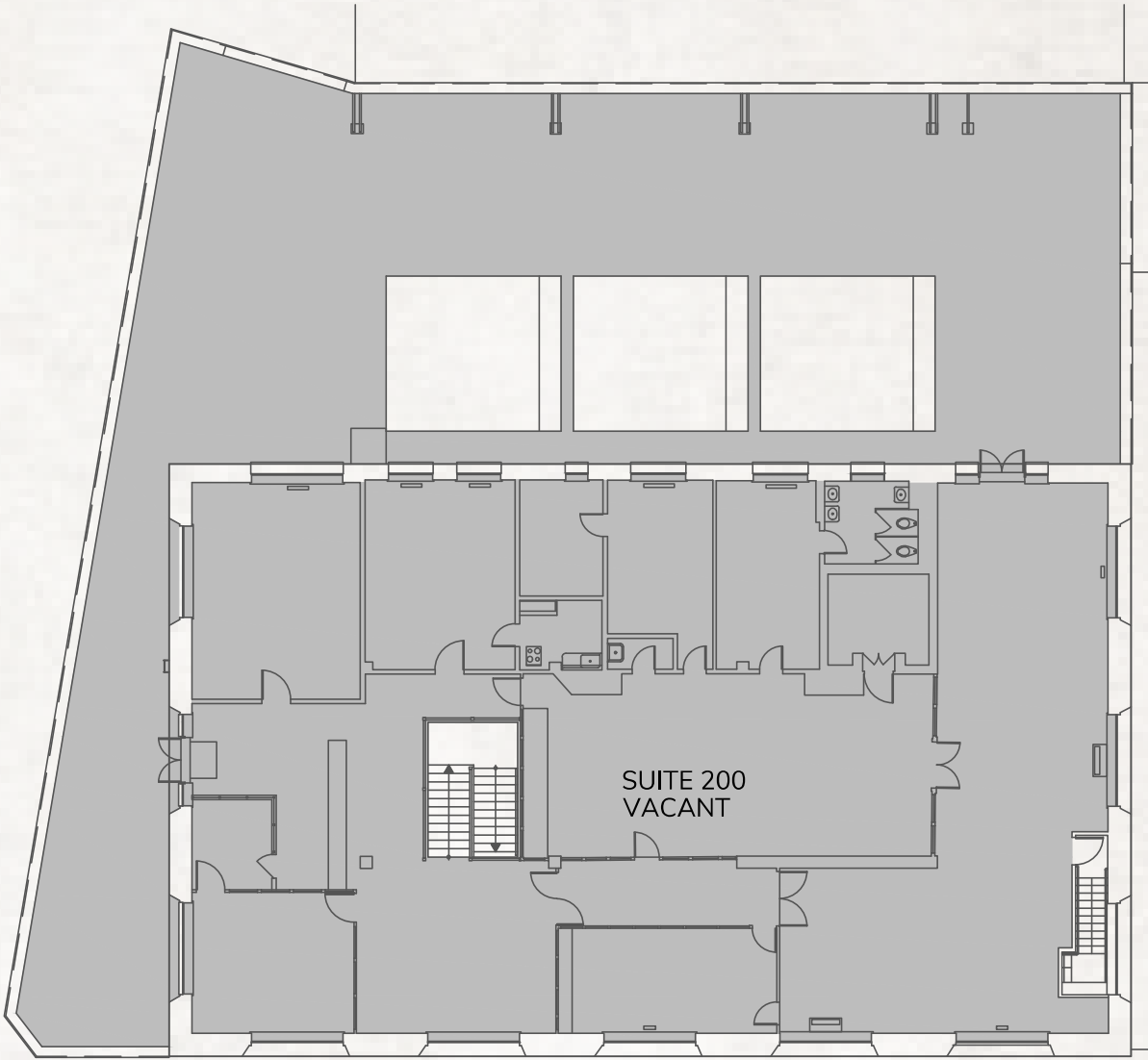
GROUND FLOOR

(635 Mateo Street)



SECOND FLOOR

(635 Mateo Street)



PROPERTY PHOTOS





1	Eat Drink Americano	923 E. 3rd Street
2	Blacktop Coffee	826 E. 3rd Street
3	Poketo	777 S. Alameda
4	Wurstkuche	800 E. 3rd Street
5	Angel City Brewery	216 Alameda Street
6	EightyTwo	707 E. 4th Place
7	Umami Burger	738 E. 3rd Street
8	Manuela	907 E. 3rd Street
9	The Pie Hole	714 Traction Avenue
10	Groundwork Coffee	811 Traction Avenue
11	Arts District Brewing	828 Traction Avenue
12	Fritzi	814 Traction Avenue
13	Bulletproof Coffee Café	300 S. Santa Fe Avenue
14	Salt & Straw	829 E. 3rd Street
15	Shinola	825 E. 3rd Street
16	The Chairman	1200 E. 5th Street
17	Urth Café	451 S. Hewitt Street
18	Resident	428 S. Hewitt Street
19	Zinc Café	580 Mateo Street
20	Bar Mateo	580 Mateo Street
21	Blue Bottle Coffee	582 Mateo Street
22	Factory Kitchen	1300 Factory Place
23	Villains Tavern	1356 Palmetto Street
24	Willow Studios	1335 Willow Street
25	Cafe Gratitude	300 S. Santa Fe Avenue
26	Officine Brera	1331 E. 6th Street
27	Sixth + Mill	1335 E. 6th Street
28	Dover Street Market	1425 E. 6th Street

29	The Wheelhouse	1375 E. 6th Street
30	Daily Dose Café	1820 Industrial Street
31	Iron Triangle Brewing Co.	1581 Industrial Street
32	Church & State	1850 Industrial Street
33	Little Bear	1855 Industrial Street
34	Urban Radish	661 Imperial Street
35	Pizzanista!	2019 E. 7th Street
36	Tony's Saloon	2017 E. 7th Street
37	Everson Royce Bar	1936 E. 7th Street
38	Silverlake Wine Arts	1948 E. 7th Street
39	Bread Lounge	700 S. Santa Fe Avenue
40	Bestia	2121 E. 7th Street
41	Stumptown Coffee	806 S. Santa Fe Avenue
42	HD Buttercup	2118 E. 7th Place
43	Soho House	1000 S. Santa Fe Avenue
44	American Tea Room	909 S. Santa Fe Avenue
45	Maccarone	300 S. Mission Road
46	Little Big Man	1427 E. 4th Street
47	Two Bit Circus	634 Mateo Street
48	Bavel	500 Mateo Street



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