

564 MATEO ST

RENOVATED DOCK HIGH BUILDING WITH A NEW 1,500 SF COOLER AND POSSIBLE NEW FREEZER (UP TO 2,500 SF)
FLOWERS, PRODUCE, MEAT, FISH



LOS ANGELES • CA 90013
±14,515 SF INDUSTRIAL BUILDING
FOR LEASE

\$2.00 PSF
TEASER RATE



Downtown/Arts District Los Angeles

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The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

±14,515 SF INDUSTRIAL BUILDING FOR LEASE

MATEO ST

DOWNTOWN LOS ANGELES

MATEO ST

±14,515 SF INDUSTRIAL BUILDING FOR LEASE



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MATEO ST



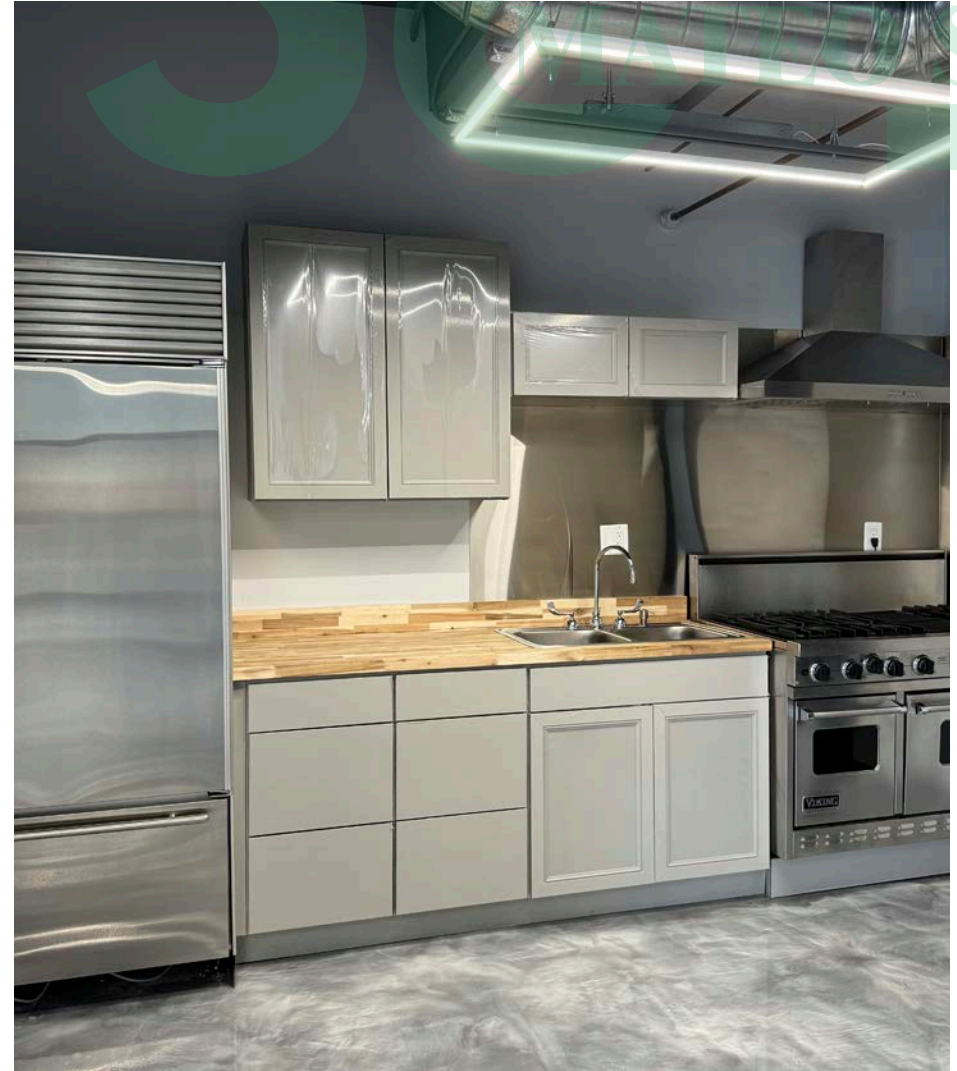
LOCATION, LOCATION, LOCATION



±14,515 SF INDUSTRIAL BUILDING FOR LEASE



- **AVAILABLE NOW**
- ±8,515 SF Dock High Building with a New ±1,500 SF Cooler (Temp 36-38 Degrees)
- Up to ±2,500 SF New Freezer Possible
- ±6,000 SF 2-Story Offices with New HVAC, Restrooms & Kitchen in the Heart of the Arts District
- Across the Street from At Mateo, Next door to Zinc Cafe and Walking Distance to Spotify Headquarters, Warner Music, Hauser & Wirth, Urth Cafe, Bavel
- ±7,700 SF Private, Secure Gated Parking in Front of the Building
- Office Space & Warehouse can be Leased Separately
- Close to the Flower Mart & Produce Mart
- Zoning M31-R10
- Branding and Signage Opportunity

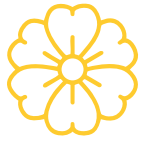


ZINC
CAFE | MARKET | BAR

GIRL & THE GOAT

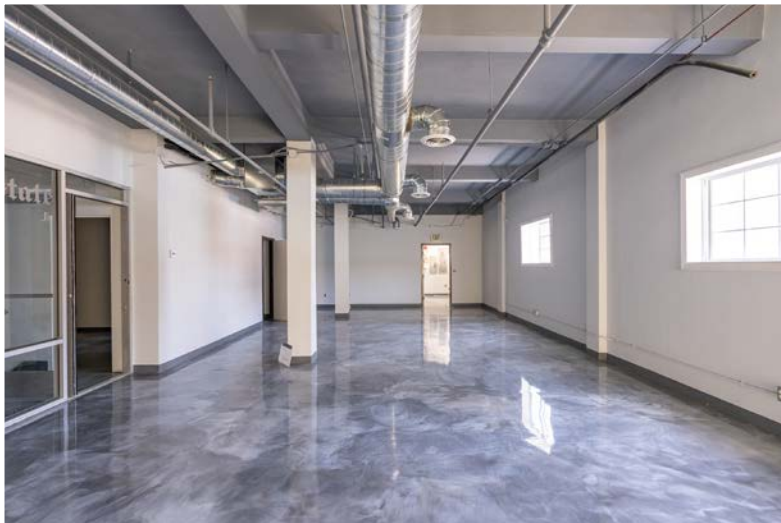
- Adjacent to Zinc Café
- Across the Street from Girl & the Goat
- 2 Blocks from Dover Street and Bavel

FLOWERS, PRODUCE, MEAT, FISH



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±1,500 SF NEW COOLER
36°-38° TEMPERATURE



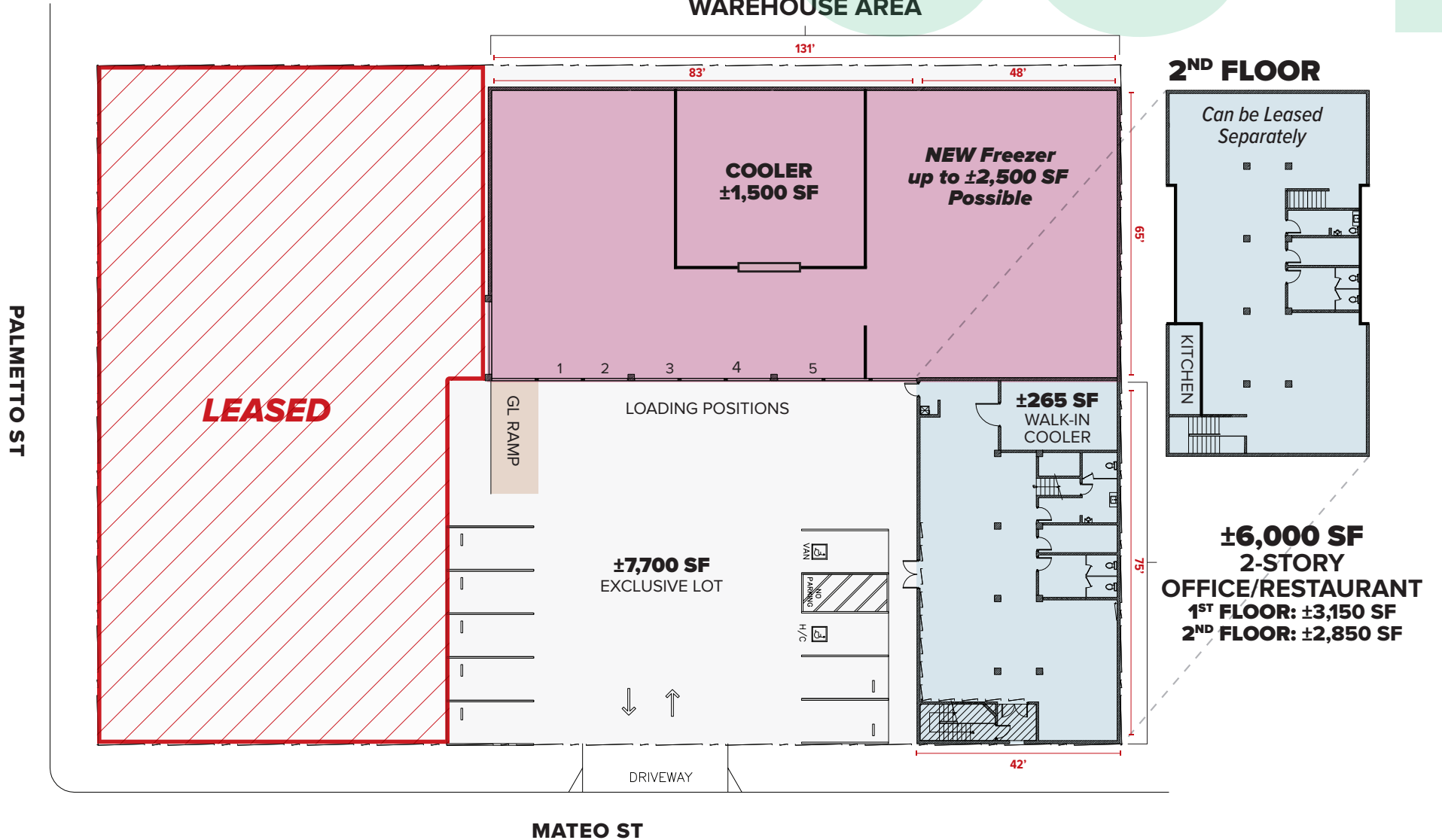
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MATEO ST

±8,515 SF WAREHOUSE AREA



NOTE: Drawing not to scale. All measurements and sizes are approximate.

±14,515 SF INDUSTRIAL BUILDING FOR LEASE

RESTAURANTS

- | | | |
|-------------------|------------------------|--------------------|
| 1 Father's Office | 9 Zinc Cafe | 17 Bread Lounge |
| 2 Inko Nito | 10 Factory Kitchen | 18 Bestia |
| 3 Manuela | 11 Officine BRERA | 19 Cosme LA |
| 4 Wurstkuche | 12 Urban Radish | 20 Girl & the Goat |
| 5 Cafe Gratitude | 13 Little Bear | |
| 6 Urth Caffe | 14 Church & State | |
| 7 The Chairman | 15 Tartine Manufactory | |
| 8 Bavel | 16 Guerrilla Tacos | |



COFFEE

- | | |
|-------------------------|-----------------------------|
| 1 Eat.Drink.Americano | 6 Cafe Dulce |
| 2 Blacktop Coffee | 7 Stumptown Coffee Roasters |
| 3 Groundwork Coffee Co. | |
| 4 Bulletproof Coffee | |
| 5 Cafe Societe | |



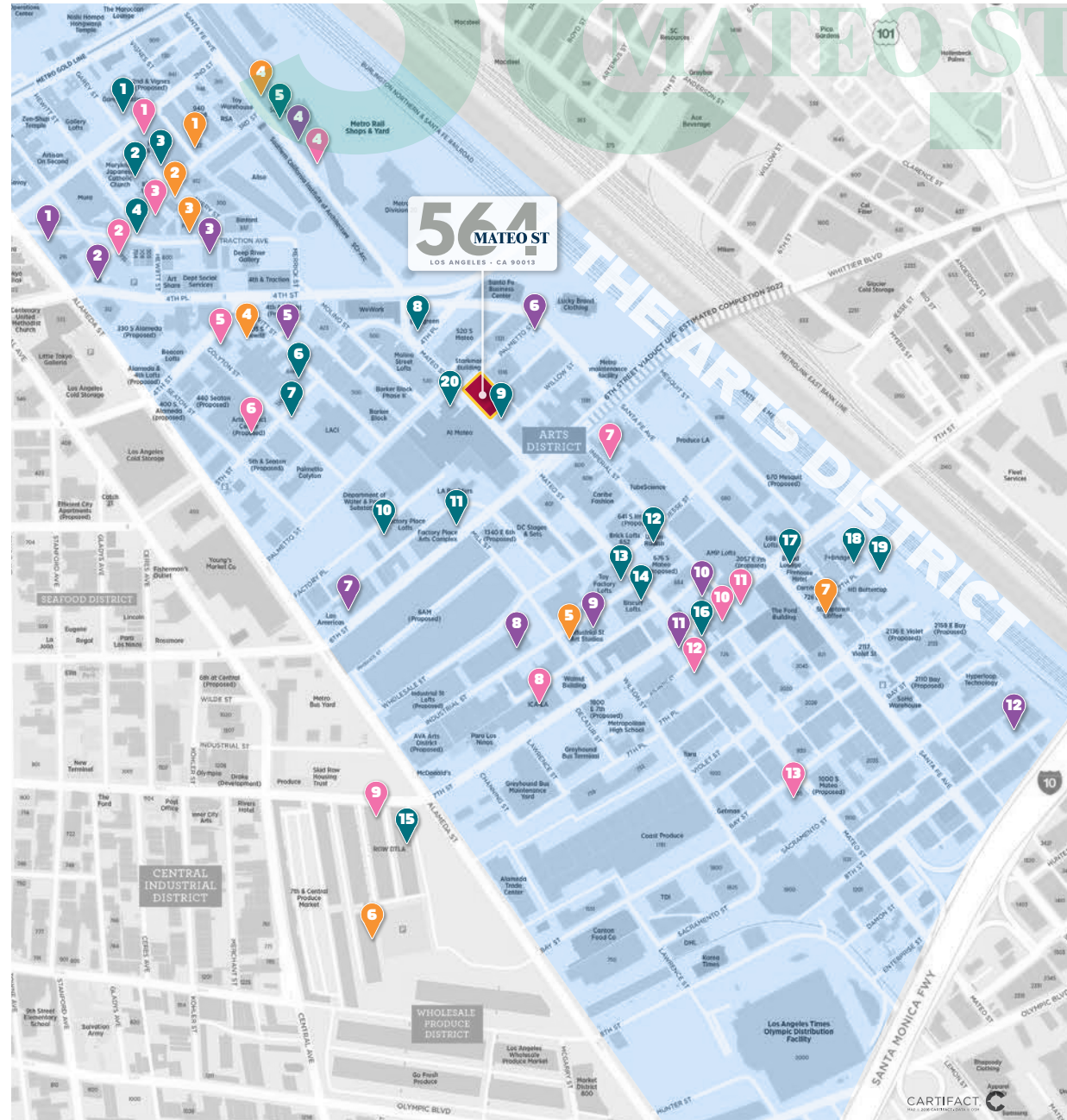
BARS/BREWERIES

- | | |
|-----------------------------|-----------------------------|
| 1 Angel City Brewery | 7 Lost Spirits Distillery |
| 2 Eighty Two | 8 Iron Triangle Brewery |
| 3 Arts District Brewing Co. | 9 Pour Haus Wine Bar |
| 4 Westbound | 10 Tony's Saloon/Pizzanista |
| 5 Resident DTLA | 11 Everson Royce Bar |
| 6 Villain's Tavern | 12 Greencraft Distillery |



RETAIL/MUSEUMS

- | | |
|--------------------------|--------------------------|
| 1 Hauser & Wirth | 8 ICA LA |
| 2 3.1 Phillip Lim | 9 Mission Workshop |
| 3 Apolis: Common Gallery | 10 Commonwealth |
| 4 Hennessey & Ingalls | 11 The House of Machines |
| 5 A&D Museum | 12 The Good Liver |
| 6 Arts District Co-op | 13 Rolling Greens |
| 7 Dover Street Market | |



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