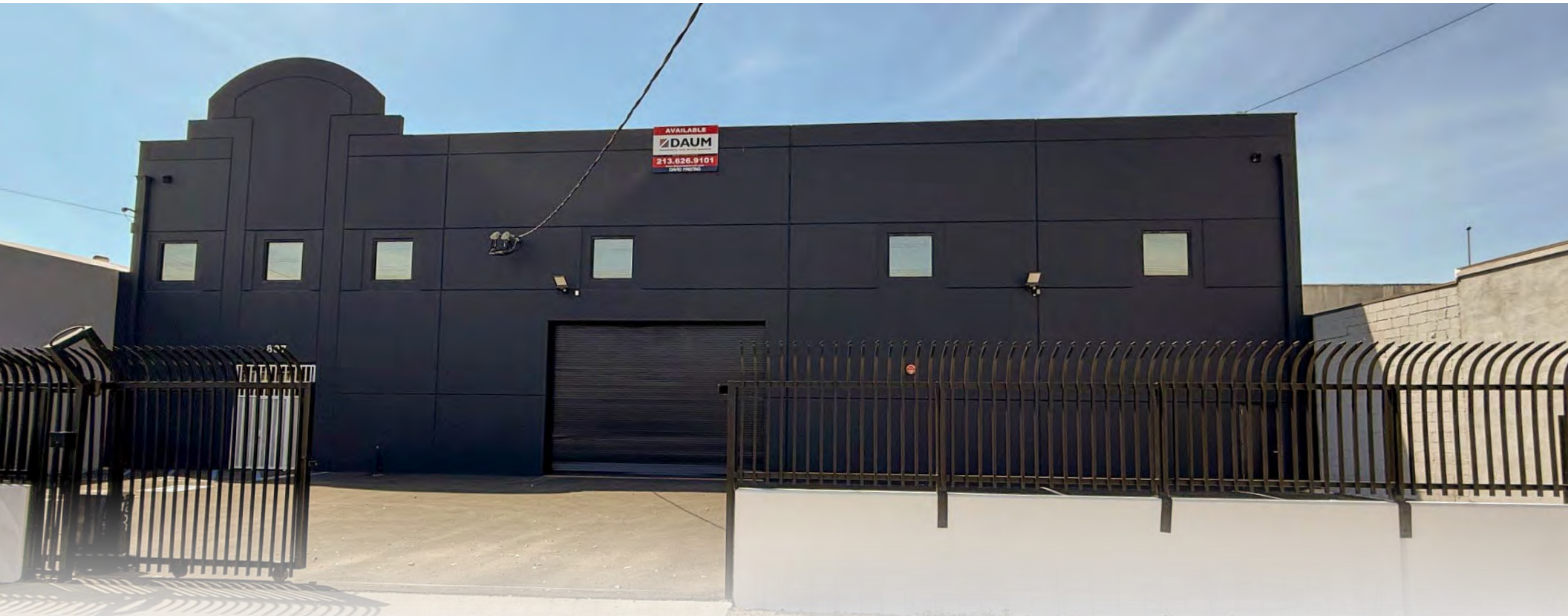


COMPLETELY REFURBISHED | ±12,700 SF CREATIVE SPACE | CENTER OF ARTS DISTRICT



# FOR SUBLEASE

±12,700 SF CREATIVE SPACE

**807 MATEO ST.**

**LOS ANGELES | CA | 90021**

## PROPERTY HIGHLIGHTS



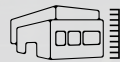
Premier Property  
Close to Studios,  
Galleries, Restaurants  
& Residential



Sprinklered



2 GL Doors



24'  
Clear Height



Secure 20  
Car Parking



Power:  
A: 400; V: 120/240  
3 Phase

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SUBLEASE

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807 MATEO ST.  
LOS ANGELES | CA 90021

AERIAL

## PROPERTY HIGHLIGHTS



Premier Property Close to Studios, Galleries, Restaurants & Residential



2 Ground Level Doors



±12,700 SF Available



T-8 **Flourescent Lighting**



±4,060 SF Well Appointed **Offices**



**Fenced** Yard Area



24' Clear Height



Heavy Power



**Secure 20 Car Parking**



**3 Blocks North of** the 10 Freeway



**Fully Sprinklered**



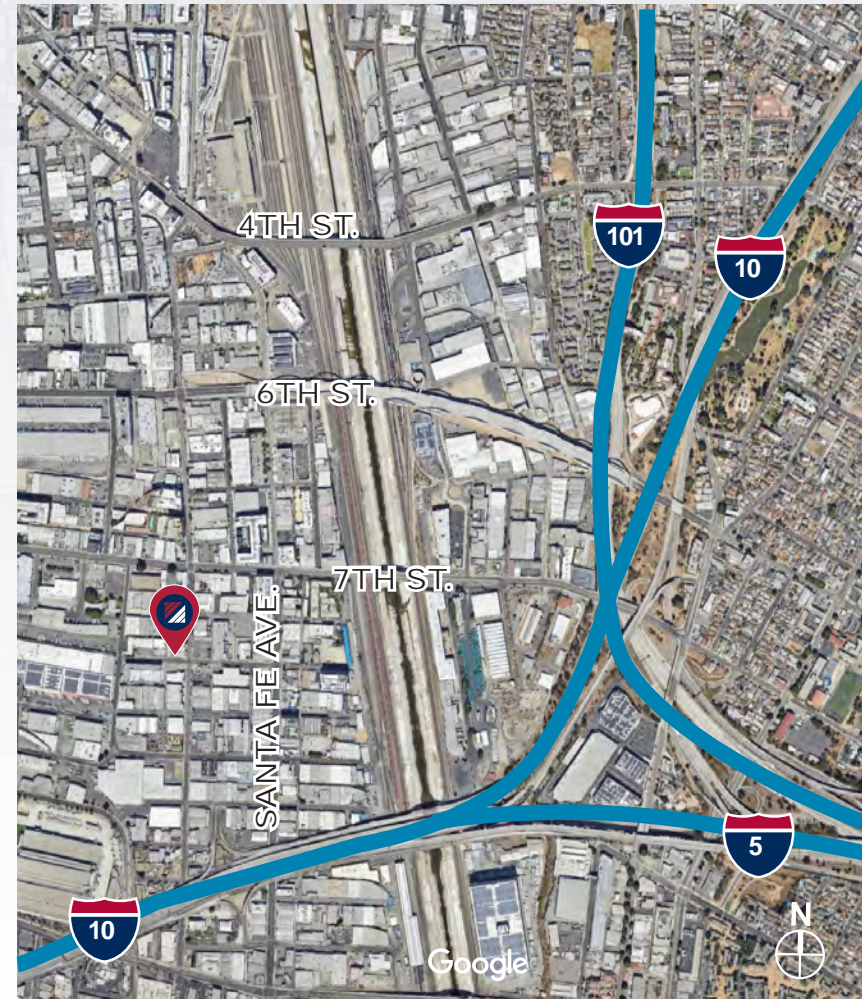
Rate: \$1.60 PSF Industrial Gross



Center of the **Arts District**



Sublease: August 31, 2028 w/ Potential Long-Term Lease



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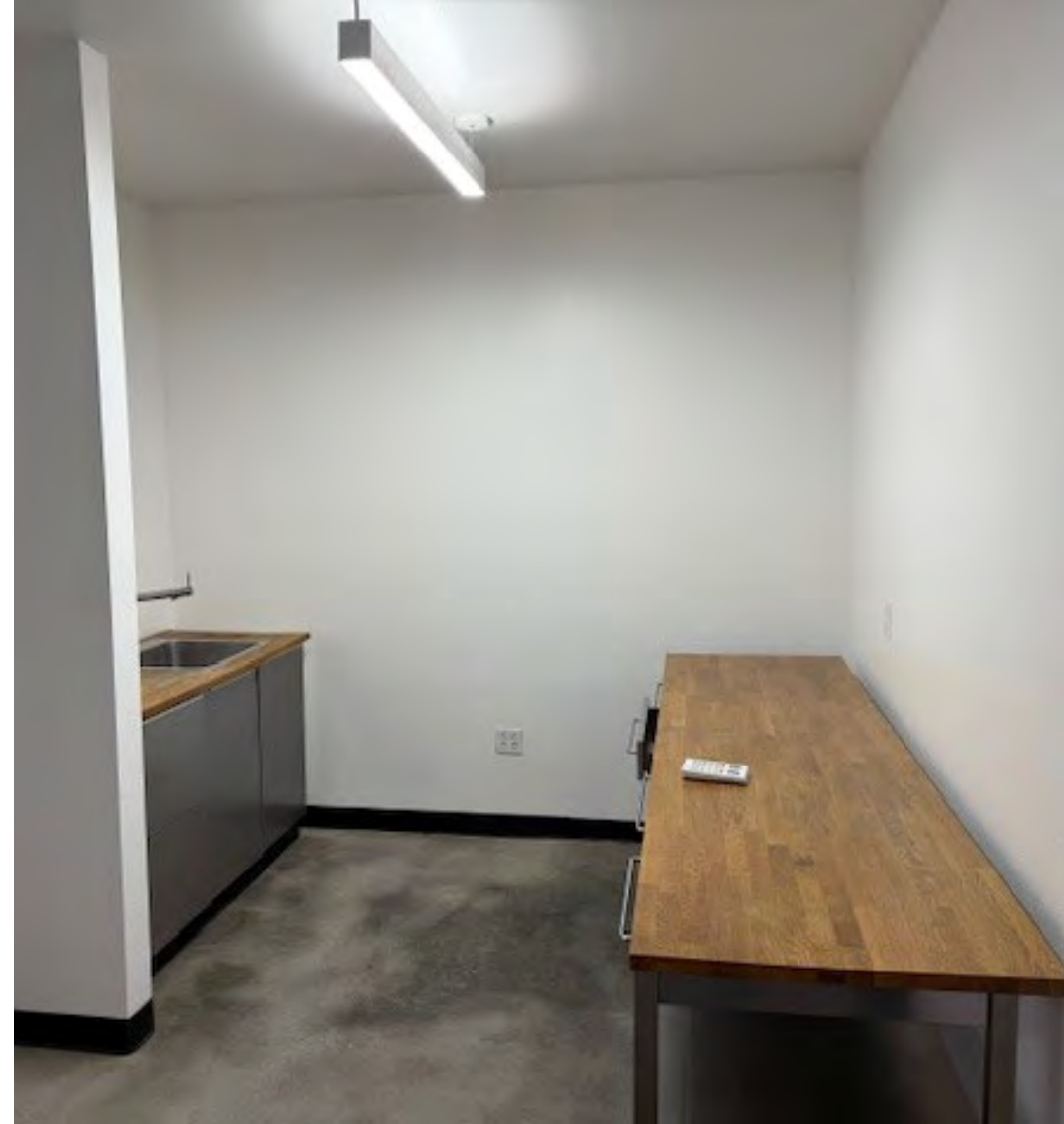
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PHOTOS



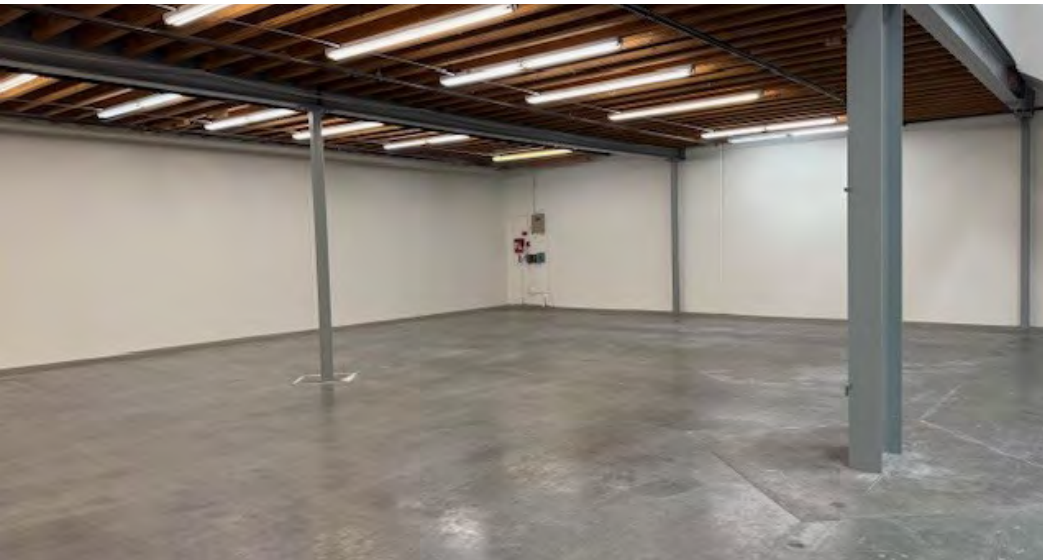
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**The Arts District in Los Angeles is a vibrant and eclectic neighborhood known for its thriving arts scene, creative community, and industrial-chic atmosphere.**

## LOCATION:

Situated east of Downtown Los Angeles, the Arts District is bordered by the Los Angeles River to the west, Alameda Street to the east, 1st Street to the north, and 8th Street to the south.

## HISTORY:

Originally an industrial area filled with warehouses and factories, the Arts District began to transform in the 1970s and 1980s as artists and creatives started to move into the area seeking affordable studio space. Over the years, it has evolved into a dynamic neighborhood with galleries, studios, restaurants, bars, and boutiques.

## ART GALLERIES AND STUDIOS:

The Arts District is home to numerous art galleries, showcasing a diverse range of contemporary art styles and mediums. Many artists also have studios in the area, and it's not uncommon to find open studios events where the public can meet artists and view their work.

## CULTURAL INSTITUTIONS:

The neighborhood is also home to cultural institutions like the Hauser & Wirth art gallery, which features contemporary art exhibitions, as well as the Institute of Contemporary Art, Los Angeles (ICA LA), which showcases cutting-edge contemporary art and hosts educational programs and events

## STREET ART:

The Arts District is known for its vibrant street art scene, with colorful murals adorning many of the neighborhood's buildings. Visitors can take self-guided tours to explore the murals or join guided tours led by local artists.

## DINING AND NIGHTLIFE:

The Arts District offers a diverse array of dining options, ranging from trendy cafes and gastropubs to upscale restaurants and food trucks. The neighborhood is also known for its vibrant nightlife, with bars, breweries, and live music venues attracting locals and visitors alike.



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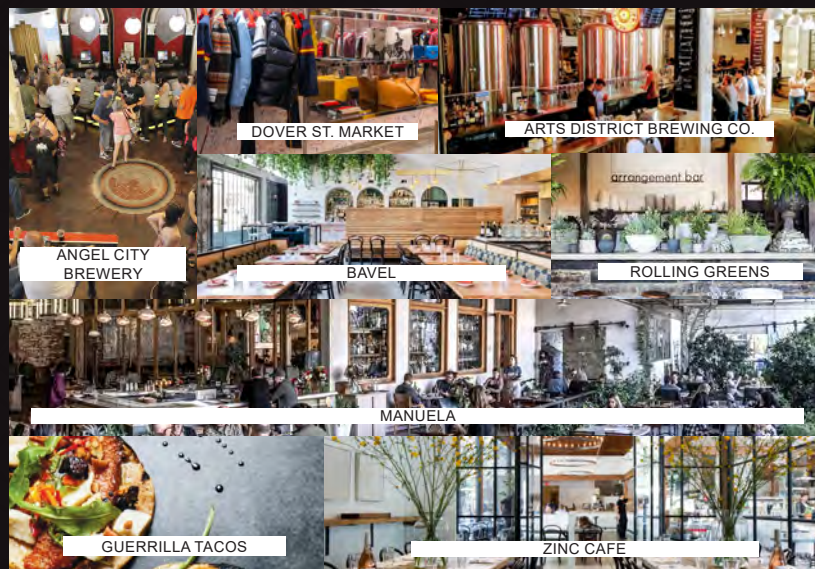
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AMENITIES



RESTAURANTS	COFFEE	BARS & BREWERIES	RETAIL / MUSEUMS
<ol style="list-style-type: none"> <li>1. Father's Office</li> <li>2. Inko Nito</li> <li>3. Manuela</li> <li>4. Wurstkuche</li> <li>5. Cafe Gratitude</li> <li>6. Urth Caffe</li> </ol>	<ol style="list-style-type: none"> <li>1. Eat.Drink.Americano</li> <li>2. Blacktop Coffee</li> <li>3. Groundwork Coffee Co.</li> <li>4. Boxx Coffee Roasters</li> <li>5. Verve Coffee</li> <li>6. Etiquette Coffee</li> </ol>	<ol style="list-style-type: none"> <li>1. Angel City Brewery</li> <li>2. Eighty Two</li> <li>3. Arts District Brewing Co.</li> <li>4. Resident DTLA</li> <li>5. Tony's Saloon/ Pizzanista</li> <li>6. Everson Royce Bar</li> <li>7. Greencraft Distillery</li> </ol>	<ol style="list-style-type: none"> <li>1. Hauser &amp; Wirth</li> <li>2. Hennessey + Ingalls</li> <li>3. Dover Street Market</li> <li>4. ICA LA</li> <li>5. The Good Liver</li> <li>6. Rolling Greens</li> </ol>



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DEVELOPMENTS

## RESIDENTIAL GROWTH

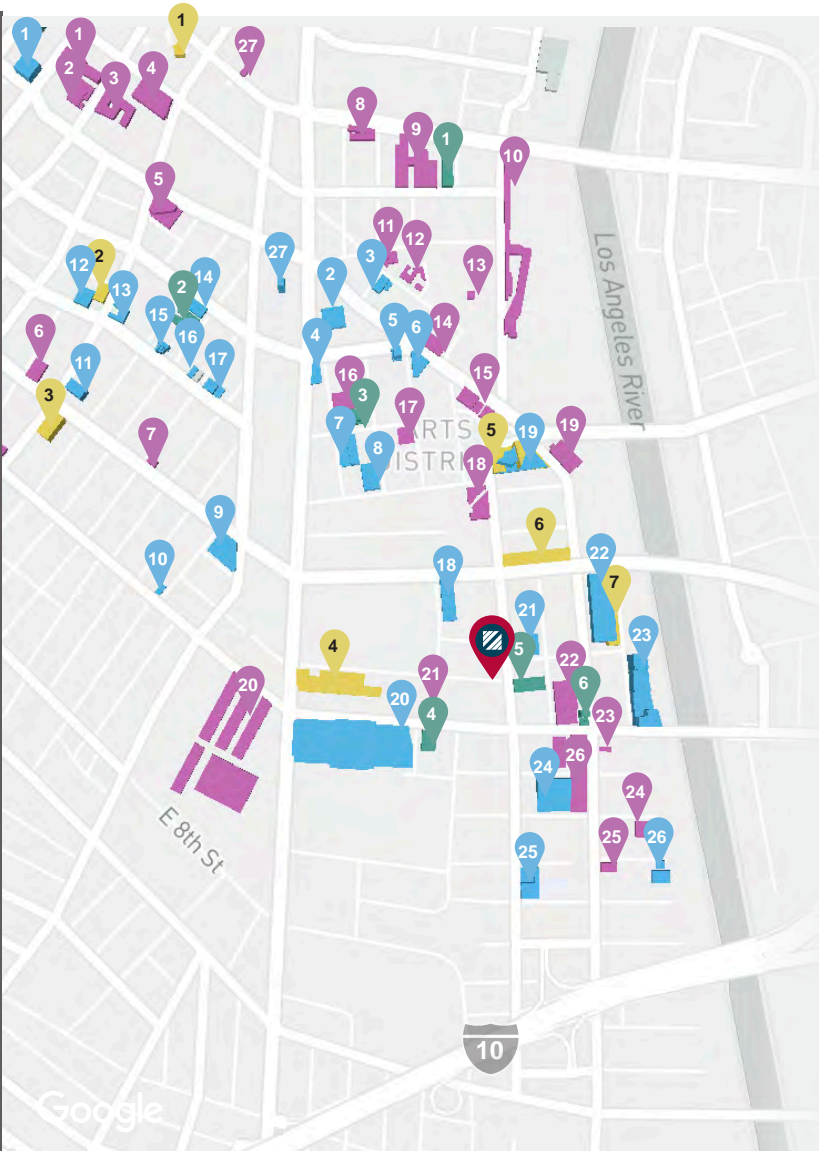
The Arts District has experienced a surge in residential development, with the conversion of former industrial buildings into loft apartments and the construction of new residential complexes. These developments have attracted young professionals, artists, and creatives seeking live/work spaces in a vibrant urban environment.

## COMMERCIAL EXPANSION

Alongside residential growth, there has been a notable increase in commercial development in the Arts District. Historic buildings have been repurposed into offices, creative studios, galleries, and retail spaces. Additionally, new businesses, including restaurants, cafes, bars, and boutique shops, have opened, contributing to the neighborhood's thriving cultural and culinary scene.

## PUBLIC SPACES AND AMENITIES:

Efforts to enhance public spaces and amenities in the Arts District have been underway. Parks, green spaces, and pedestrian-friendly areas have been developed to create gathering places for residents and visitors. Additionally, infrastructure improvements, such as bike lanes and public transportation access, aim to enhance mobility and connectivity within the neighborhood and beyond.



## PROPOSED

- |   |   |
|---|---|
| 1. 121 W 3rd Street / Apartments-Retail             | 14. 508 E. 4th Street / Apartments                    |
| 2. 330 S Alameda Street / Apartments-Retail         | 15. The Alvidrez / Apartments                         |
| 3. AtTraction / Office-Retail                       | 16. 713 E 5th / Apartments-Parking                    |
| 4. 400 S Alameda Street / Hotel                     | 17. 801-821 E. 5th Street / Apartments                |
| 5. 405 S Hewitt Street / Retail-Office-Parking      | 18. 1340 E 6th Street/ Apartments                     |
| 6. 940 E 4th Street / Apartments-Retail-Parking     | 19. 1000 Vermont/ Apartments-Retail-Parking           |
| 7. 1100 E. 5th Street / Apartments-Retail-Parking   | 20. 1716 E 7th St/ Office-Parking                     |
| 8. 527 Colyton / Apartments-Retail-Parking          | 21. 641 S Imperial Avenue / Apartments-Retail-Parking |
| 9. 6th @ Central / Apartments-Retail-Parking        | 22. 655 Mesquit Street/ Office-Parking                |
| 10. The Drake Hotel / Apartments                    | 23. 670 Mesquit / Apartments-Retail-Parking-Hotel     |
| 11. Weingart Center Tower Apartments-Retail-Parking | 24. 2045 E Violet Street/ Office-Retail-Parking       |
| 12. 407 E. 5th Street / Apartments                  | 25. Mateo Arts / Apartments-Retail-Parking-Office     |
| 13. 501 E 5th Street / Apartments-Parking           | 26. 2159 Bay Street / Retail-Office-Parking           |

## COMPLETED

- |  |  |
|--|--|
| 1. STOA / Apartments-Retail-Parking                  | 15. 1003 E 4th Place/ Office-Parking-Retail    |
| 2. Terasaki Budokan/ Cultural                        | 16. 440 Seaton/ Retail-Office                  |
| 3. AVA Little Tokyo/ Apartments-Retail-Parking       | 17. Arts District Park/ Greenspace             |
| 4. Wakaba/ Apartments-Retail-Parking                 | 18. At Mateo / Office-Parking                  |
| 5. The Terraces - 420 E. 3rd Street/ Office-Parking  | 19. Santa Fe Business Center/ Office-Parking   |
| 6. 6th Street Place/ Apartments-Retail-Parking       | 20. ROW DTLA / Office-Parking-Retail           |
| 7. LAMP Lodge/ Apartments-Parking                    | 21. Walnut Growers Building/ Apartments-Retail |
| 8. 107 Hewitt/ Apartments-Retail                     | 22. AMP Lofts/ Apartments-Retail-Parking       |
| 9. The Garey Building - 905 E 2nd/ Apartments-Retail | 23. Engine Co. No. 17/ Retail-Hotel            |
| 10. One Santa Fe/ Apartments-Retail                  | 24. 2130 Violet Street/ Office-Parking-Retail  |
| 11. 3rd & Traction / Apartments-Retail               | 25. Soho Warehouse/ Retail-Office-Hotel        |
| 12. FreeMarket - 821 Traction Avenue/ Office         | 26. 2060 E 7th Street / Office-Parking-Retail  |
| 13. The Aliso/ Apartments-Retail-Parking             | 27. MIKADO/ Apartments-Retail                  |

## UNDER CONSTRUCTION

- |   |   |
|---|---|
| 1. Ato / Apartments-Retail-Parking                  | 5. 520 Mateo / Apartments-Retail-Parking-Office     |
| 2. The Catalina/ Apartments-Retail                  | 6. Sixth Street Viaduct / Greenspace-Transportation |
| 3. 600 San Pedro / Apartments-Retail-Parking-Office | 7. Produce LA/ Retail-Office-Parking                |
| 4. AVA Arts District/ Apartments-Retail-Parking     |   |

## APPROVED

- |  |   |
|--|---|
| 1. 929 E. 2nd Street/ Retail-Office                  | 4. 1800 E. 7th Street / Apartments-Retail-Parking |
| 2. 508 E. 4th Street/ Apartments                     | 5. 676 Mateo / Apartments-Retail-Parking          |
| 3. Arts District Center/ Condos-Retail-Hotel-Parking | 6. The Rendon Hotel Hotel-Retail                  |

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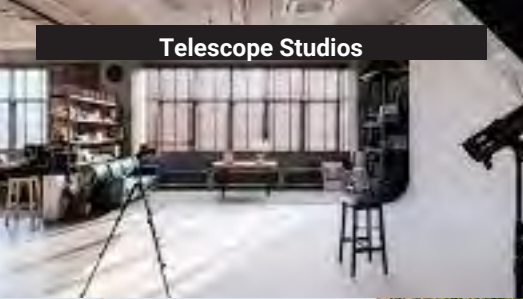
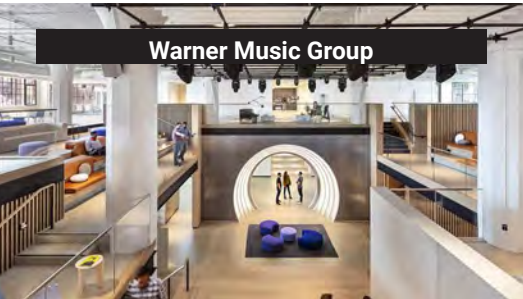


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AMENITIES



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