

RETAIL SPACE FOR LEASE - DTLA ARTS DISTRICT

684 MATEO ST • LOS ANGELES • CA 90021

MATEO



GILL | BURNS | YOO

 CUSHMAN &
WAKEFIELD

INCREDIBLE UPGRADED SPACE

in the Heart of the Arts District





684
MATEO



MATEO ST

EAST 7TH ST

IMPERIAL ST

JESSE ST

S SANTA FE AVE



NEW PROJECT UNDER RENOVATION AT THE CENTER OF THE ARTS DISTRICT
CREATIVE OFFICE OR RETAIL WITH ABUNDANT PARKING

Highlights

- * Flexible Sizes - Units Can Be Combined (Submit Requirement)
- * Steps Away From Warner Music And Spotify Headquarters
- * Adjacent To Amp Lofts And Neighboring Numerous Retailers, Restaurants, Cafes, Nightlife, New Developments
- * Secured Parking Lot With Outdoor Areas
- * 2 Street Frontage (Mateo & Imperial) With Convenient Freeway Access

Property Details

BUILDING SIZE

±19,720 SF

LAND SIZE

±41,428 SF

YEAR BUILT

1985

ZONING

LAM3

CLEAR HEIGHT

±16'

PARKING

60 STRIPED
(CALL BROKER)

POWER

1,600 AMPS
480 V

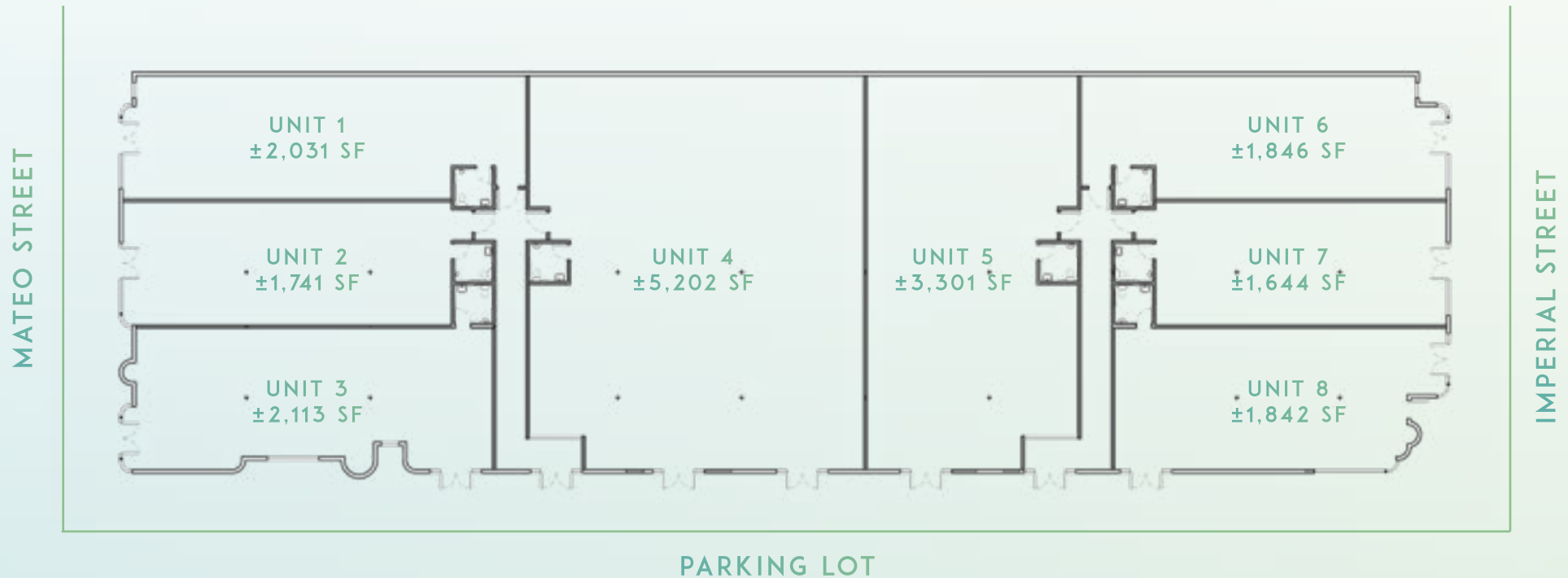
APN

5146-020-028



Floor Plan

FLEXIBLE SIZES CAN BE COMBINED OR SEPARATE
TI PACKAGES AVAILABLE * DELIVERY FEBRUARY 2020



*Dimensions are approximate. For discussion purposes only.

Site Plan



POTENTIAL 3 PER 1000 PARKING

- SHARED VALET WITH RESTAURANT
- 1 PER 1000 RESERVED

**Dimensions are approximate. For discussion purposes only.*

684
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Major Developments

10



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DIAMOND WALNUT



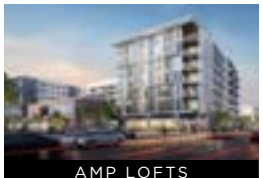
641 IMPERIAL



676 MATEO



FORD FACTORY



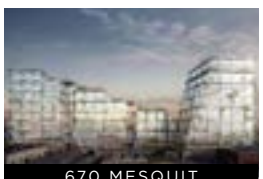
AMP LOFTS



6TH STREET VIADUCT

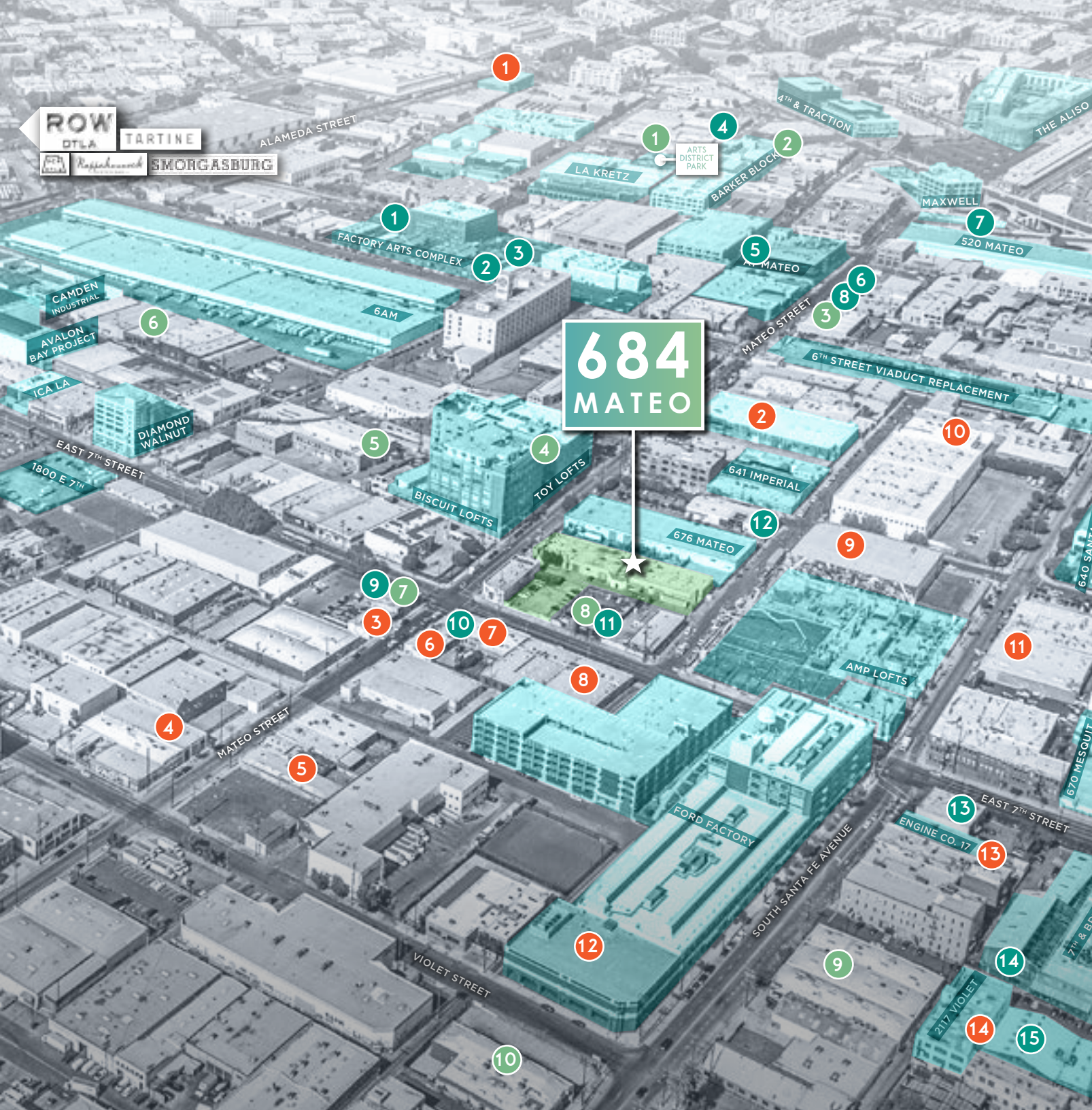


640 SANTA FE



670 MESQUIT

Neighborhood Amenities



**684
MATEO**

RESTAURANTS

1. FACTORY KITCHEN
2. SIXTH + MILL
3. SIMONE
4. GIRL & THE GOAT
5. OFFICINE BRERA
6. ART & FISH
7. BAVEL
8. ZINC CAFE & MARKET
9. E.R.B.
10. GUERRILLA TACOS
11. PIZZANISTA!
12. URBAN RADISH
13. BREAD LOUNGE
14. BESTIA
15. COSME LA



LIBATIONS

1. URTH CAFE
2. RESIDENT
3. BLUE BOTTLE
4. LITTLE BEAR
5. POUR HAUS
6. IRON TRIANGLE
7. SILVER LAKE WINES
8. TONY'S SALOON
9. STUMPTOWN ROASTERS
10. OUR/ LOS ANGELES VODKA

RETAILERS

1. GRUPO HABITA HOTEL
2. TWO BIT CIRCUS
3. ARCH THE
4. UPTOWN PUP
5. THE HUNT VINTAGE
6. BASE COAT
7. COMMONWEALTH
8. HOUSE OF MACHINES
9. WEPLAY DTLA
10. DOVER STREET MARKET
11. LYFT DRIVER HUB
12. WARNER MUSIC GROUP
13. FIREHOUSE HOTEL / RESTAURANT
14. H.D. BUTTERCUP



Arts District Office Market

CREATIVE OFFICE MARKETPLACE

1. BRUNSWIG SQUARE



RENTABLE SF: 107,000 SF
TENANTS: MULTIPLE
NO. OF EMPLOYEES: 450

2. 929 EAST 2ND STREET



RENTABLE SF: 122,164 SF
TENANTS: SPRING PLACE
NO. OF EMPLOYEES: TBD

3. FOURTH & TRACTION



RENTABLE SF: 103,236 SF
TENANT: HONEY
NO. OF EMPLOYEES: 500

4. 405 SOUTH HEWITT



RENTABLE SF: 255,000 SF
TENANTS: TBD
NO. OF EMPLOYEES: TBD

5. MAXWELL - 405 MATEO STREET



AVAILABLE SF: 99,248 SF
TENANTS: WeWork
NO. OF EMPLOYEES: 700

6. 1451-1473 EAST 4TH STREET



RENTABLE SF: 48,000 SF
TENANTS: MULTIPLE
NO. OF EMPLOYEES: 200

7. AT MATEO

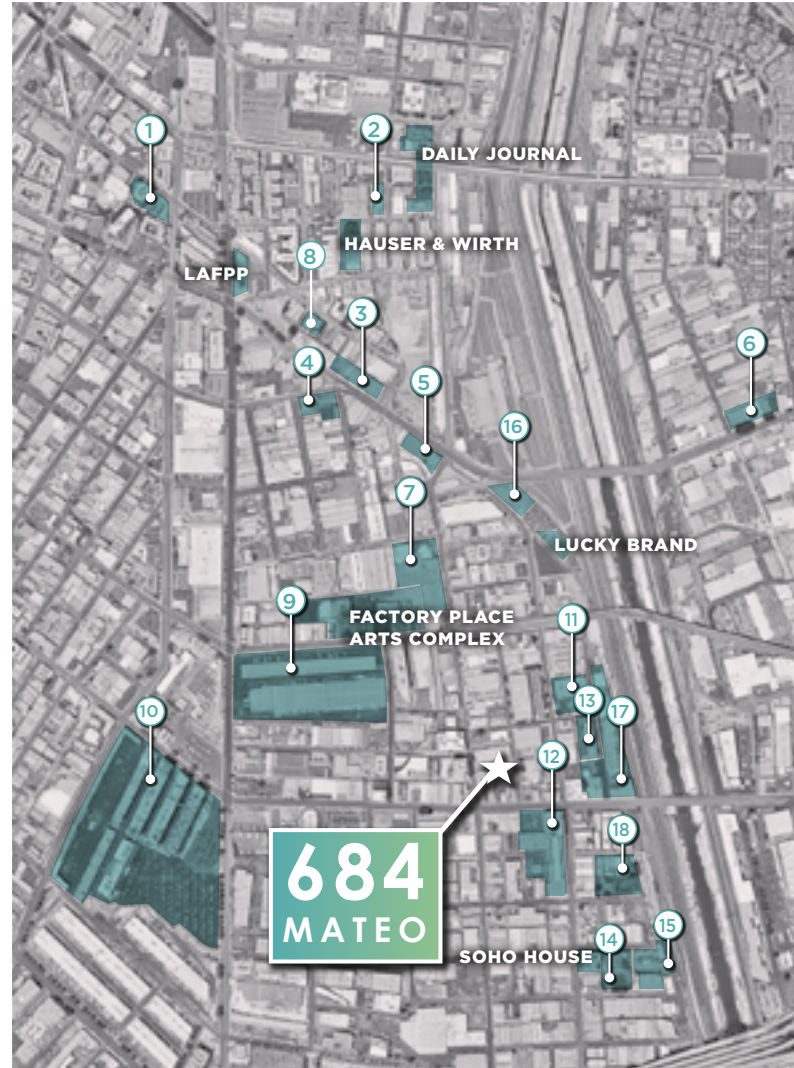


RENTABLE SF: 185,000 SF
TENANTS: SPOTIFY, USC
NO. OF EMPLOYEES: 800

8. 800 TRACTION AVENUE



RENTABLE SF: 65,000 SF
TENANTS: TBD
NO. OF EMPLOYEES: TBD



18. 2118-2140 EAST 7TH PLACE



RENTABLE SF: 288,000 SF
TENANTS: TBD
NO. OF EMPLOYEES: TBD

17. 670 MESQUIT STREET



RENTABLE SF: 800,000 SF
TENANTS: TBD
NO. OF EMPLOYEES: TBD

9. 6AM - 6TH & AVENUE



RENTABLE SF: 265,000 SF
TENANTS: TBD
NO. OF EMPLOYEES: TBD

10. THE ROW DTLA



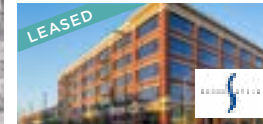
RENTABLE SF: 1,300,000 SF
TENANTS: MULTIPLE
NO. OF EMPLOYEES: 1,300

11. PRODUCE LA - 640 SOUTH SANTA FE AVENUE



RENTABLE SF: 116,000 SF
TENANTS: TBD
NO. OF EMPLOYEES: TBD

12. FORD FACTORY - 777 SOUTH SANTE FE AVENUE



RENTABLE SF: 257,028 SF
TENANT: WARNER MUSIC
NO. OF EMPLOYEES: 1,200

13. 1580 JESSE STREET



RENTABLE SF: 28,000 SF
TENANT(S): 3 BLACK DOT
NO. OF EMPLOYEES: 85

14. 2110 BAY STREET



RENTABLE SF: 113,000 SF
TENANTS: TBD
NO. OF EMPLOYEES: TBD

15. HYPERLOOP CAMPUS



RENTABLE SF: 229,000 SF
TENANT: HYPERLOOP | ONE
NO. OF EMPLOYEES: 300

16. 500 SOUTH SANTA FE AVENUE



RENTABLE SF: 97,961 SF
TENANTS: TBD
NO. OF EMPLOYEES: TBD



CURRENTLY UNDER CONSTRUCTION (ANTICIPATED 2019 COMPLETION)
ADJACENT TO 684 MATEO

7 Stories 320 Live/Work Units 20,000 SF Ground-Floor Retail

Catering to the sophisticated artist community of the area, this dog-friendly complex includes a large commercial courtyard with outdoor seating, as well as upscale amenities such as a gym, pool, sauna, a clubhouse, and workshop. There are also two levels of below-grade parking, for approximately 420 parking spaces.

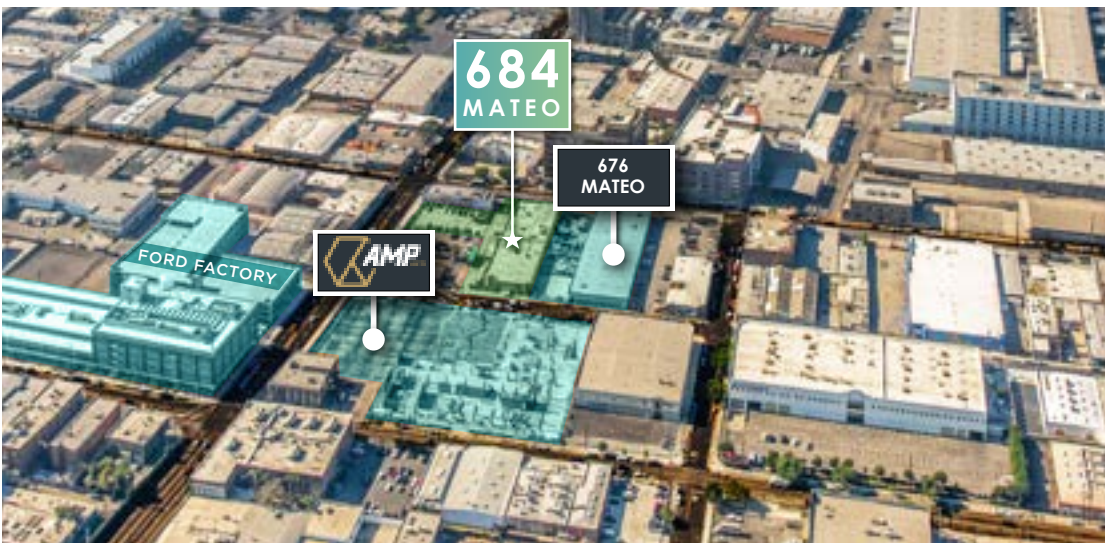
The 5,000 SF clubhouse will be a hub for residents to co-work and co-mingle, and will incorporate a lobby, business center, and leasing office. The 5,000 SF workshop, an industrial space for creation and fabrication, can be rented out by residents, whether to tune up a bicycle or weld a DIY project.

The project plans to incorporate pieces of the site's history, such as the signage from the original tenant, AMP Automotive, after which the project is named. Original brickwork will be reclaimed and used throughout. A bowstring truss from the demolished structure will be re-imagined to form the roof of the clubhouse. The live-work units will express an industrial, factory-like feel, with exposed ducts and polished concrete floors.

www.steinberg.us.com



RENDERINGS





RENDERINGS



676 MATEO

CURRENTLY UNDER INITIAL STUDY
ADJACENT TO 684 MATEO

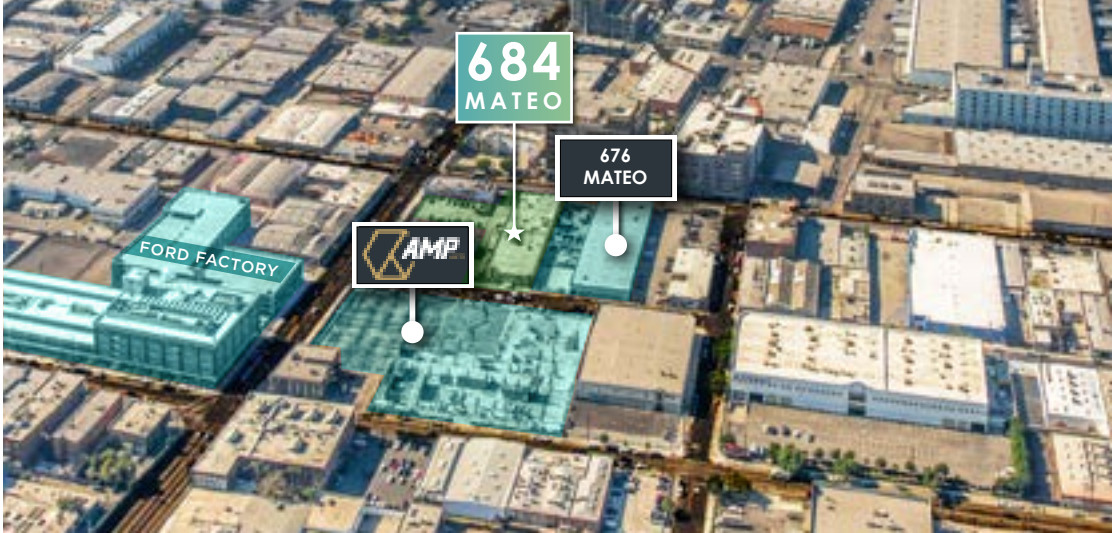
8 Stories
185 Live/Work Units
23,380 SF Ground-Floor Retail

Downtown-based architecture firm HansonLA is designing 676 Mateo, which would incorporate a series of articulated sculptural shapes into its facade. Two publicly-accessible paseos would connect Mateo and Imperial Streets into an interior courtyard.

The live/work units would feature open floor plans, each featuring a minimum of 150 square feet of designated workspace. Other project components would include a rooftop swimming pool, a lounge and arts and production space.

The building would sit atop a three-level underground parking structure - with 20 percent of the spaces dedicated to electric vehicle charging.

www.urbanize.la/tags/676-s-mateo-street





Brandon Gill

Executive Director

+1 213 629 6528

brandon.gill@cushwake.com

Lic 01262330

Brandon Burns

Executive Director

+1 213 629 6541

brandon.burns@cushwake.com

Lic 01194796

Jae Yoo

Executive Director

+1 213 629 6551

jae.yoo@cushwake.com

Lic 01503567



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