

LEASE/SALE



**1936
MATEO
STREET**
DOWNTOWN LOS ANGELES

OFFICE/WAREHOUSE/FLEX

25,476 SF

OVERVIEW

1936 MATEO STREET, LOS ANGELES, CA 90021

PROPERTY INFORMATION

BUILDING SIZE
25,476 SF

LOT SIZE
20,861 SF

RENTAL RATE
\$1.20/SF + NNN

LEASE TERM
3 - 5 years

OCCUPANCY DATE
Immediate

ZONING
M3-1-RIO

SALE PRICE
\$7,195,000

50% OFFICE
50% WAREHOUSE

FLEX USAGE

CANNABIS ALLOWABLE*
MANUFACTURING | DISTRIBUTION
PRODUCTION | DISPENSARY



Opportunity to lease an office/industrial/flex building in Downtown Los Angeles area. 1936 Mateo offers an expansive ground level warehouse with a secured parking/yard area and spacious 2nd floor offices & production areas.

Ideal for **manufacturing, production, studio, R&D, technology and cannabis industries**. Close proximity to the Arts District, the new Soho Warehouse, The Row entertainment complex and freeway access.



DETAILS

1936 MATEO STREET, LOS ANGELES, CA 90021

**TWO-STORY STAND ALONE OFFICE/
FLEX BUILDING LOCATED IN PRIME
DOWNTOWN LA**

**CLOSE PROXIMITY TO
THE ARTS DISTRICT**

**GATED PARKING LOT WITH 30+
PARKING SPACES**

**HEAVY POWER:
800 AMPS + SOLAR PANELS**

**3 GROUND LEVEL
LOADING DOORS**

100% HVAC POSSIBLE

SPRINKLER SYSTEM

**EASY ACCESS TO MAJOR FREEWAYS
VIA ALAMEDA STREET
OR SANTA FE AVE**



AERIAL

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DOWNTOWN LOS ANGELES

ARTS DISTRICT

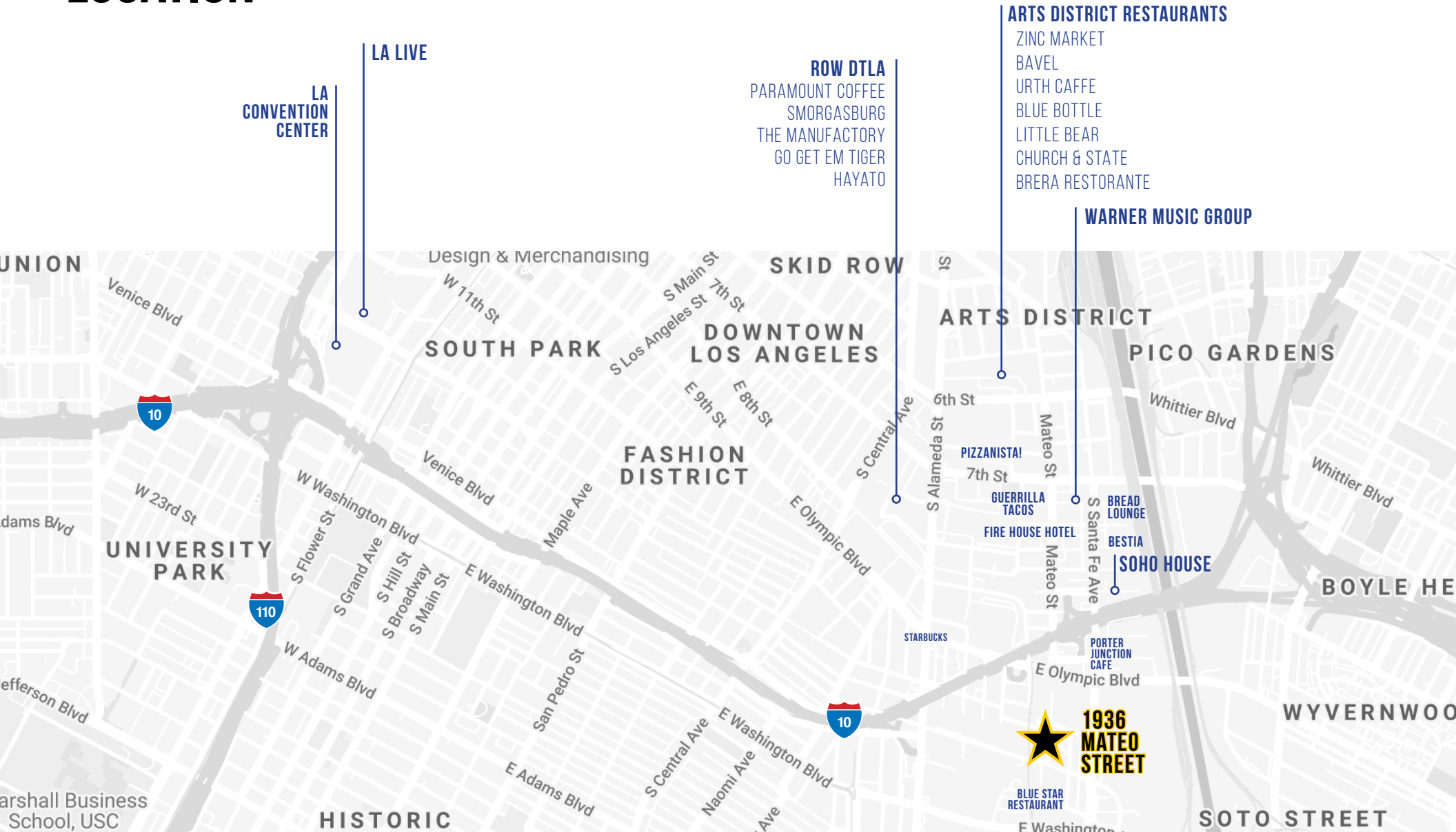
1936 MATEO STREET

MATEO STREET

EAST 15TH STREET

LOCATION

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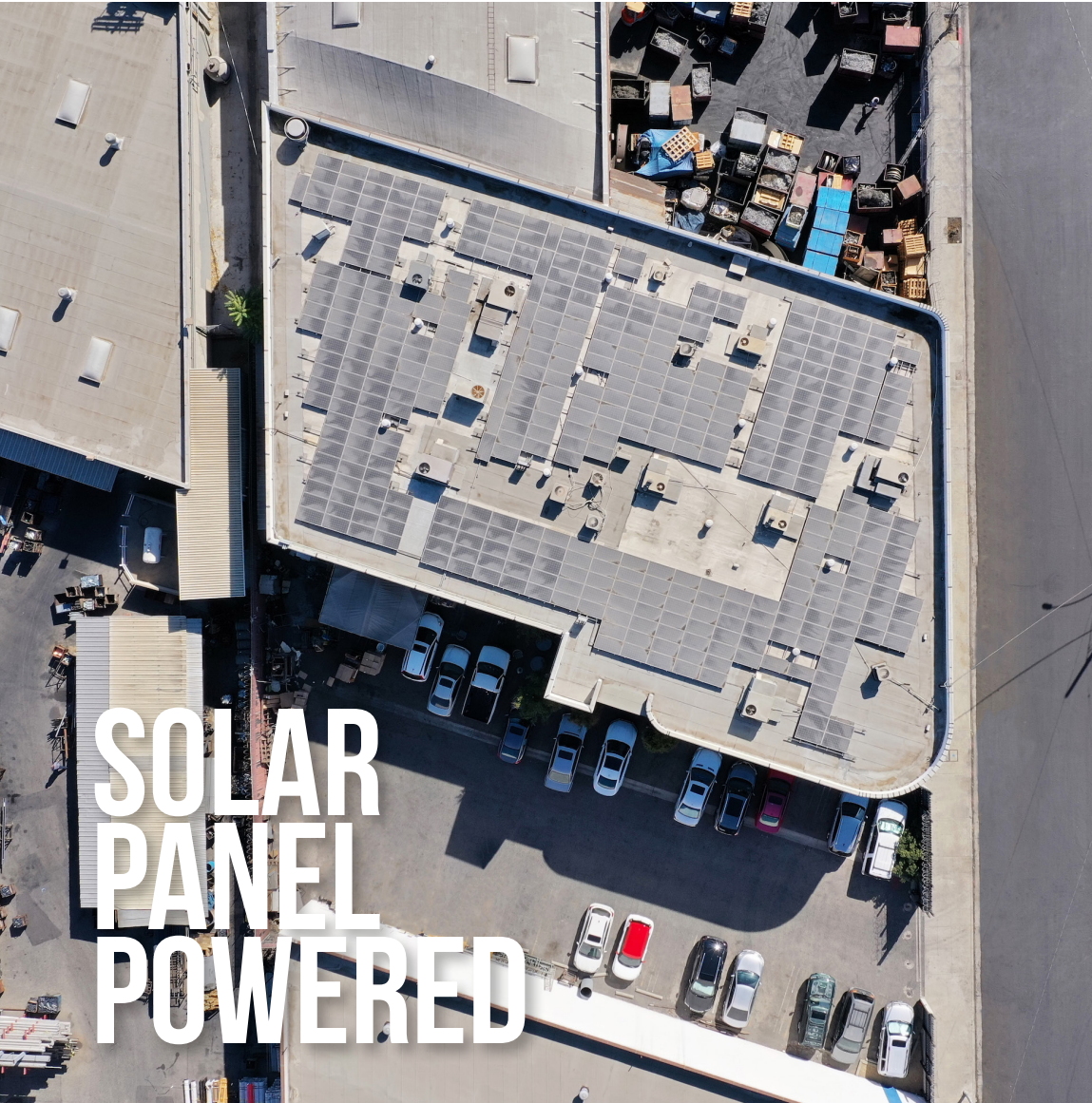
PHOTOS

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INTERIOR WAREHOUSE

GROUND LEVEL
WAREHOUSE

16FT
CEILING
HEIGHT



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2ND FLOOR



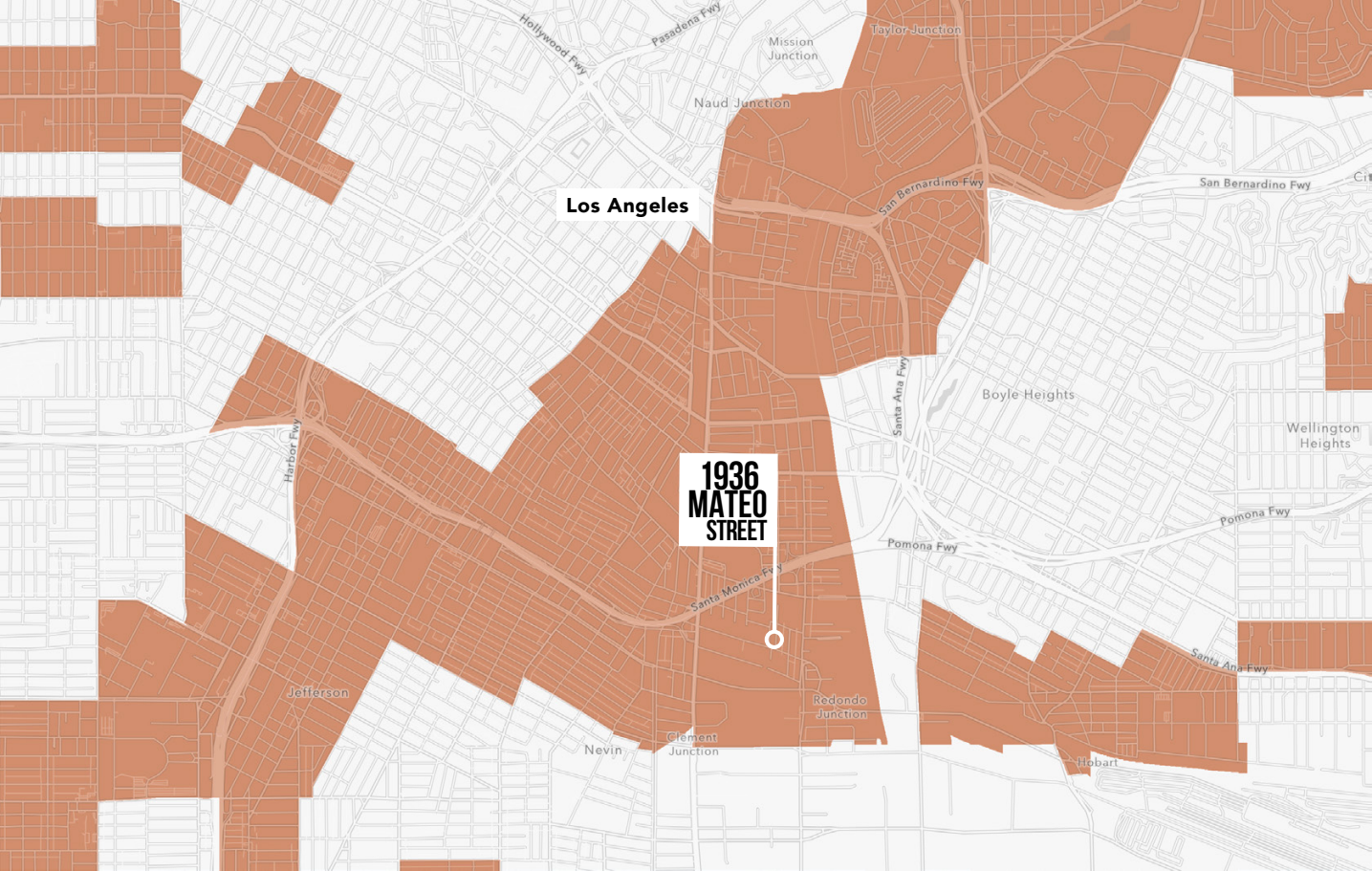
**CORNER
OFFICE**

LOS ANGELES OPPORTUNITY ZONE

1936 MATEO STREET, LOS ANGELES, CA 90021

Opportunity Zones were created to *revitalize economically overlooked communities using private capital* rather than taxpayer money. To stimulate participation, investments in these *Qualified Opportunity Zones* are eligible to *benefit from capital gains tax incentives*.

DESIGNATED OPPORTUNITY HIGHLIGHTED MAP



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