

1936 MATEO STREET

DOWNTOWN LOS ANGELES

25,476 SF

WAREHOUSE/FLEX BUILDING

FREESTANDING COMPOUND

50% HVAC

LARGE GATED YARD
W/ 30+ PARKING SPACES

IDEAL FOR:

- MANUFACTURING / R&D
- FASHION / GARMENT BUSINESSES
- CANNABIS
- CREATIVE OFFICE

FOR SALE



**ZACUTO
GROUP**

COMMERCIAL REAL ESTATE

1936 MATEO STREET, LOS ANGELES, CA 90021

OVERVIEW

SALE PRICE	BUILDING SIZE	LOT SIZE	LEASE RATE	LEASE TERM	ZONING
\$6,595,000	25,476 SF	20,861 SF	\$1.20/SF + NNN	3 - 5 years	M3-1-RI0

WAREHOUSE/FLEX BLDG WITH 50% HVAC

Rare opportunity to purchase an industrial/flex building in a prime Downtown Los Angeles location. Expansive ground level warehouse with spacious 2nd floor offices & production areas. Property offers a large secured parking lot for 30+ vehicles.

Ideal for manufacturing, R& D, production, creative/studio, technology and cannabis industries. Fantastic proximity to the new Soho House Warehouse, The Row entertainment complex and freeway access.

1936 Mateo was famously used as the fashion house headquarters and manufacturing facility for legendary award winning designer, Komarov, but continues to retain its creative energy and unique architectural design.



LISTING AGENTS



JAKE ZACUTO
Managing Director
310 469 9012
jake@zacutogroup.com
BRE #01377441



CONNOR SEARS
Senior Director
310 469 9398
connor@zacutogroup.com
BRE #02010505

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DETAILS

1936 MATEO STREET, LOS ANGELES, CA 90021



GATED PARKING LOT FOR
30+ VEHICLES

EXCEPTIONAL PROXIMITY
TO DOWNTOWN LOS
ANGELES ARTS DISTRICT

HEAVY POWER:
800 AMPS + SOLAR PANELS

3 GROUND LEVEL
LOADING DOORS

SPRINKLER SYSTEM / HVAC

EASY ACCESS TO MAJOR
FREEWAYS via ALAMEDA
STREET or SANTA FE AVE



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DOWNTOWN LOS ANGELES

ARTS DISTRICT

ROW DTLA

Los Angeles Times

SOHO HOUSE

GUESS

1936
MATEO
STREET

MATEO STREET

MATEO STREET

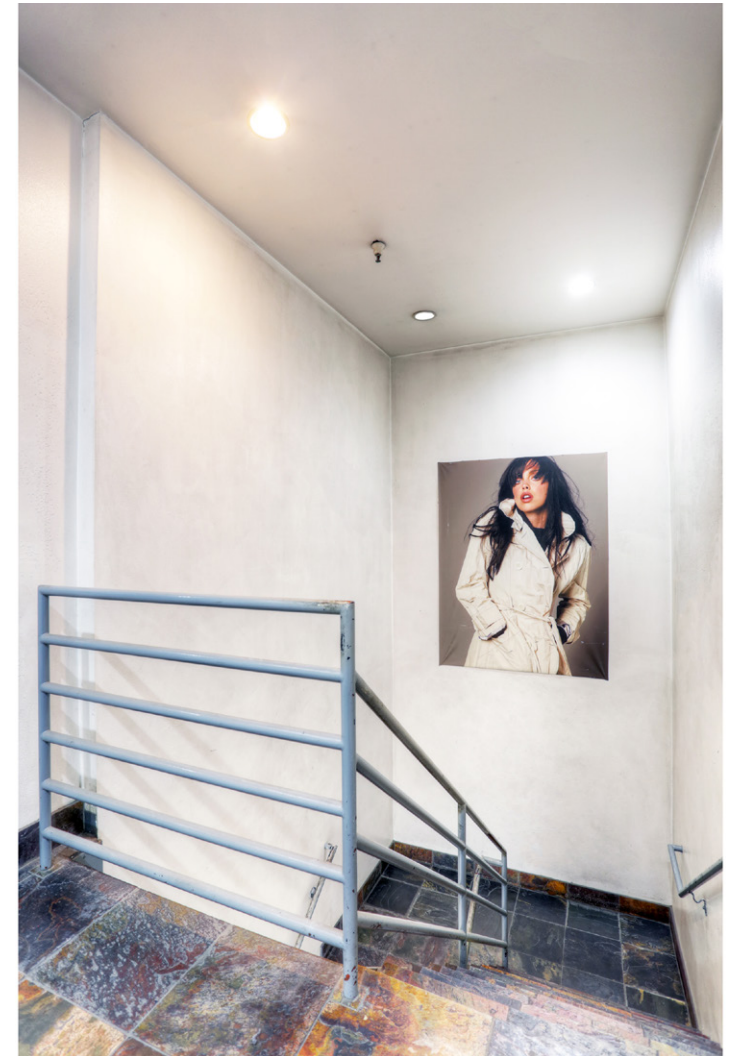
BLUE STAR DINER

EAST 15TH STREET



PHOTOS

1936 MATEO STREET, LOS ANGELES, CA 90021

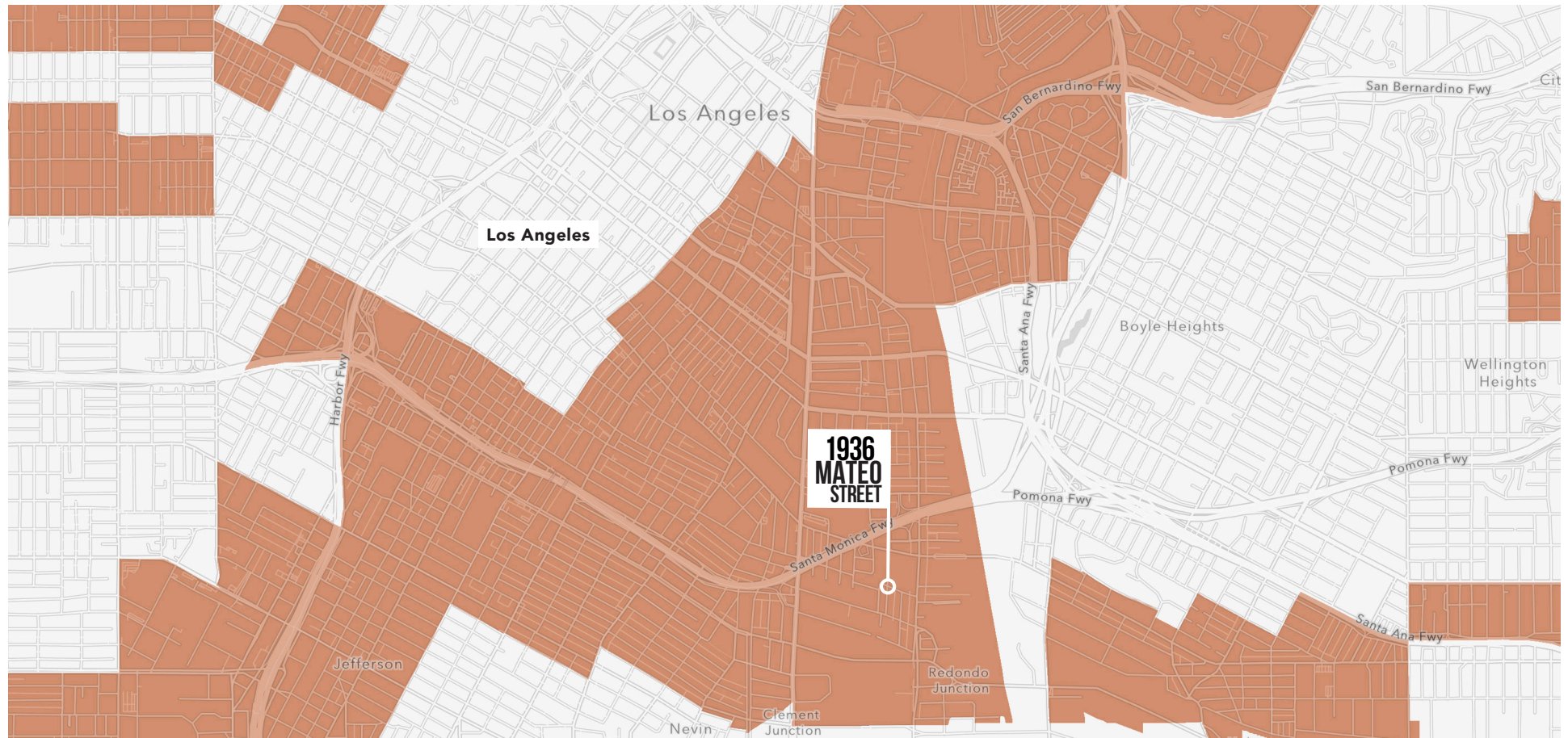


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LOS ANGELES OPPORTUNITY ZONE

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



OPPORTUNITY ZONE



ZACUTOGROUP.COM | 310-469-9300

THE TEAM



Jake Zacuto
Managing Director
310-469-9012
jake@zacutogroup.com
BRE #01377441



Andrew Sinasohn
Executive Vice President
310-469-9023
andrew@zacutogroup.com
BRE #01951740



Leor Binshtock
Executive Vice President
310-469-9014
leor@zacutogroup.com
BRE #01773798



Jackie Lubrano
Vice President
310-469-9376
jackie@zacutogroup.com
BRE #02024601



Richard Ramer
Vice President
310-720-2994
richard@zacutogroup.com
BRE #02053543



Connor Sears
Senior Director
310-469-9398
connor@zacutogroup.com
BRE #02010505



Doug Fillmore
Senior Director
310-469-9020
doug@zacutogroup.com
BRE #02092675



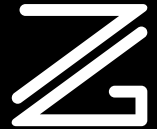
Benji Gribnau
Director
424-322-9309
benji@zacutogroup.com
BRE #02069968



Matt McLaughlin
Director
424.254.5856
matt@zacutogroup.com
BRE #02079289



Michael Spiegel
Marketing Director
424-255-1566
Michael@zacutogroup.com



ZACUTO
GROUP

COMMERCIAL REAL ESTATE

LEASING | INVESTMENTS | ADVISORY

10250 CONSTELLATION BLVD
SUITE 2770
LOS ANGELES CA, 90067
ZACUTOGROUP.COM | 310-469-9300

ELEVATE YOUR PERSPECTIVE

