802 MATEO STREET

LOS ANGELES, CA 90021

$4,759,000 | OFFERING MEMORANDUM

A RARE OPPORTUNITY TO ACQUIRE AN ICONIC ARTS DISTRICT PROPERTY POSITIONED AT THE INTERSECTION OF CREATIVITY, HOSPITALITY, AND URBAN GROWTH.

THE APPEL GROUP | EQUITY UNION REAL ESTATE

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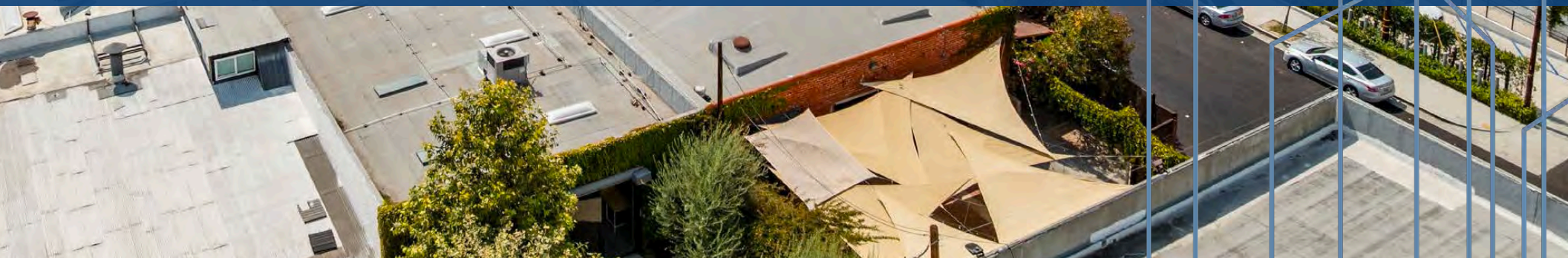
THE APPEL GROUP | EQUITY UNION REAL ESTATE

I

THE PROPERTY



802 MATEO STREET

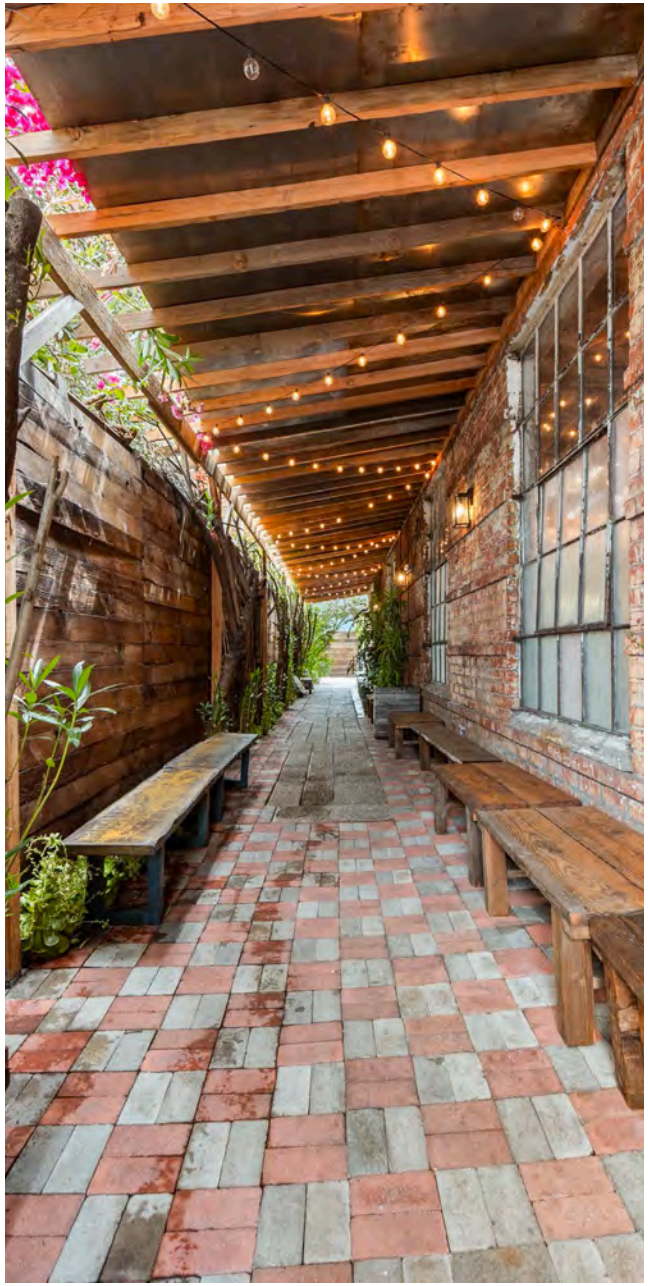
Established Event Venue

In the heart of Los Angeles' Arts District, 802 Mateo Street stands as a distinctive creative industrial property shaped by one of the city's most dynamic neighborhoods.

Already established as a functional event venue, the property offers a flexible setting for gatherings, productions, brand activations, hospitality concepts, and creative uses. Its industrial character and adaptable layout reflect the energy of the surrounding district, where historic warehouses have been transformed into some of Los Angeles' most sought-after destinations.

The Arts District continues to evolve as a center for creativity, culture, and commerce. Institutional investment, adaptive reuse projects, luxury residential development, acclaimed restaurants, and nationally recognized retailers have helped establish the neighborhood as a premier destination for design, entertainment, hospitality, and experiential retail.

Within this setting, 802 Mateo Street offers the rare opportunity to acquire an established venue with immediate functionality and long-term potential in one of Los Angeles' most compelling urban markets.



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PROPERTY INFORMATION

802 Mateo St.
Los Angeles, CA 90021

DTLA - Arts District

802 Mateo is located at Mateo Street and 7th Street and features high exposed ceilings and skylights throughout. The building has a special events center entitlement and one of the premier events spaces in the Arts District. It's just minutes to the best Restaurants in the city of Los Angeles, Ford Factory, AT Mateo, Soho House and Forth and Traction.

RBA: 5,000 SF
LOT: 7,000 SF
YEAR BUILT: 1941
APN: 5166-014-011
Zoning: M3 - Light Manufacturing

CREATIVE INDUSTRIAL ASSET | ARTS DISTRICT | DOWNTOWN LOS ANGELES

EXECUTIVE SUMMARY

A Trophy Arts District Asset with a Rare Special Events Entitlement. 802 Mateo Street represents one of the most compelling investment and owner-user opportunities currently available in the Los Angeles Arts District. Combining authentic brick-and-timber architecture with a highly coveted Special Events Entitlement, the Property offers an exceptionally rare opportunity to acquire a creative commercial asset that is virtually impossible to replicate in today's regulatory environment.

Positioned in the heart of one of Southern California's most sought-after creative and hospitality districts, 802 Mateo Street provides immediate access to a neighborhood that has become synonymous with innovation, design, entertainment, luxury hospitality, and experiential retail. Surrounded by nationally recognized restaurants, world-renowned galleries, premier creative office campuses, luxury residential developments, and some of Los Angeles' most influential brands, the Property sits at the epicenter of one of the city's most dynamic urban markets.

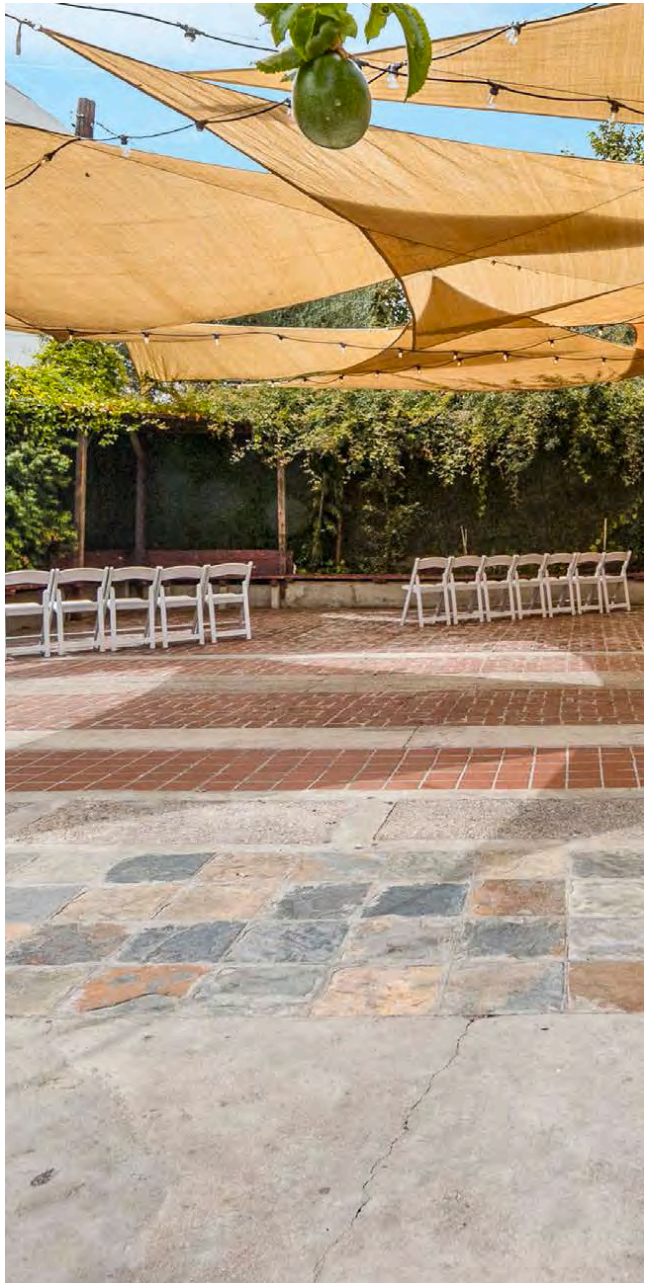
Unlike traditional creative industrial properties, 802 Mateo Street offers substantially greater operational flexibility through its existing Special Events Entitlement, allowing ownership to capitalize on multiple potential revenue streams beyond conventional occupancy. Whether operated as an event venue, creative headquarters, production facility, luxury showroom, hospitality concept, or mixed-use creative campus, the Property provides a unique platform capable of adapting to evolving market demands.

The replacement of an asset of this caliber would require not only the acquisition of strategically located Arts District real estate, but also significant capital investment, extensive adaptive reuse improvements, and years of discretionary entitlement approvals. As municipalities continue to impose greater regulatory oversight on event venues and adaptive reuse projects, properties with existing operational approvals have become increasingly scarce and valuable.

For investors seeking long-term appreciation, owner-users looking to establish a flagship headquarters, or operators pursuing a differentiated experiential platform, 802 Mateo Street represents an opportunity to acquire a truly irreplaceable asset within one of the strongest-performing urban submarkets in Southern California.

INVESTMENT HIGHLIGHTS

- **Prime Arts District Location —** Situated on one of the neighborhood's most recognizable streets, surrounded by creative office, hospitality, entertainment, restaurants, breweries, galleries, design firms, and technology companies.
- **Established Event Venue —** Home to Seventh/Place, one of the Arts District's premier destinations for weddings, corporate events, productions, and private celebrations.
- **Authentic Historic Character —** Original bow truss ceilings, exposed brick walls, polished concrete floors, skylights, and timber detailing.
- **Indoor / Outdoor Flexibility —** Approximately 5,000 SF interior connected to a landscaped outdoor courtyard.
- **Turnkey Creative Venue —** Existing event infrastructure allows immediate occupancy for hospitality, entertainment, or creative users.
- **Premier Creative Architecture —** Authentic industrial design difficult to replicate in today's market.
- **Strategic Downtown Location —** Minutes from Downtown LA, Little Tokyo, Union Station, the Fashion District, and major freeways.



TROPHY CREATIVE ENVIRONMENT

IDEAL FOR

- Entertainment Headquarters
- Fashion Companies
- Architecture Firms
- Creative Agencies
- Production Studios
- Event Companies
- Luxury Hospitality
- High-End Showrooms
- Design Studios
- Experiential Retail

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SPECIAL EVENTS ENTITLEMENT

A RARE ENTITLEMENT IN ONE OF LOS ANGELES' PREMIER EVENT DESTINATIONS.

One of the property's most compelling features is its Special Events Entitlement, providing the ability to host a variety of private and commercial events within one of Southern California's most sought-after creative districts.

Acquiring a property with an existing entitlement can reduce entitlement risk and accelerate operations, subject to approvals, permits, and licenses.

Whether utilized as a standalone event venue or as part of a broader creative campus, the entitlement offers owners flexibility to capitalize on the growing demand for experiential spaces throughout the Arts District.

POTENTIAL EVENT APPLICATIONS

The property's entitlement may accommodate a wide variety of event uses, including, subject to the governing approvals and operational requirements.

- Corporate Events
- Product Launches
- Brand Activations
- Film Premieres
- Private Receptions
- Charity Galas
- Art Exhibitions
- Fashion Shows
- Live Performances
- Industry Conferences
- Networking Events
- Content Creation
- Commercial Productions
- Photography Shoots
- Private Celebrations
- Competitive Advantage

Event-entitled properties within the Arts District remain exceptionally limited. As demand continues to grow from entertainment companies, luxury brands, production studios, and experiential marketing firms, assets with established event rights have become increasingly valuable. Rather than beginning a multi-year entitlement process, a purchaser may be able to acquire an operating platform with approvals already in place, allowing greater focus on business execution and revenue generation.

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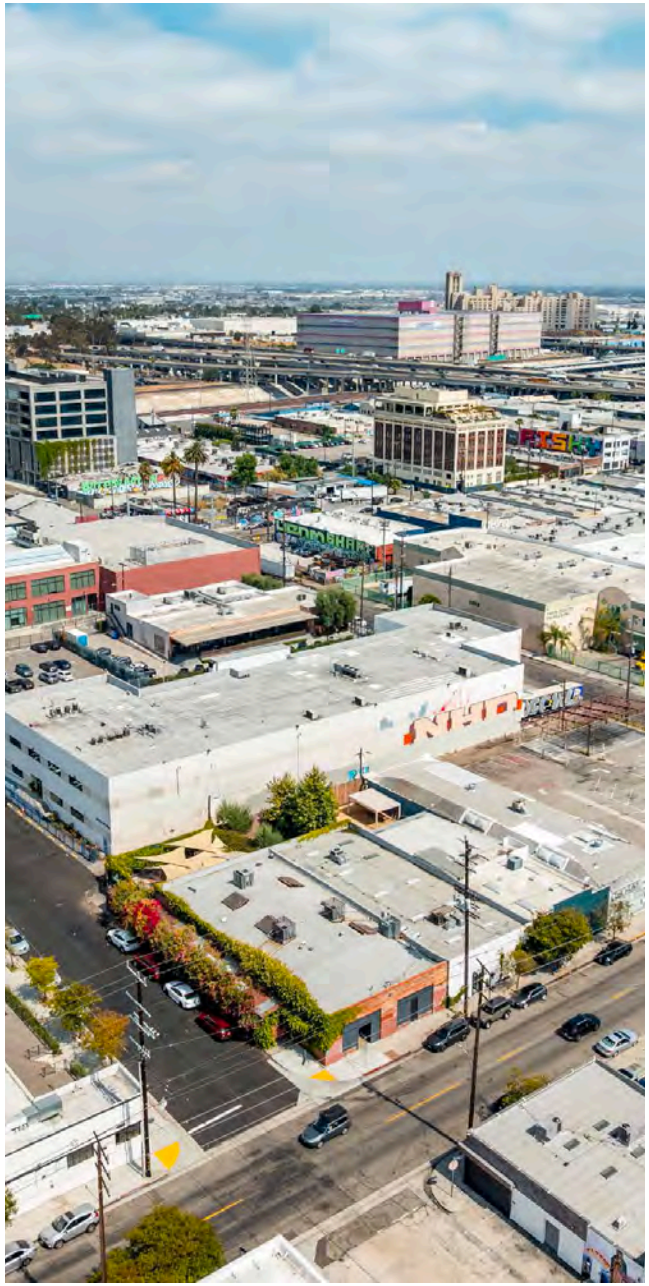

FLEXIBLE OWNERSHIP OPPORTUNITY

IDEAL FOR

- Owner/User
- Long-term Hold
- Value-Add Investor
- Creative Campus
- Hospitality Concept
- Entertainment Headquarters
- Showroom
- Mixed Commercial Uses

This operational flexibility distinguishes the property from conventional industrial or creative office assets by providing the potential for multiple complementary revenue sources.

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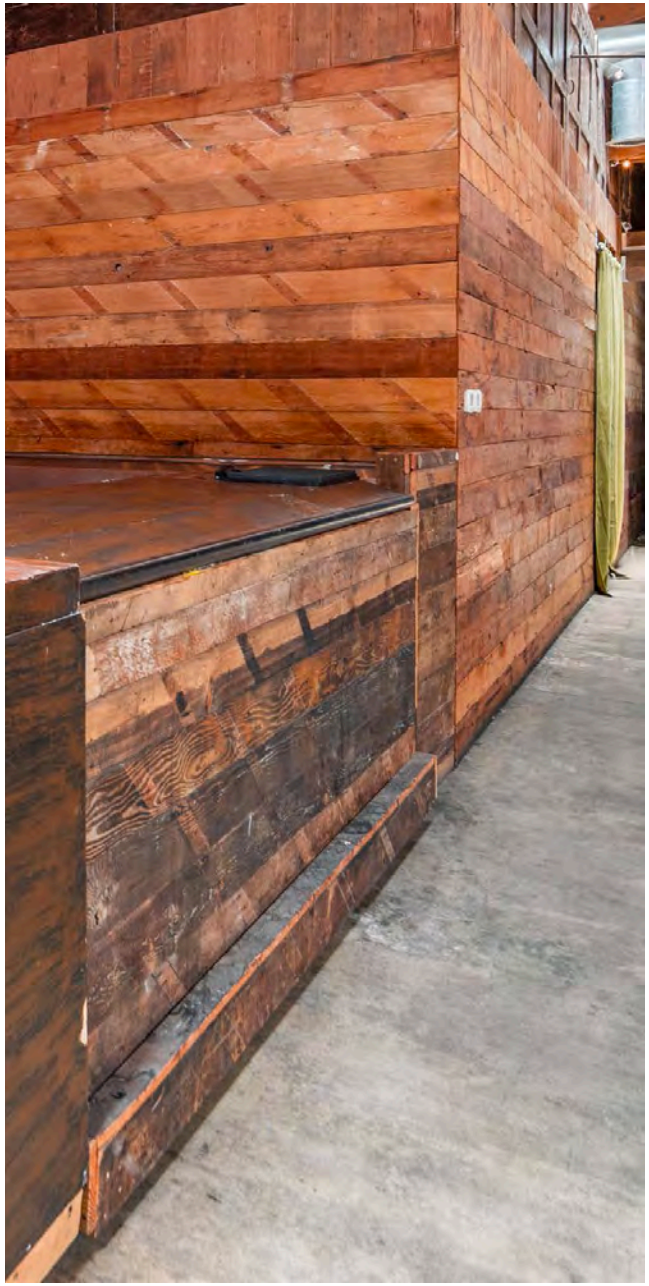

STRONG LONG-TERM APPRECIATION FUNDAMENTALS

The Arts District has experienced one of the strongest urban transformations in Los Angeles over the past two decades.

KEY DRIVERS INCLUDE:

- USC Medical Center
- Adaptive reuse
- Creative office demand
- Luxury residential development
- Entertainment industry migration
- Restaurant and hospitality growth
- Public infrastructure investment

The City's Adaptive Reuse program continues to encourage redevelopment of older commercial and industrial buildings where eligible.

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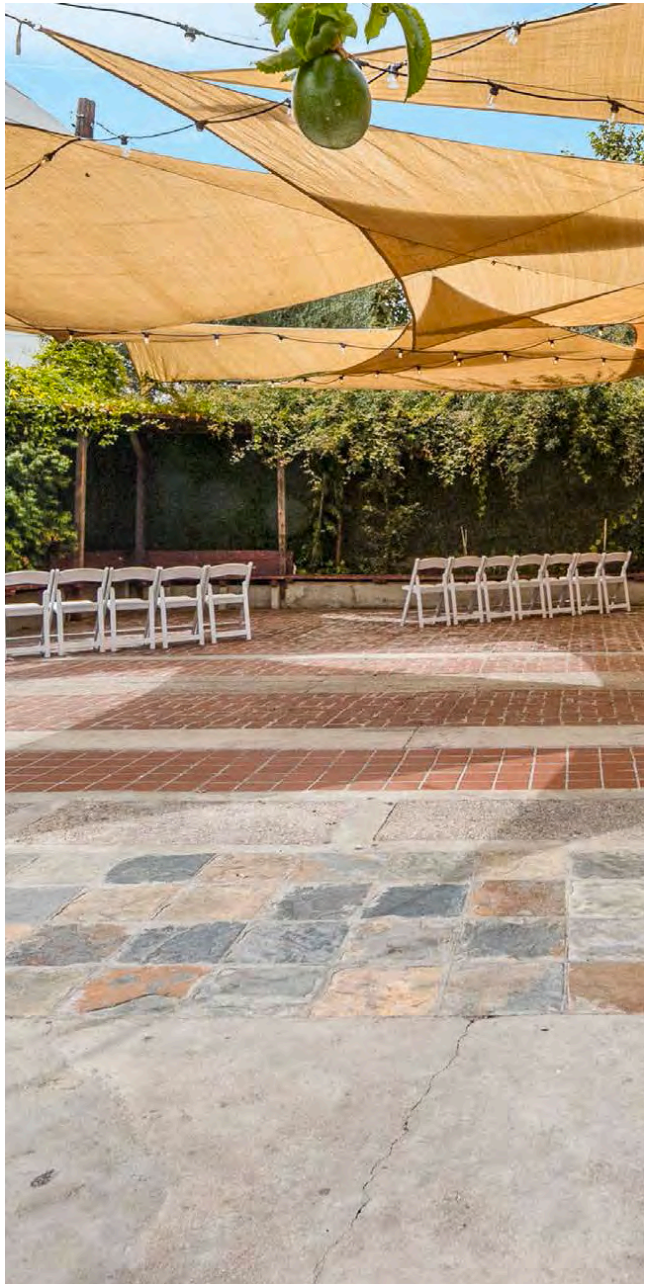
REVENUE DIVERSIFICATION

Beyond traditional commercial occupancy, the Special Events Entitlement creates opportunities for diversified income streams that may include:

- Venue rentals
- Corporate event programming
- Brand partnerships
- Film and television productions
- Fashion industry events
- Experiential marketing activations
- Photography and commercial shoots
- Cultural programming
- Hospitality partnerships
- Private event rentals

This operational flexibility distinguishes the property from conventional industrial or creative office assets by providing the potential for multiple complementary revenue sources.



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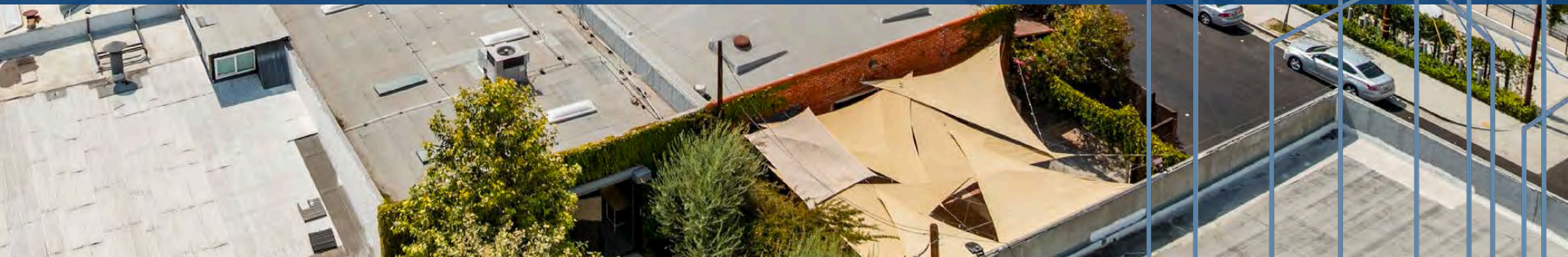
II

MARKET OVERVIEW

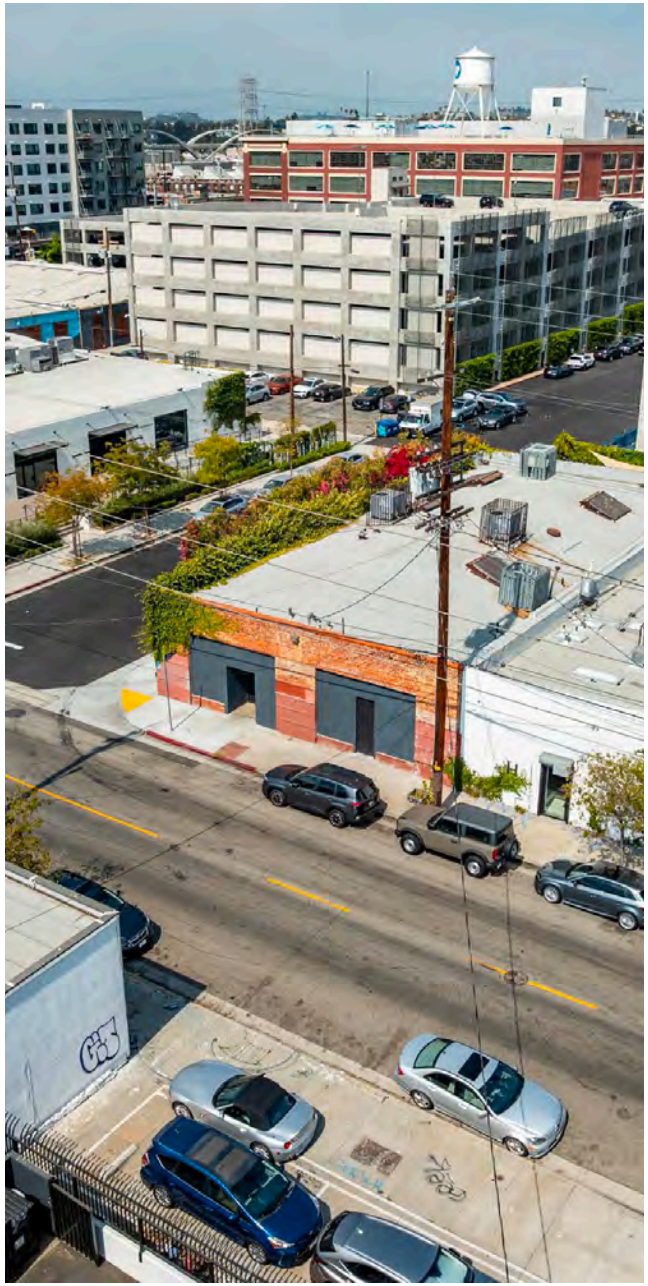


NEIGHBORHOOD OVERVIEW

Over the past several decades, the Arts District has transformed from a historic warehouse neighborhood into one of the country's most prominent creative destinations. Its preserved industrial architecture now serves as the backdrop for luxury residences, acclaimed restaurants, boutique hotels, creative offices, galleries, and destination retail. Together, these uses have created one of Southern California's most distinctive live-work-play environments and continue to attract leading companies across hospitality, entertainment, technology, fashion, and design.

Positioned within the center of this evolution, 802 Mateo Street is surrounded by some of the neighborhood's most recognized dining concepts, production studios, galleries, creative campuses, and institutional developments. Continued mixed-use investment and increasing residential density throughout Downtown Los Angeles are strengthening demand for adaptable creative properties with authentic character and limited direct competition.

The property also benefits from convenient access to Downtown Los Angeles, Little Tokyo, Union Station, the Los Angeles River corridor, and the Sixth Street Bridge. This central location places 802 Mateo Street within one of the city's most active growth corridors while preserving the industrial identity that has made the Arts District internationally recognized.



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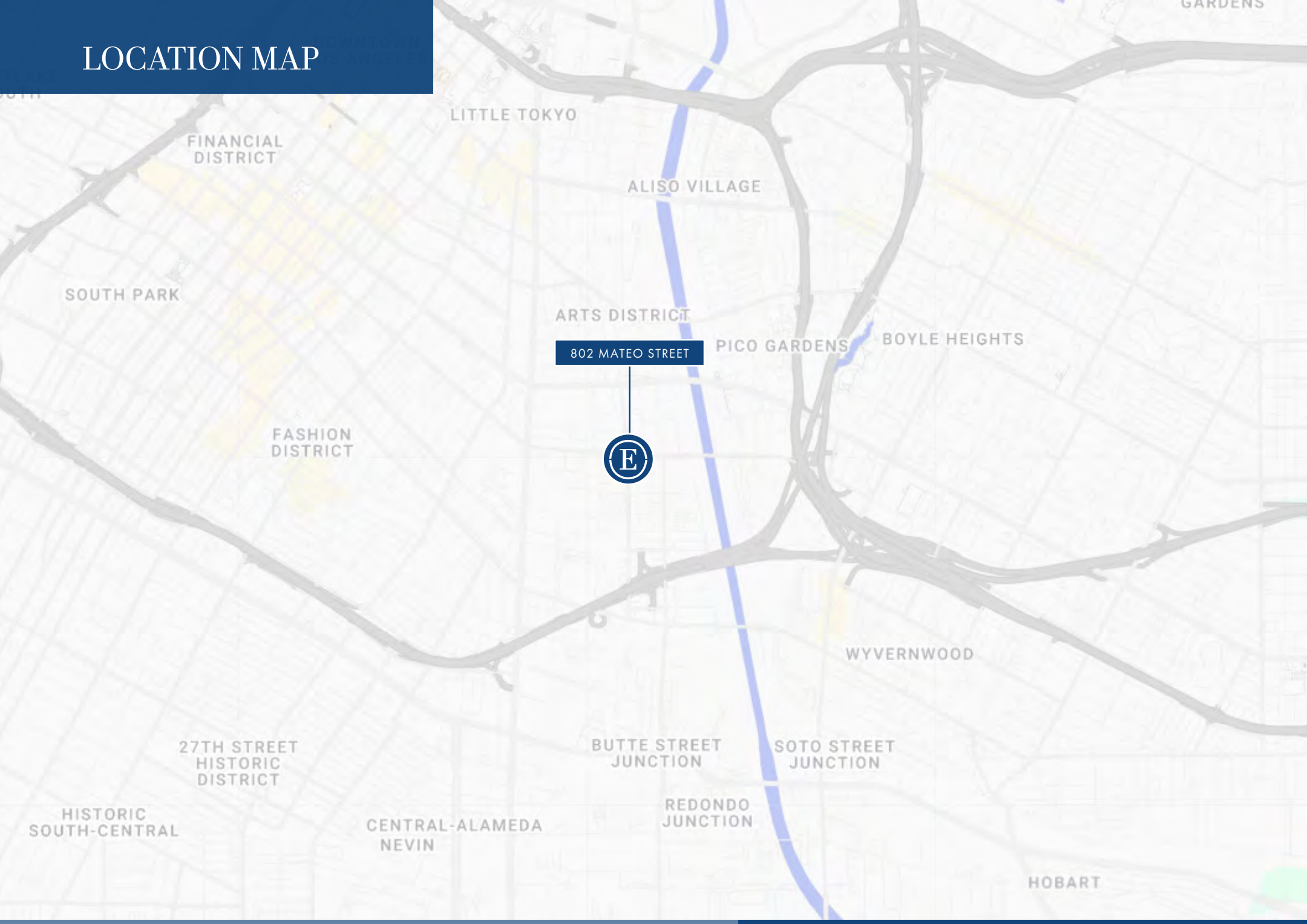
LOCATION MAP



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AERIAL MAP

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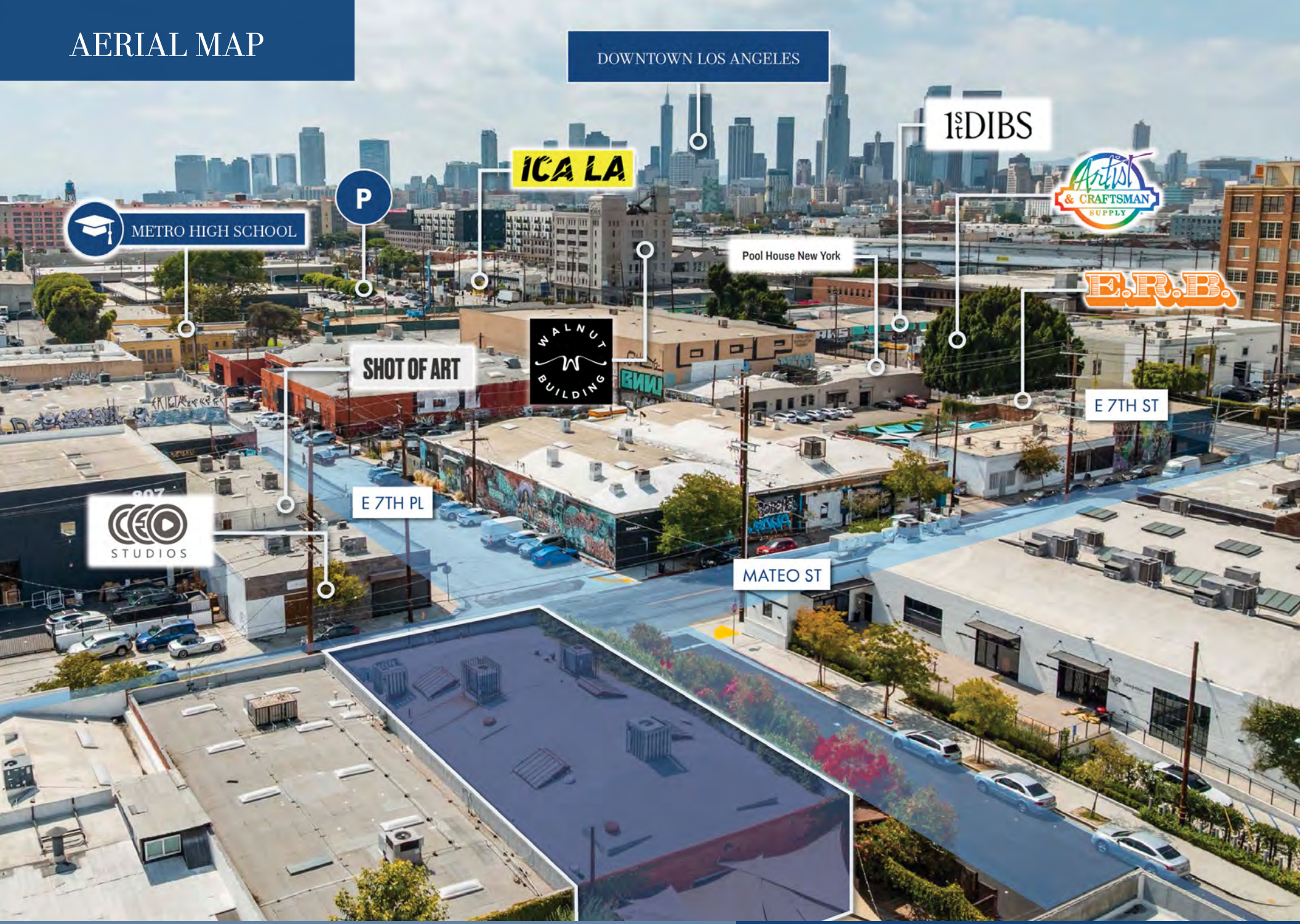
AERIAL MAP



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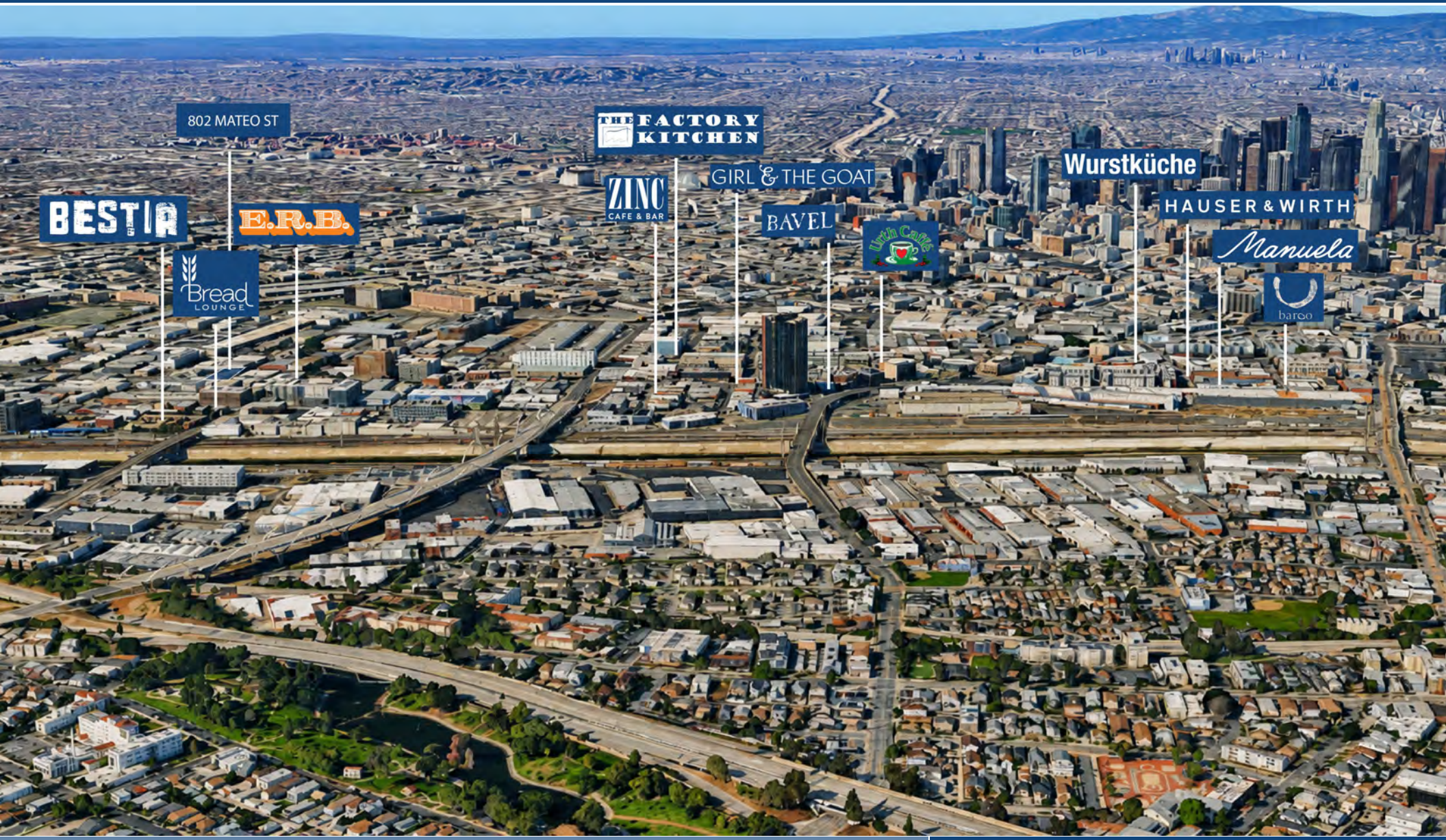
AERIAL MAP



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EQUITY UNION COMMERCIAL

CREATIVE CAPITAL & DEMOGRAPHICS

The Arts District has become one of the region's premier destinations for entertainment, hospitality, fashion, technology, and creative industries. Multiple large-scale residential and mixed-use developments are expanding the area's daytime population and consumer base.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2020 POPULATION	374,489	1,165,267	3,566,178
2024 POPULATION	355,222	1,088,721	3,391,976
2029 POPULATION PROJECTION	342,945	1,047,459	3,275,753
2020 HOUSEHOLDS	123,516	374,065	1,221,397
2024 HOUSEHOLDS	120,629	353,624	1,167,683
2029 HOUSEHOLD PROJECTION	117,073	340,849	1,128,184
TOTAL SPECIFIED CONSUMER SPENDING ($)	$3.1B	$9.6B	$35.9B

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MARKET OVERVIEW

802 MATEO ST, LOS ANGELES, CA

5 mile radius

HOUSEHOLD & POPULATION CHARACTERISTICS

$60,444	$768,751	75,152
Median Household Income	Median Home Value	Owner Occupied Housing Units
39.3	1982	2.4
Median Age	Median Year Built	Average Household Size

HOUSEHOLD & POPULATION

1,130,984	1,118,738
Current Total Population	2030 Projected Population
1,179,177	-1.01%
2020 Census	Growth 2025-2030

RACE

166,359	75,476	29,062
White	Black	Am. Indian & Alaskan
139,297	1,057	800,480
Asian	Hawaiian & Pacific Islander	Hispanic Origin

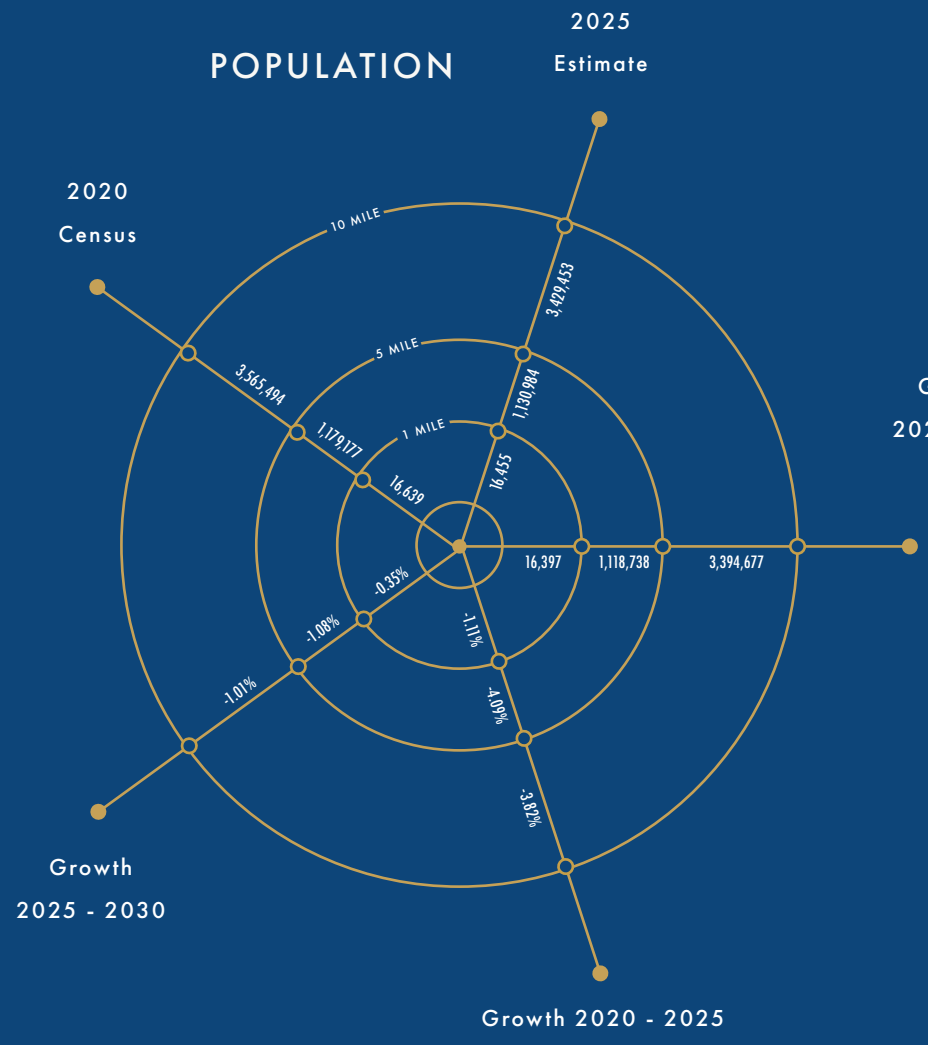
EDUCATION

33.44%	19.09%
No High School Diploma	High School Graduate
14.57%	6.46%
Bachelors Degree	Graduate/Prof Degree

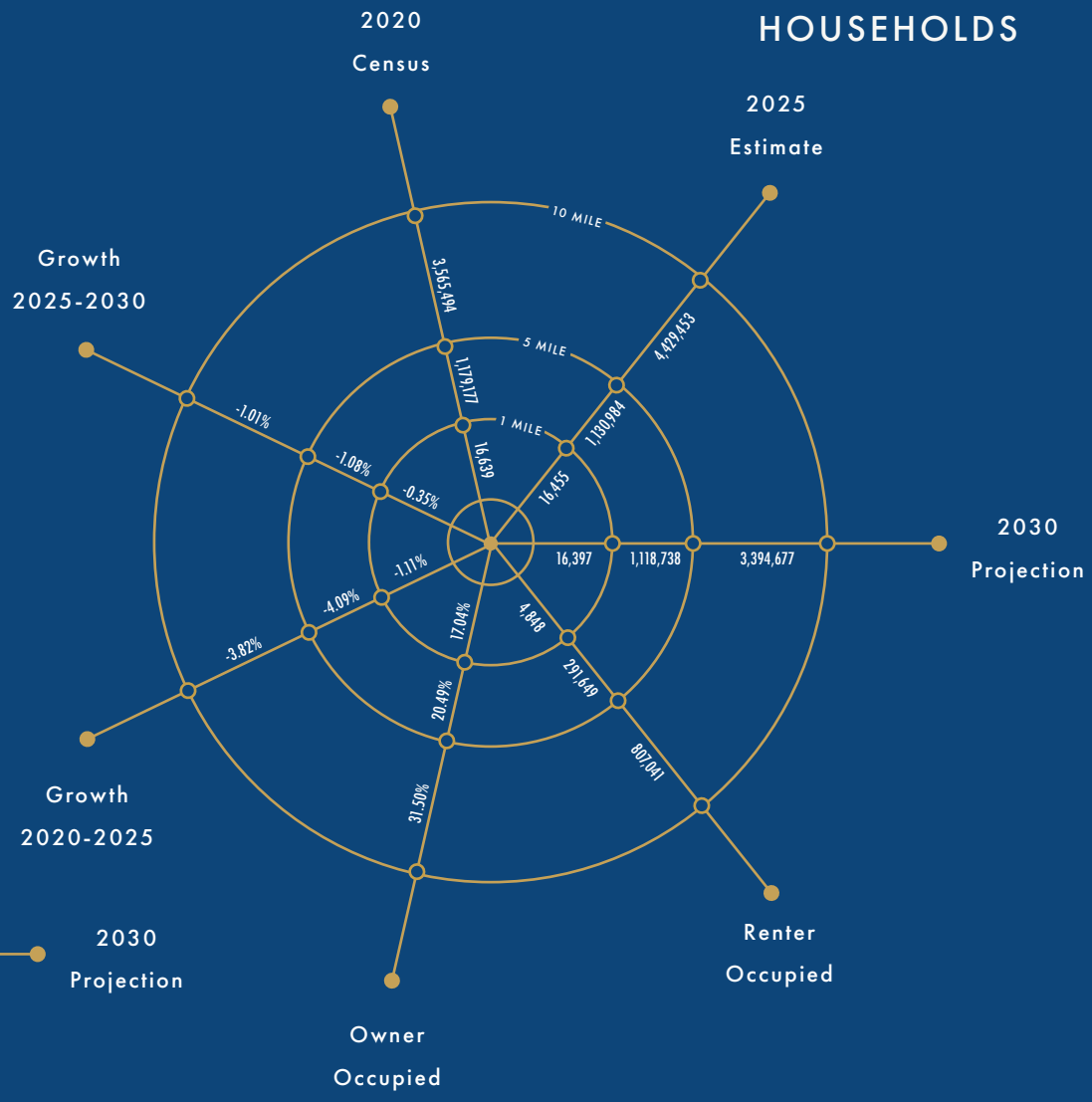
MARKET OVERVIEW

802 MATEO ST, LOS ANGELES, CA

POPULATION

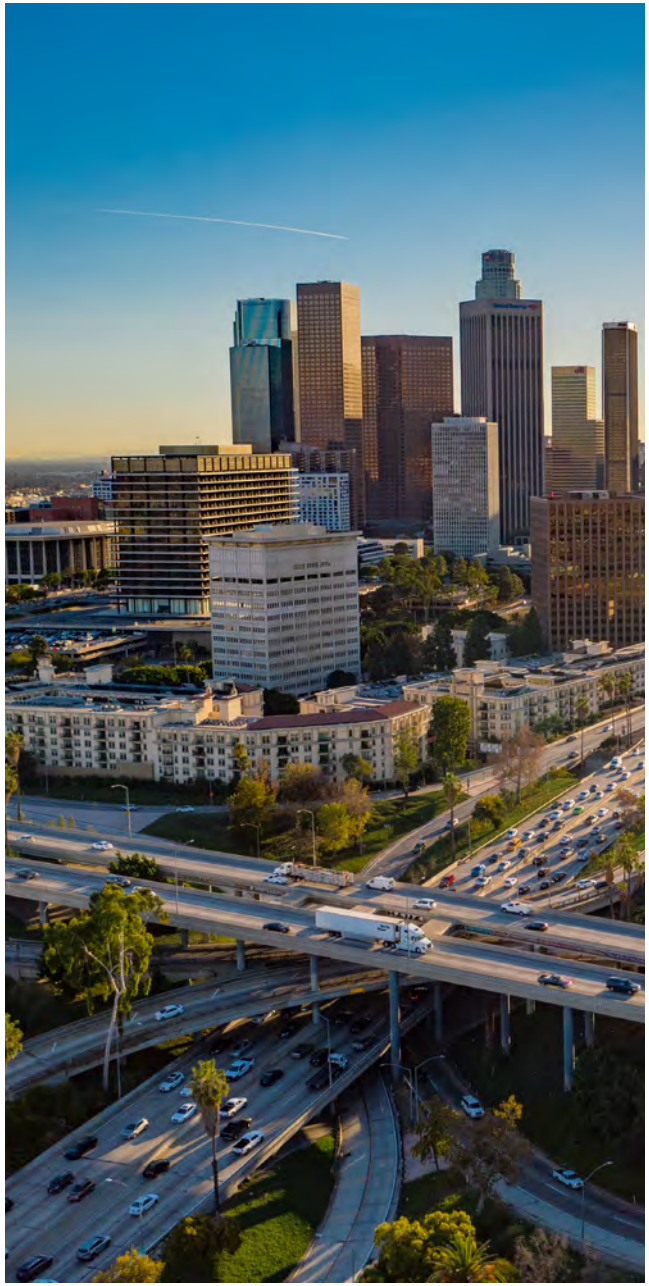


HOUSEHOLDS



INCOME

$60,444	$83,534
Median Household Income (5 Mile)	Average Household Income (5 Mile)



CONNECTIVITY & GROWTH

MINUTES TO:

- Downtown Los Angeles Financial District
- Little Tokyo
- Union Station
- USC Medical Center
- Fashion District
- 6th Street Bridge
- Interstate 5
- US-101
- Interstate 10
- Interstate 110

FUTURE GROWTH STORY

THE LONG-TERM INVESTMENT NARRATIVE REMAINS EXCEPTIONALLY COMPELLING.

Significant residential, office, hospitality, and mixed-use developments continue reshaping the neighborhood, reinforcing the Arts District's position as a premier creative destination.

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