

564 MATEO ST

LOS ANGELES • CA 90013

±14,515 SF INDUSTRIAL BUILDING

FOR LEASE



DOCK HIGH FREEZER/COOLER BUILDING WITH ±1,500 SF COOLER



NEW ±1,500 SF COOLER - POSSIBLE NEW FREEZER (UP TO ±3,132 SF)



FLOWERS, PRODUCE, MEAT, FISH



Downtown LA/Arts District

\$2.00 PSF TEASER RATE

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LEE-ASSOCIATES.COM

CORP ID 01125429

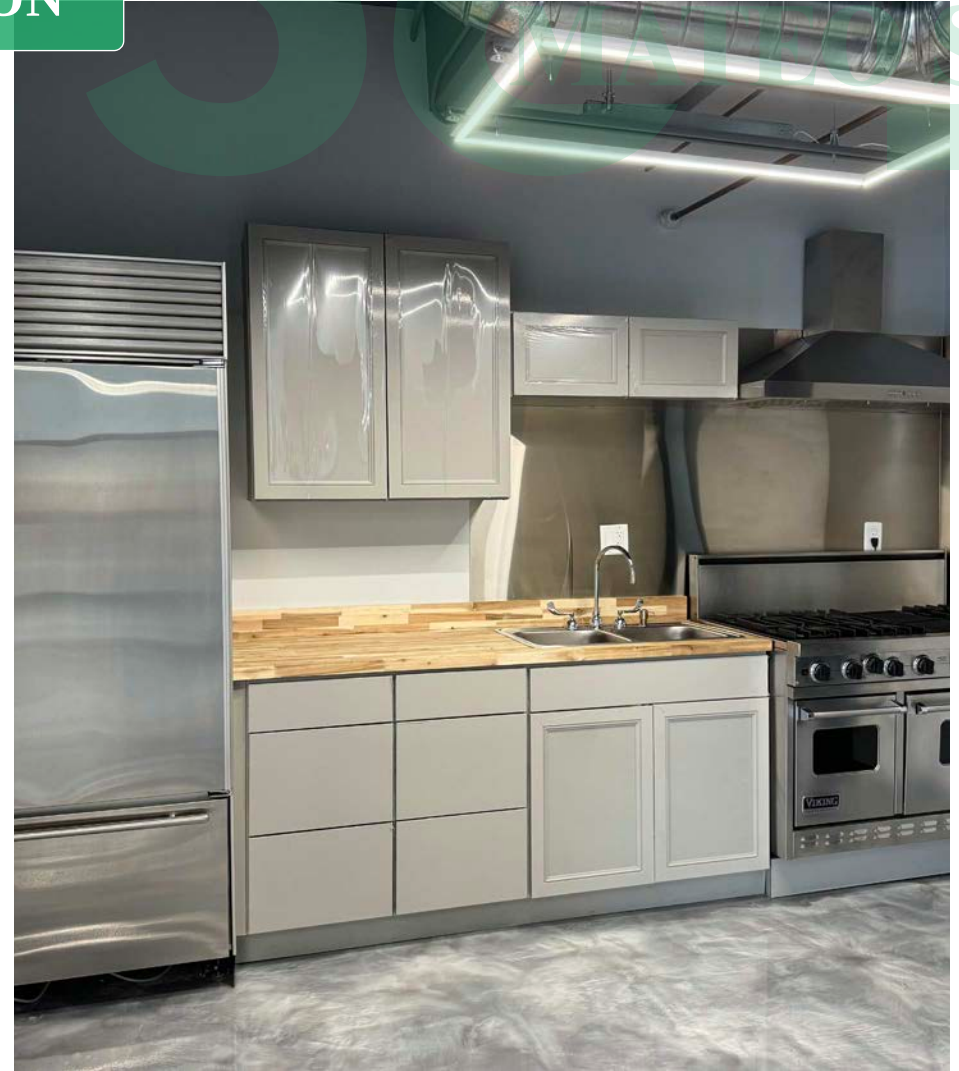
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±14,515 SF INDUSTRIAL FREEZER/COOLER BUILDING FOR LEASE

LOCATION, LOCATION, LOCATION



- **AVAILABLE NOW**
- ±8,515 SF Dock High Building with a New Existing ±1,500 SF Cooler (Temp 28° - 35° Degrees)
- Up to ±3,132 SF New Freezer Possible (Temp 0° - 20° Degrees)
- Additional ±1,500 SF Cooler (Temp 28° - 35° Degrees)
- Total Pallet Capacity Approx. 296
- ±6,000 SF 2-Story Offices with New HVAC, Restrooms & Kitchen in the Heart of the Arts District
- Across the Street from At Mateo, Next door to Zinc Cafe and Walking Distance to Spotify Headquarters, Warner Music, Hauser & Wirth, Urth Cafe, Bavel
- ±7,700 SF Private, Secure Gated Parking in Front of the Building
- Office Space & Warehouse can be Leased Separately
- Close to the Flower Mart & Produce Mart
- Zoning M31-R10
- Branding and Signage Opportunity



ZINC
CAFE | MARKET | BAR

GIRL & THE GOAT

- Adjacent to Zinc Café
- Across the Street from Girl & the Goat
- 2 Blocks from Dover Street and Bavel

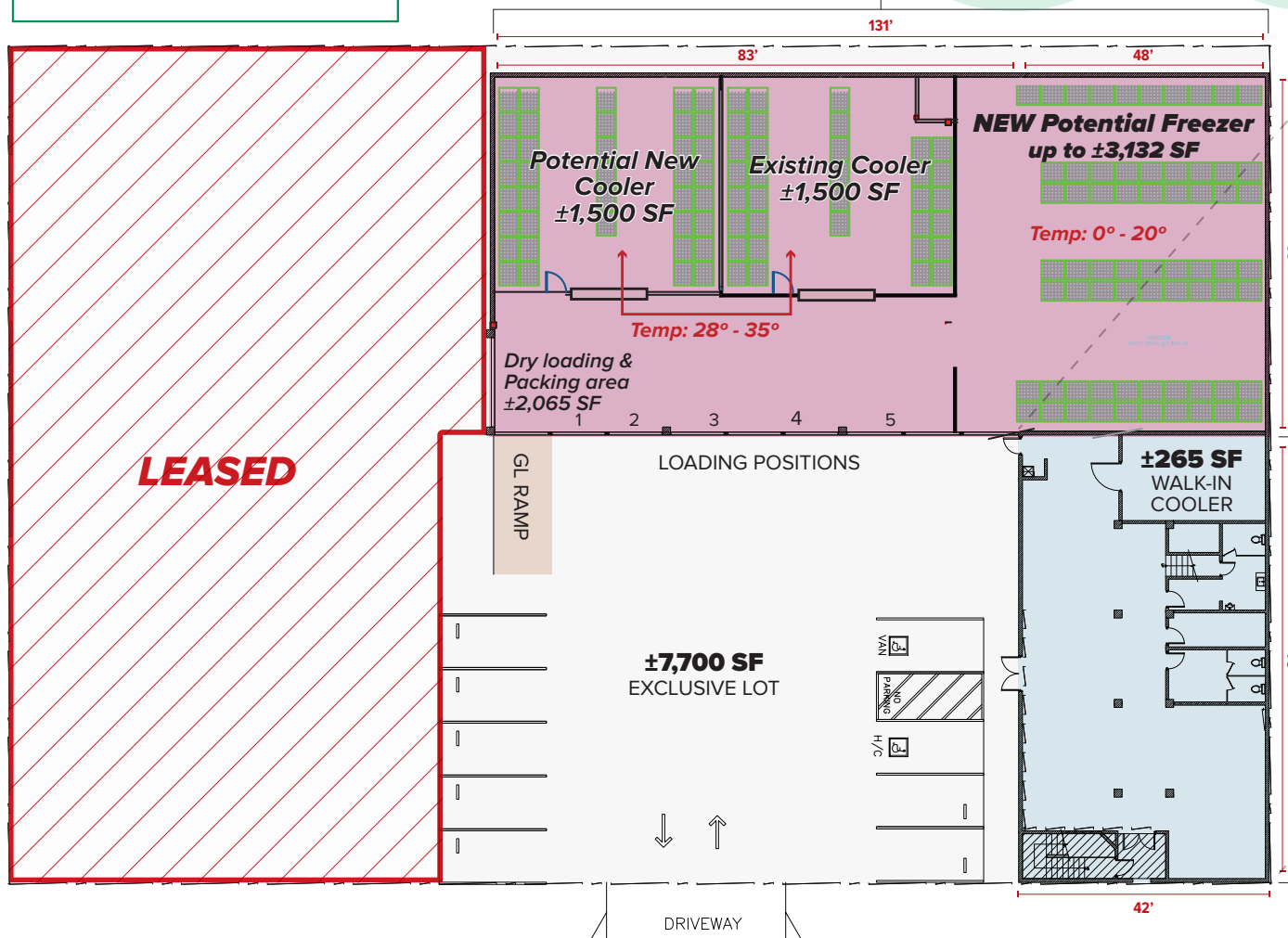
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MATEO ST

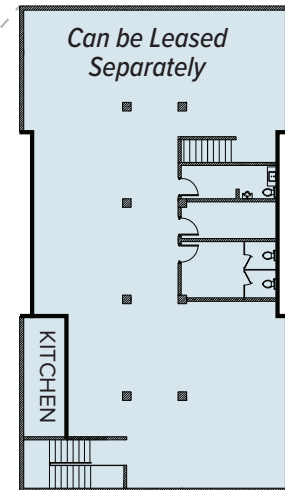
LOCATION	PALLET CAPACITY
COOLER1	76
COOLER2	68
FREEZER	152
TOTAL:	296

±8,515 SF COOLER / FREEZER / DRY LOADING WAREHOUSE AREA

PALMETTO ST



2ND FLOOR



±6,000 SF 2-STORY OFFICE/RESTAURANT 1ST FLOOR: ±3,150 SF 2ND FLOOR: ±2,850 SF

MATEO ST



NOTE: Drawing not to scale. All measurements and sizes are approximate.

±14,515 SF INDUSTRIAL FREEZER/COOLER BUILDING FOR LEASE

±1,500 SF NEW COOLER: 28°-35° TEMPERATURE

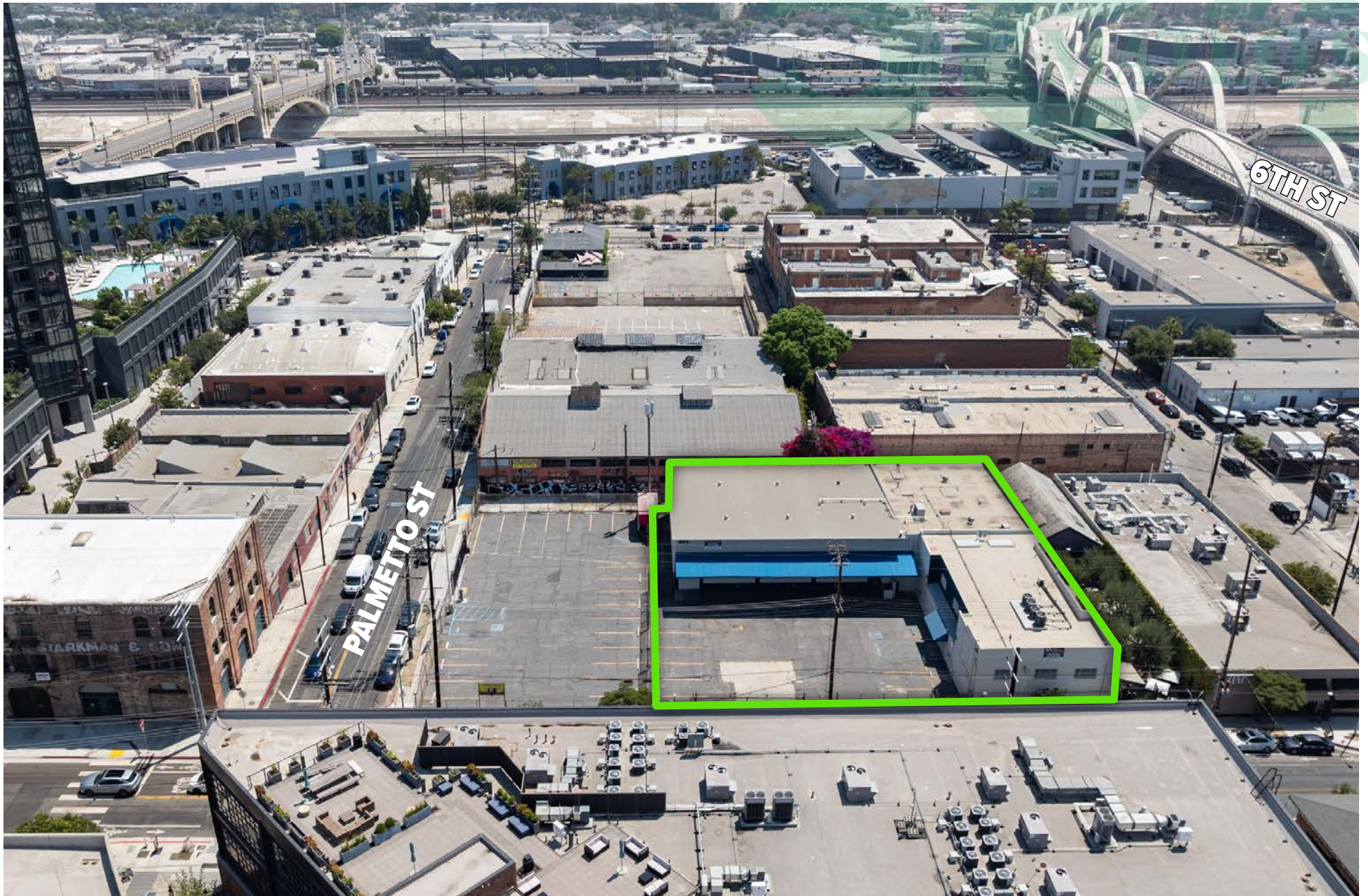


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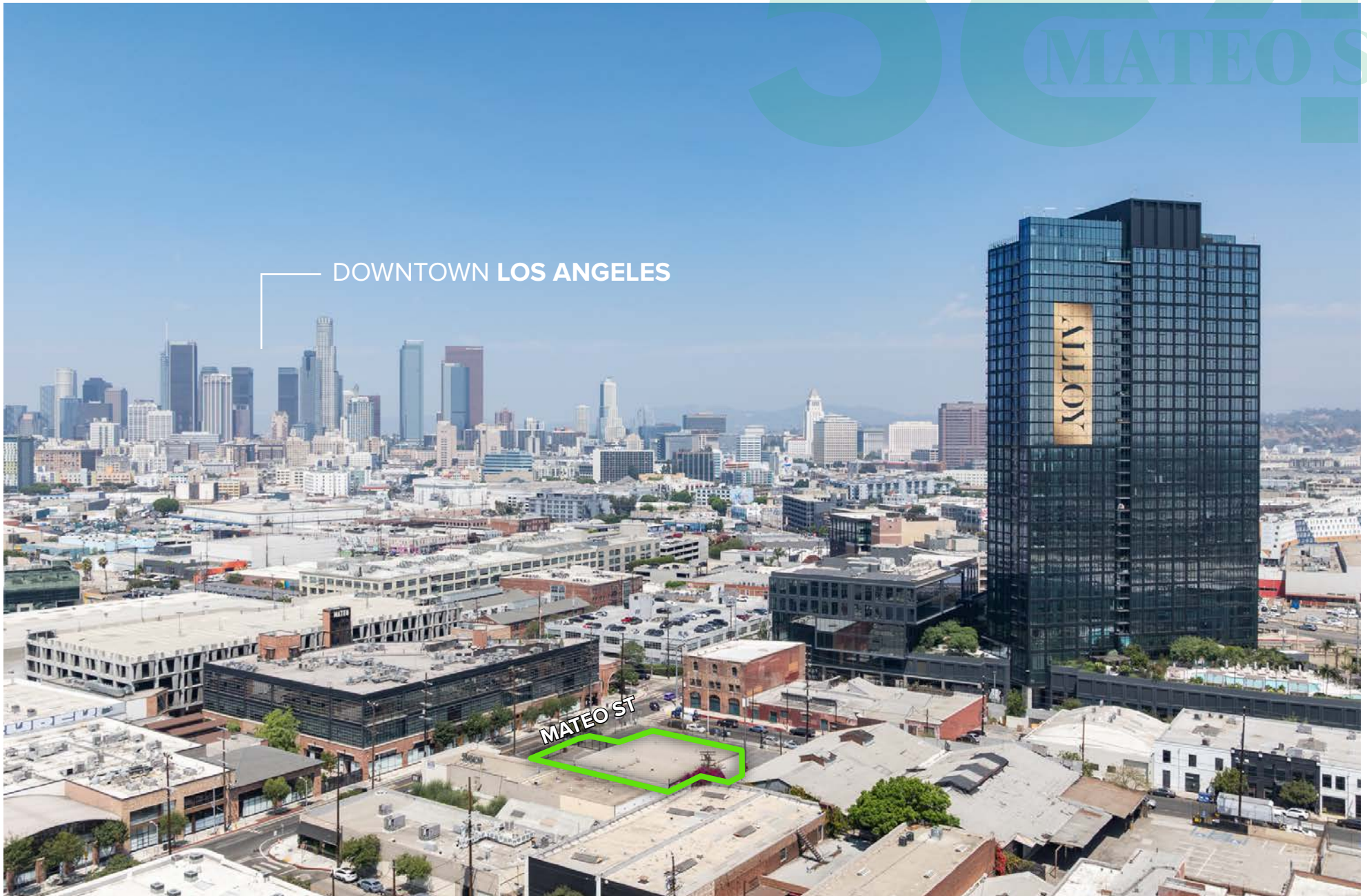
UP TO ±3,132 SF NEW FREEZER POSSIBLE: 28°-35° TEMPERATURE



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— DOWNTOWN LOS ANGELES

±14,515 SF INDUSTRIAL FREEZER/COOLER BUILDING FOR LEASE



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RESTAURANTS

- | | | |
|-------------------|------------------------|--------------------|
| 1 Father's Office | 9 Zinc Cafe | 17 Bread Lounge |
| 2 Inko Nito | 10 Factory Kitchen | 18 Bestia |
| 3 Manuela | 11 Officine BRERA | 19 Cosme LA |
| 4 Wurstkuche | 12 Urban Radish | 20 Girl & the Goat |
| 5 Cafe Gratitude | 13 Little Bear | |
| 6 Urth Caffe | 14 Church & State | |
| 7 The Chairman | 15 Tartine Manufactory | |
| 8 Bavel | 16 Guerrilla Tacos | |



COFFEE

- | | |
|-------------------------|-----------------------------|
| 1 Eat.Drink.Americano | 6 Cafe Dulce |
| 2 Blacktop Coffee | 7 Stumptown Coffee Roasters |
| 3 Groundwork Coffee Co. | |
| 4 Bulletproof Coffee | |
| 5 Cafe Societe | |



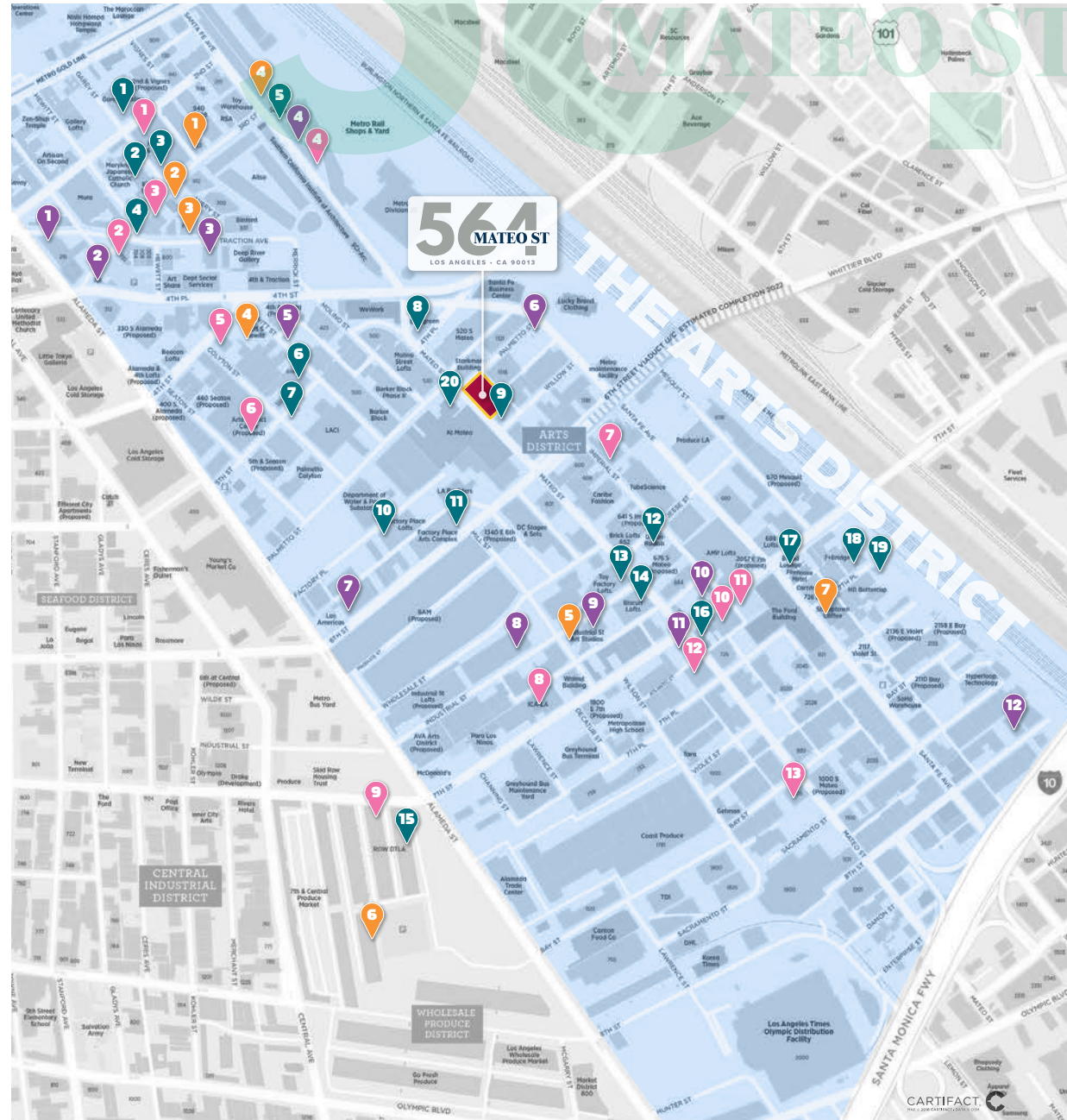
BARS/BREWERIES

- | | |
|-----------------------------|-----------------------------|
| 1 Angel City Brewery | 7 Lost Spirits Distillery |
| 2 Eighty Two | 8 Iron Triangle Brewery |
| 3 Arts District Brewing Co. | 9 Pour Haus Wine Bar |
| 4 Westbound | 10 Tony's Saloon/Pizzanista |
| 5 Resident DTLA | 11 Everson Royce Bar |
| 6 Villain's Tavern | 12 Greencraft Distillery |



RETAIL/MUSEUMS

- | | |
|--------------------------|--------------------------|
| 1 Hauser & Wirth | 8 ICA LA |
| 2 3.1 Phillip Lim | 9 Mission Workshop |
| 3 Apolis: Common Gallery | 10 Commonwealth |
| 4 Hennessey & Ingalls | 11 The House of Machines |
| 5 A&D Museum | 12 The Good Liver |
| 6 Arts District Co-op | 13 Rolling Greens |
| 7 Dover Street Market | |



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