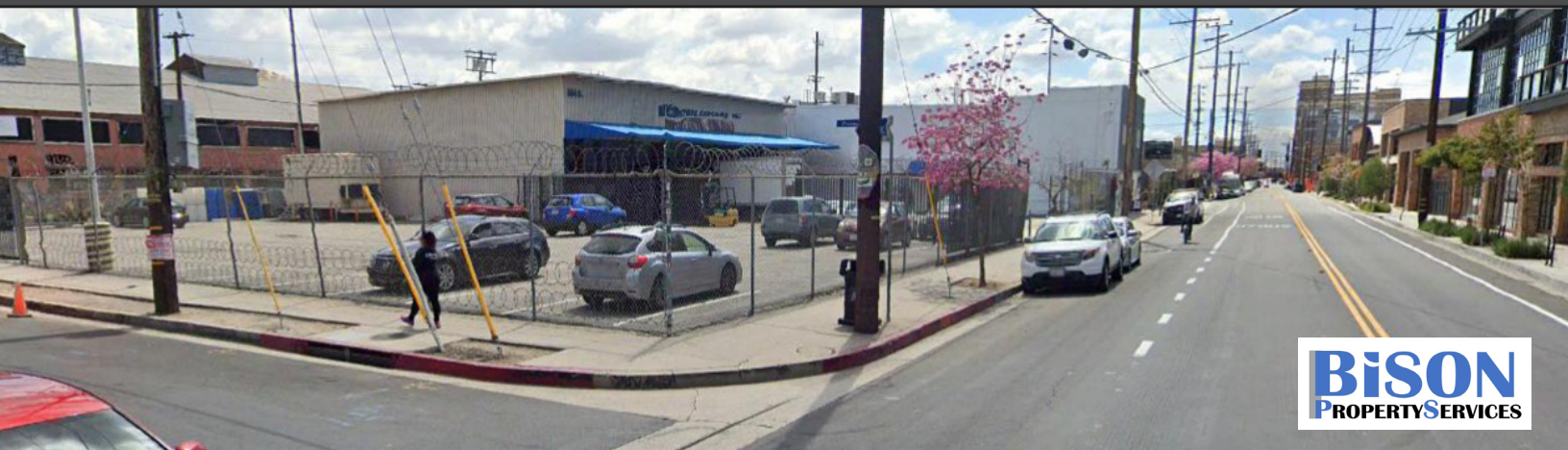


FOR SALE

546 Mateo St.
Los Angeles, CA 90021

Redevelopment Opportunity!



BISON
PROPERTY SERVICES

OFFERING SUMMARY

ADDRESS	564 S. Mateo St. Los Angeles, CA 90021
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Arts District / Central Los Angeles
BUILDING SF	14,030 SF
LAND SF	26,644 SF
YEAR BUILT	1910, 1962
APN	5164-006-018
PROPERTY TYPE	Industrial / Commercial / Warehouse
ZONING TYPE	M3-1-RIO, M3-3- Heavy Manufacturing

FINANCIAL SUMMARY

OFFERING PRICE	Upon Request
OWNERSHIP TYPE	Fee Simple

PROPERTY SUMMARY

BUILDING CLASS	B
CLEAR CEILING HEIGHT	14 FT
# OF DOCK-HIGH DOORS/LOADING	3
# OF DRIVE-IN/ GRADE LEVEL DOORS	1
# OF STORIES	2
PARKING	32 SPACES / 1,000 SF

Robin Yi, CCIM
ryi@bisonps.com | (213) 216-4417 | BRE # 01243066

Bison Asset Management, Inc.
BRE # 02090366

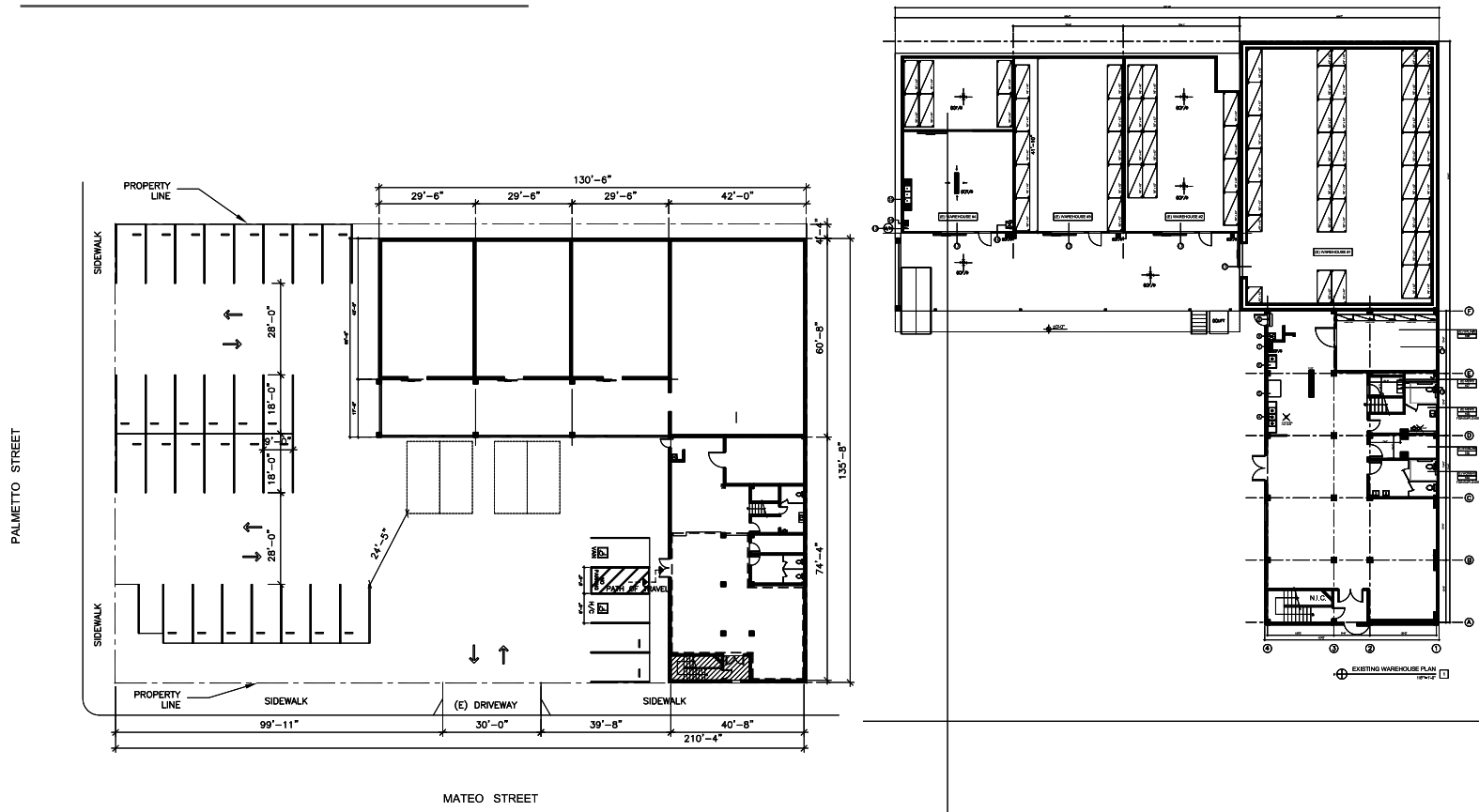
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FOR SALE

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Los Angeles, CA 90021

LOCATION & SITE PLAN



FOR SALE

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Los Angeles, CA 90021

THE FUTURE OF THE ARTS DISTRICT

The Arts District is progressing towards a major developmental change that will soon allow for more creative office spaces, residential units, retail shops, and trendy companies to enhance the character, culture, and aesthetics of this soon to be booming community.



NEIGHBORING DEVELOPMENT PROJECTS



AVALON BAY COMMUNITIES
668 S. Alameda Street

AVA Arts District is a 3.75 acre community development with 475 Work/Live apartments. It hosts 55,703 SF of commercial space and 843 subterranean parking space.



CAMDEN PROPERTY TRUST
1525 Industrial Street

CAMDEN Development is a 2.75 acre, 344 Live/Work apartment community with 25,000 SF of commercial space for offices and 4,000 SF of space for restaurants.

