

**BRING US A TENANT AND EXECUTE A LEASE BY SEPTEMBER 30, 2025
AND YOU'LL EARN AN ADDITIONAL \$25,000 BONUS!**



4% TO CO-OP BROKERS



2 MONTHS FREE RENT

MINIMUM 3 YEAR LEASE TERM

SUBJECT TO TENANT CREDIT & TERMS ACCEPTABLE TO LANDLORD

11,900 SF AVAILABLE FOR LEASE

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

1509 Rio Vista Avenue | Los Angeles, CA 90023

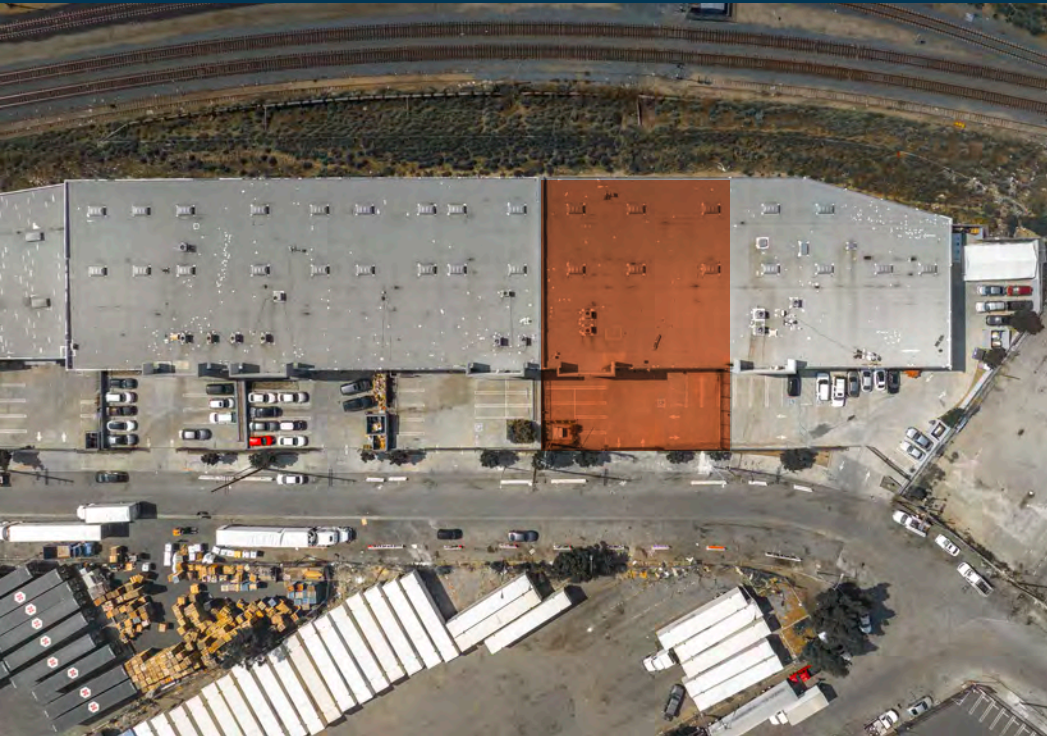




PROPERTY HIGHLIGHTS

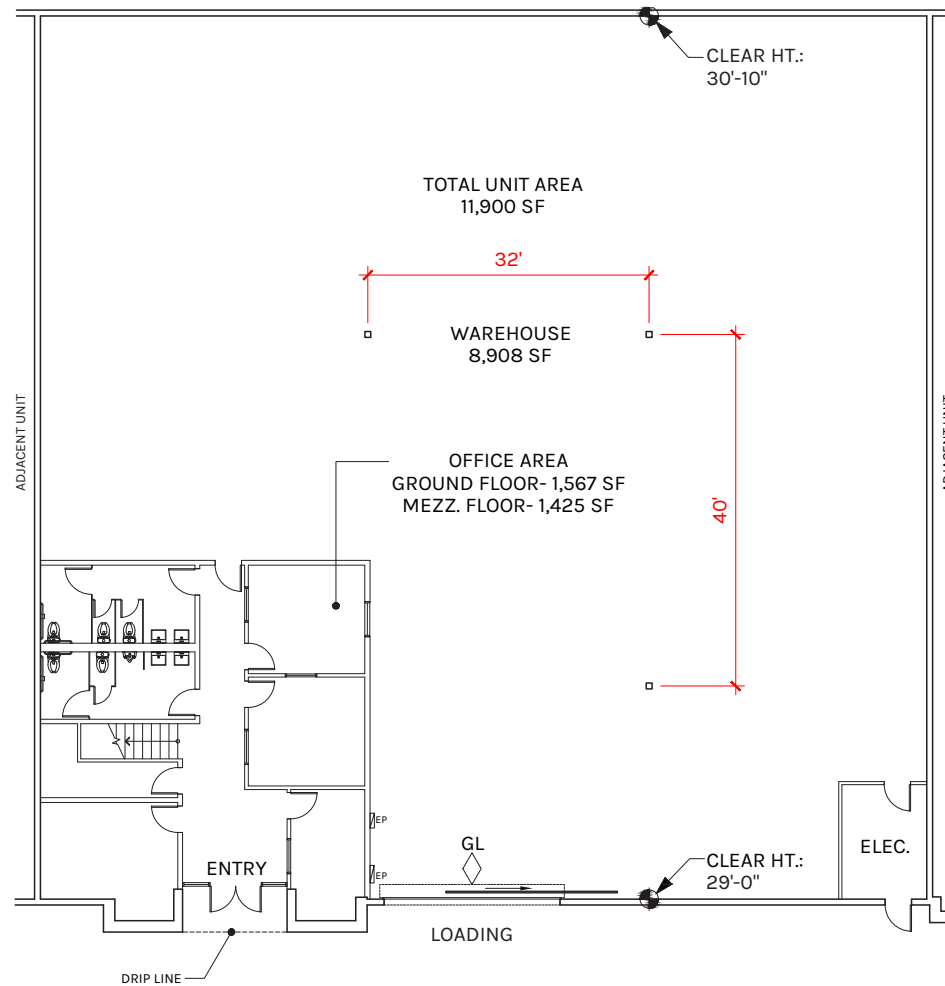
- **Lease Rate \$1.55/SF/Month, MG, plus an estimated \$0.09 CAM/SF/Month**
Two months free rent with minimum 3-year lease term
- 28' Clear Height
- One (1) Ground Level Loading Door
- 1,567 SF Ground Floor - 1,425 SF Mezzanine Office
- Sprinklered - K-25 ESFR
- Nine (9) Fenced Secured Concrete Parking Spaces
- Easy Access to 10, 5, 60, 710 & 110 Freeways
- M3 Zoning
- Construction Type: CTU
- Great Office/Design Area
- Three (3) Restrooms - One (1) Located on 2nd Floor Office
- Minutes from Downtown, Vernon and Arts District



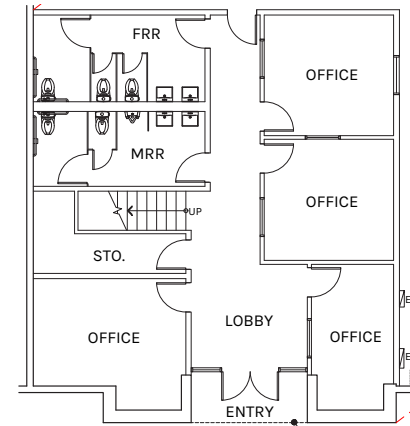




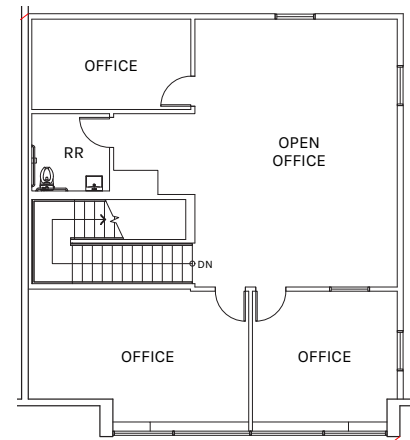
FLOOR PLAN



GROUND FLOOR OFFICE : 1,567 SF



MEZZANINE FLOOR OFFICE : 1,425 SF



WAREHOUSE

8,908 SF

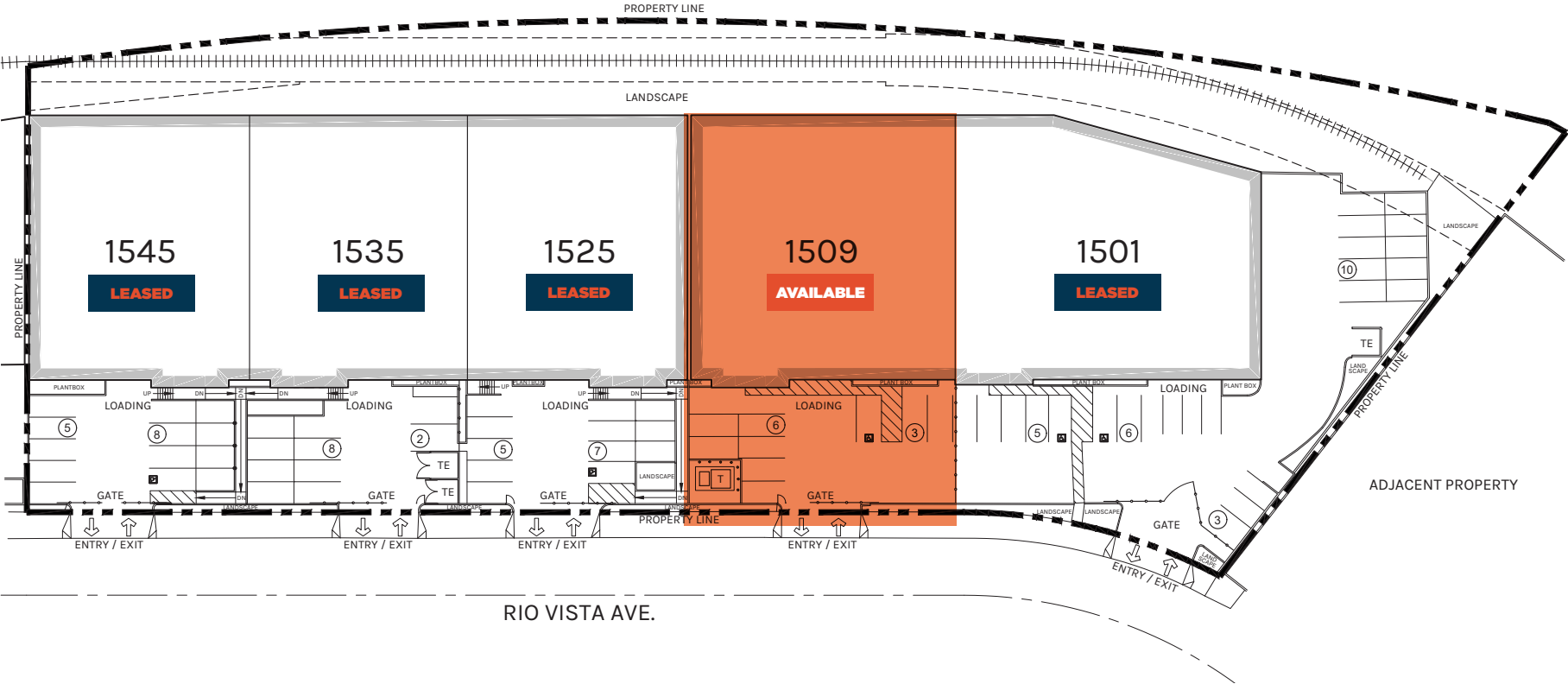
OFFICE

2,992 SF

TOTAL

11,900 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



WAREHOUSE
8,908 SF

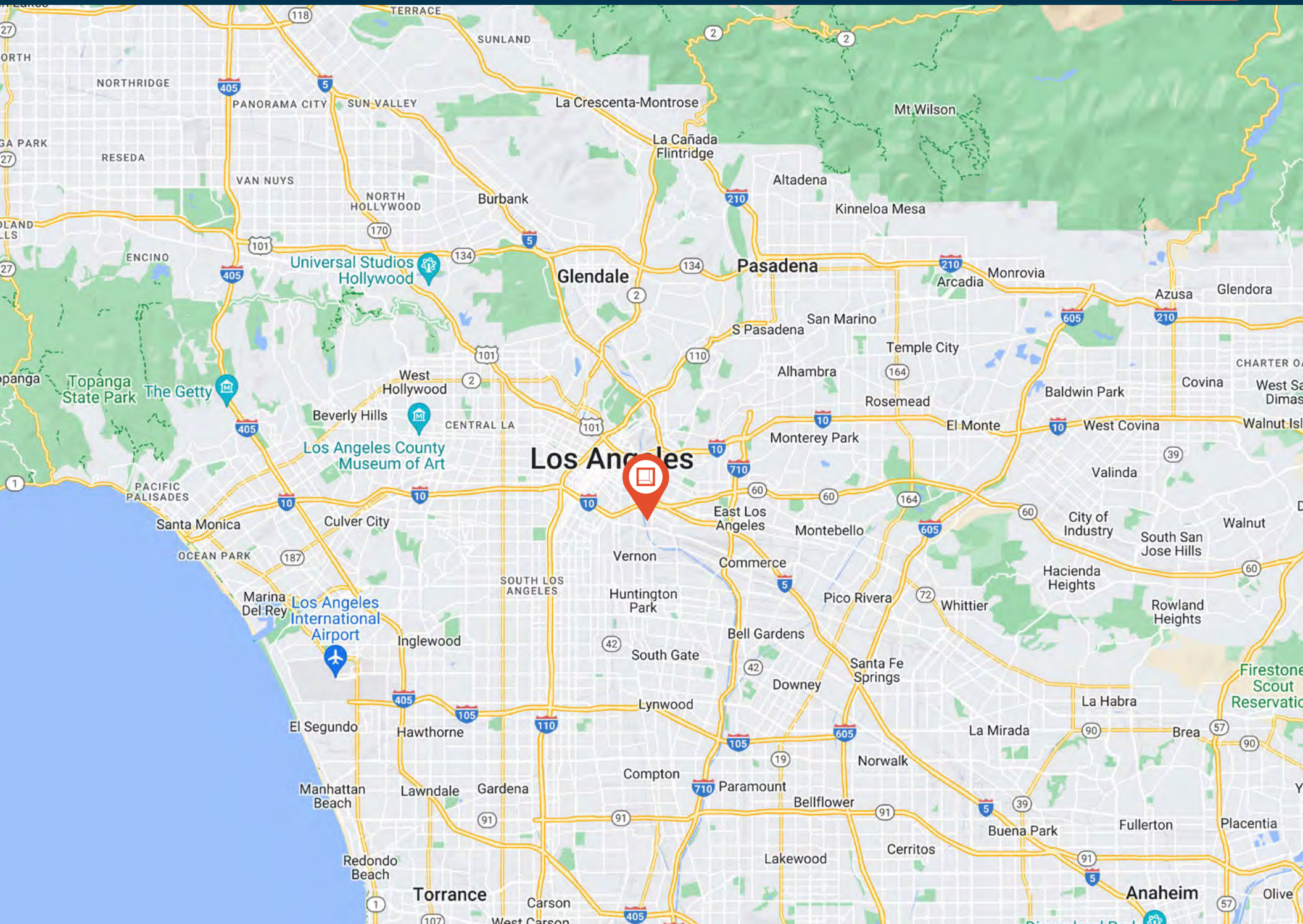
OFFICE
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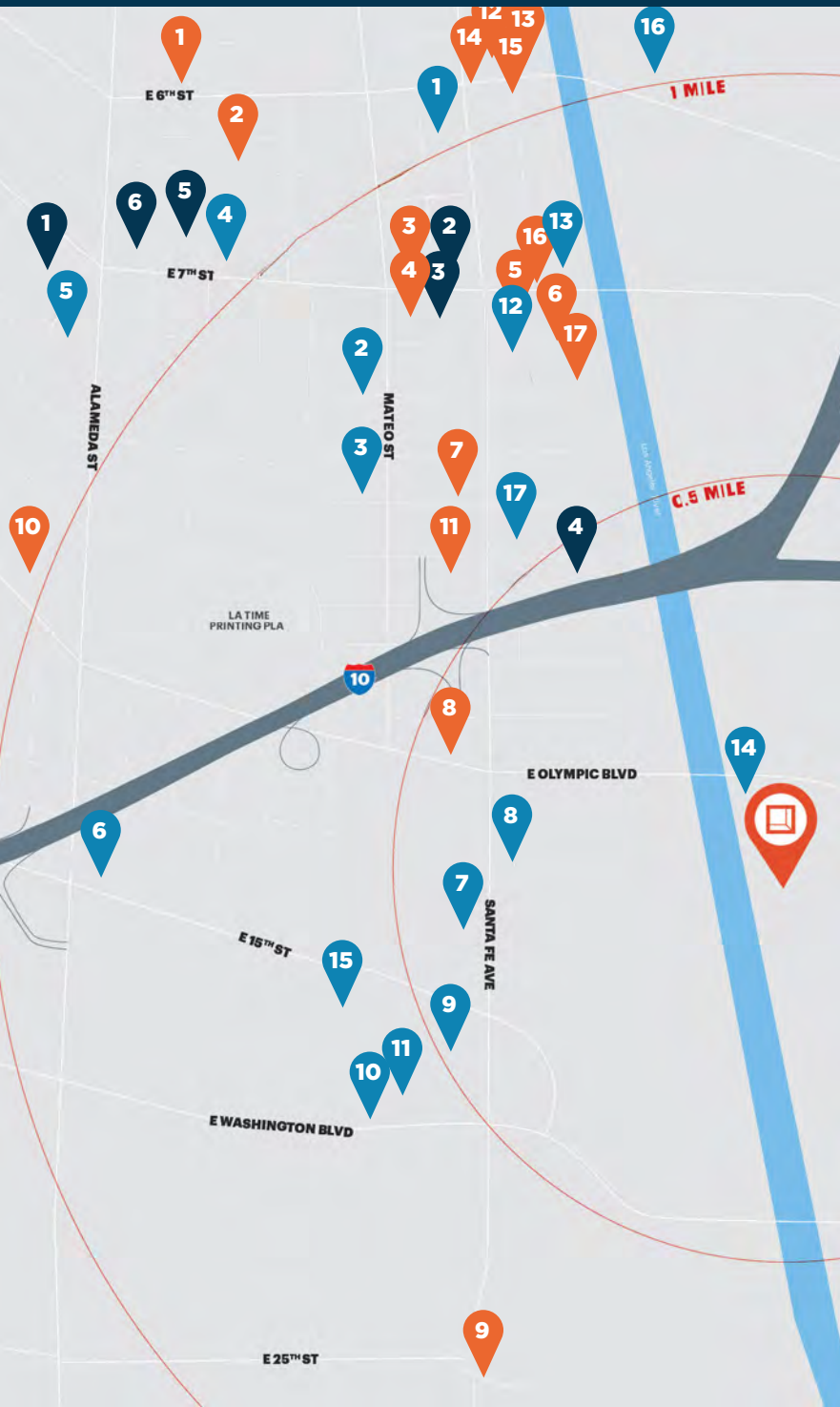
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Property Location

1509 Rio Vista Avenue





Restaurants

- | | |
|-----------------------------|----------------------|
| 1. The Factory Kitchen | 11. Etiquette Coffee |
| 2. Blue Bottle Coffee | 12. Girl & the Goat |
| 3. Pizzanista! | 13. Zinc Café & Bar |
| 4. Guerrilla Tacos | 14. Bavel |
| 5. Bread Lounge | 15. Eightfold Coffee |
| 6. Bestia | 16. Hi Bakery |
| 7. Maru Coffee | 17. Damian |
| 8. The Porter Junction Cafe | |
| 9. Trattoria 25 | |
| 10. Pizzeria Bianco | |

Bars/Breweries/Distilleries

- | | |
|------------------------|-----------------------|
| 1. Flask & Field | 5. Flamingo Bar |
| 2. Tony's Saloon | 6. Bike Shed Moto Co. |
| 3. Everson Royce Bar | |
| 4. Greenbar Distillery | |

Retail/Misc Entertainment

- | | |
|---|---------------------------|
| 1. Dover Street Market | 9. Cirrus Gallery |
| 2. Uptown Pup | 10. Ghebaly Gallery |
| 3. Rolling Greens | 11. Night Gallery |
| 4. ICA LA | 12. House of Cocotte |
| 5. Bodega | 13. Ultra High Frequency |
| 6. Guess Jeans | 14. The New Yard Gallery |
| 7. Knupp Gallery/Simard Bilodeau Contemporary | 15. Imperial Night Market |
| 8. Susanne Vielmetter Gallery | 16. Ballon Museum |
| | 17. Soho Warehouse |



**Rexford
Industrial**

Leasing Contacts

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