



**MAJOR PRICE REDUCTION  
4% TO CO-OP BROKER  
FLEXIBLE LEASE TERMS**



# 9,709 SF AVAILABLE FOR LEASE

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

**1525 Rio Vista Avenue | Los Angeles, CA 90023**



**Rexford  
Industrial**

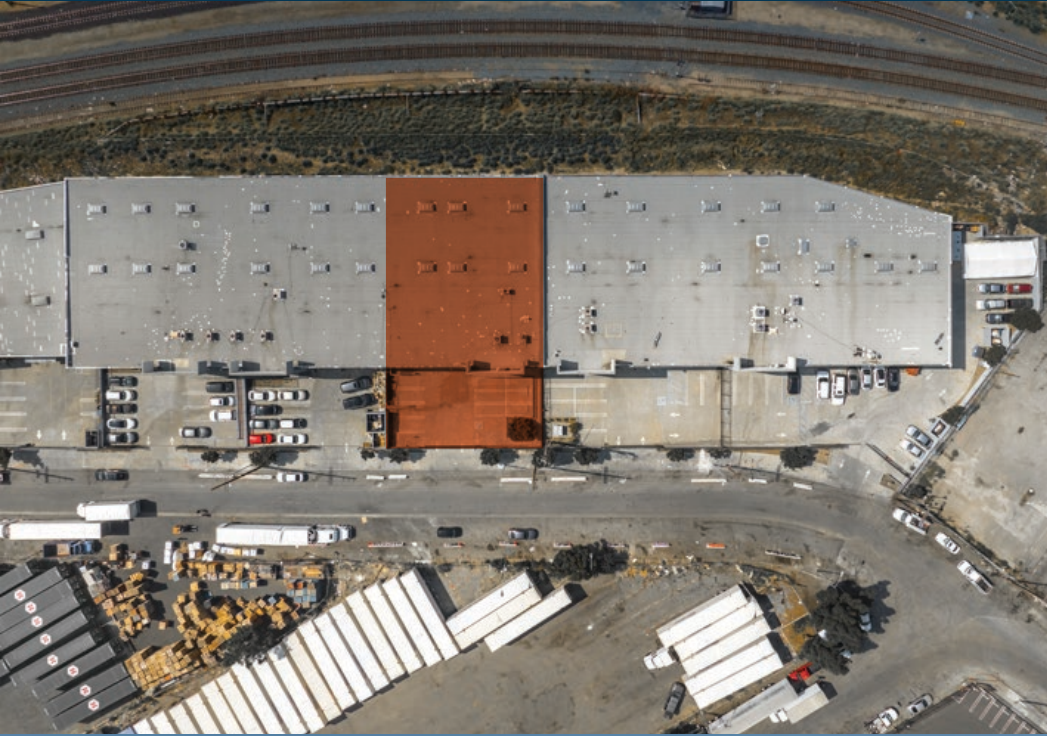
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

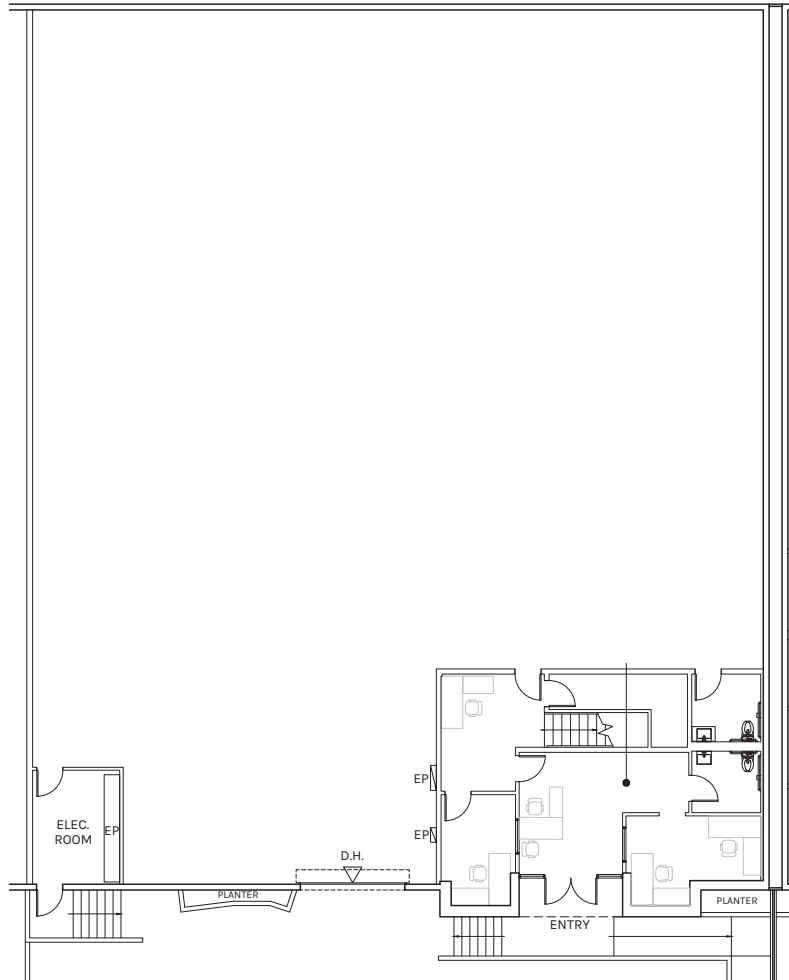
- 28' Clear Height
- One (1) Dock High Loading Door
- 1,848 SF of Office/Design Space
- Sprinklered - K-25 ESFR
- Ten (10) Fenced, Secured Concrete Parking Spaces
- Easy Access to 10, 5, 60, 110, 710 & 110 Freeways
- M3 Zoning
- 4% to Co-Op Brokers if Lease Signed Before March 31, 2024
- Lease Rate \$1.70/SF/Month, MG, plus an estimated \$0.13 CAM/SF/Month
- Construction Type: CTU
- Great Office/Design Area
- Minutes from Downtown, Vernon and Arts District



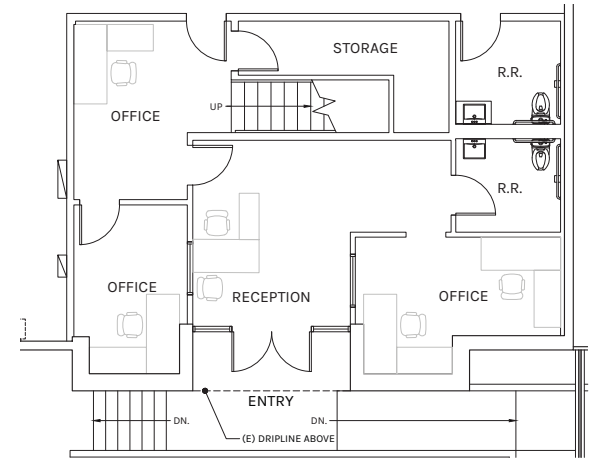




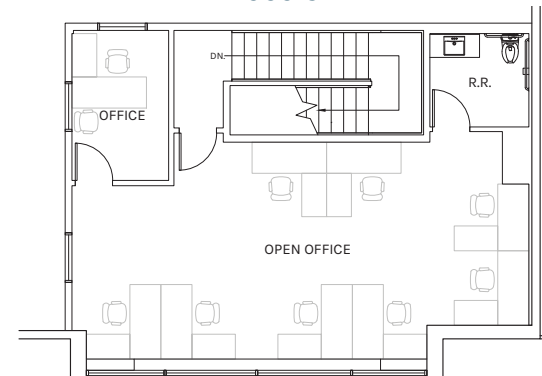
**OVERALL FLOOR PLAN**  
9,709 SF



**FIRST FLOOR OFFICE PLAN**  
915 SF



**SECOND FLOOR OFFICE PLAN**  
933 SF



**WAREHOUSE**

7,861 SF

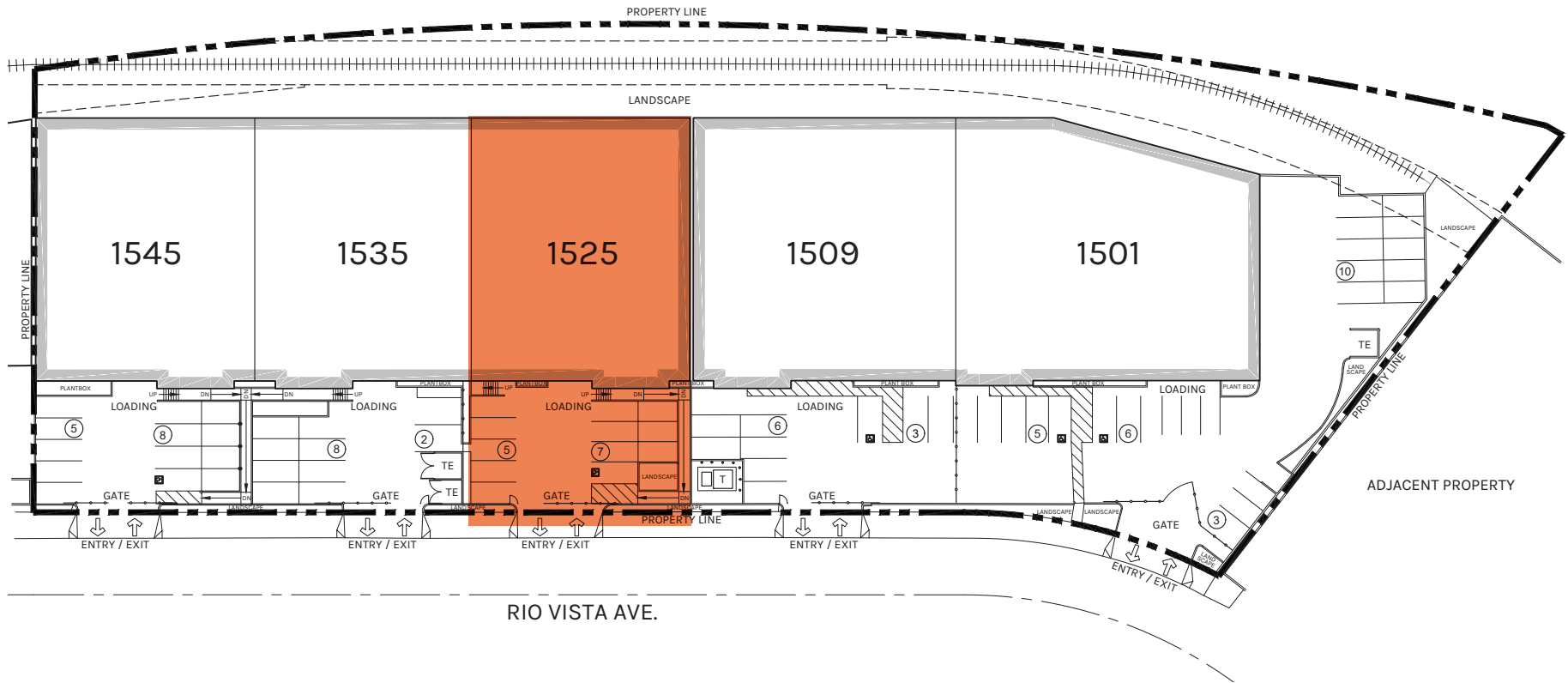
**OFFICE**

1,848 SF

**TOTAL**

9,709 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.



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**OFFICE**

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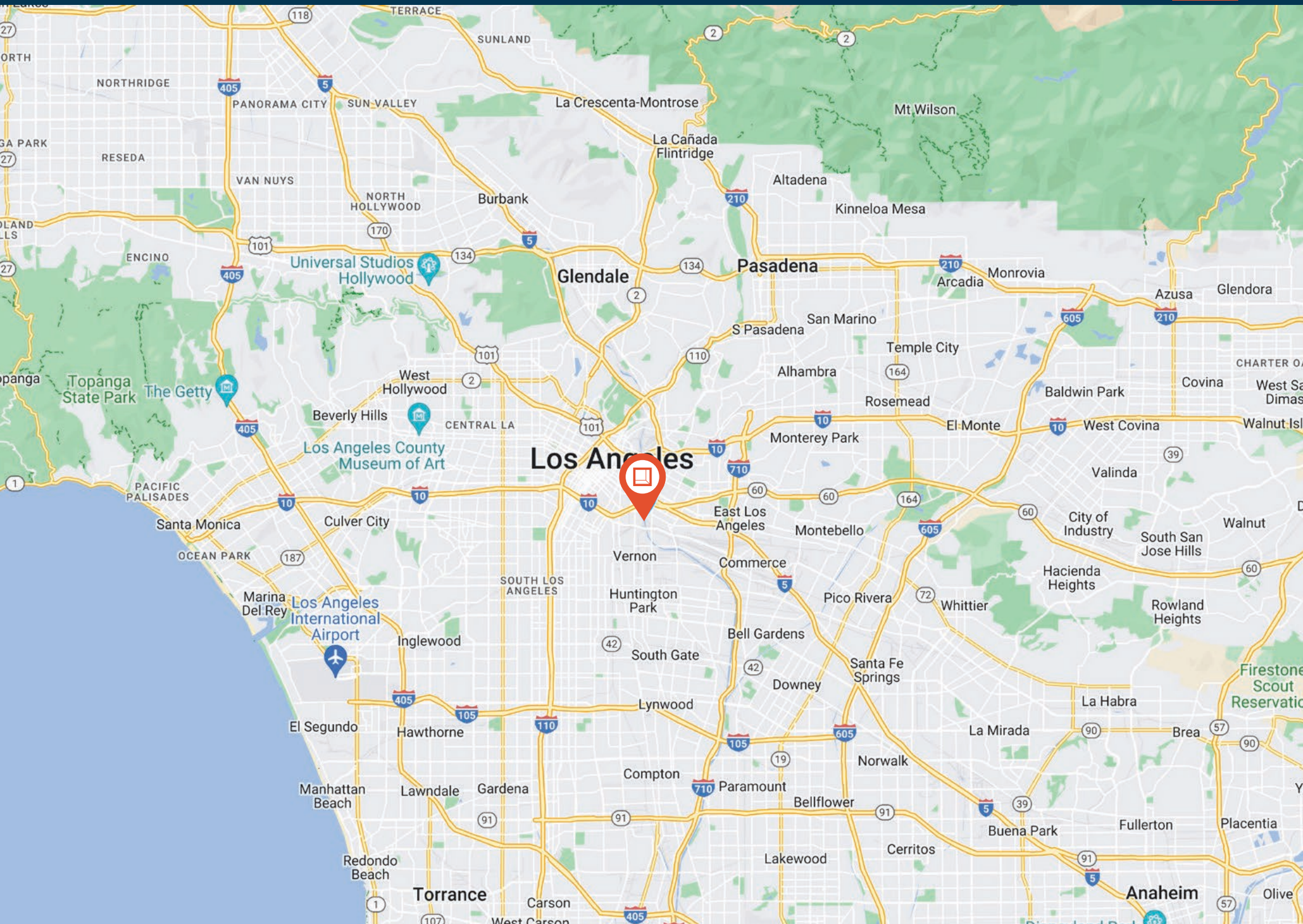
**TOTAL**

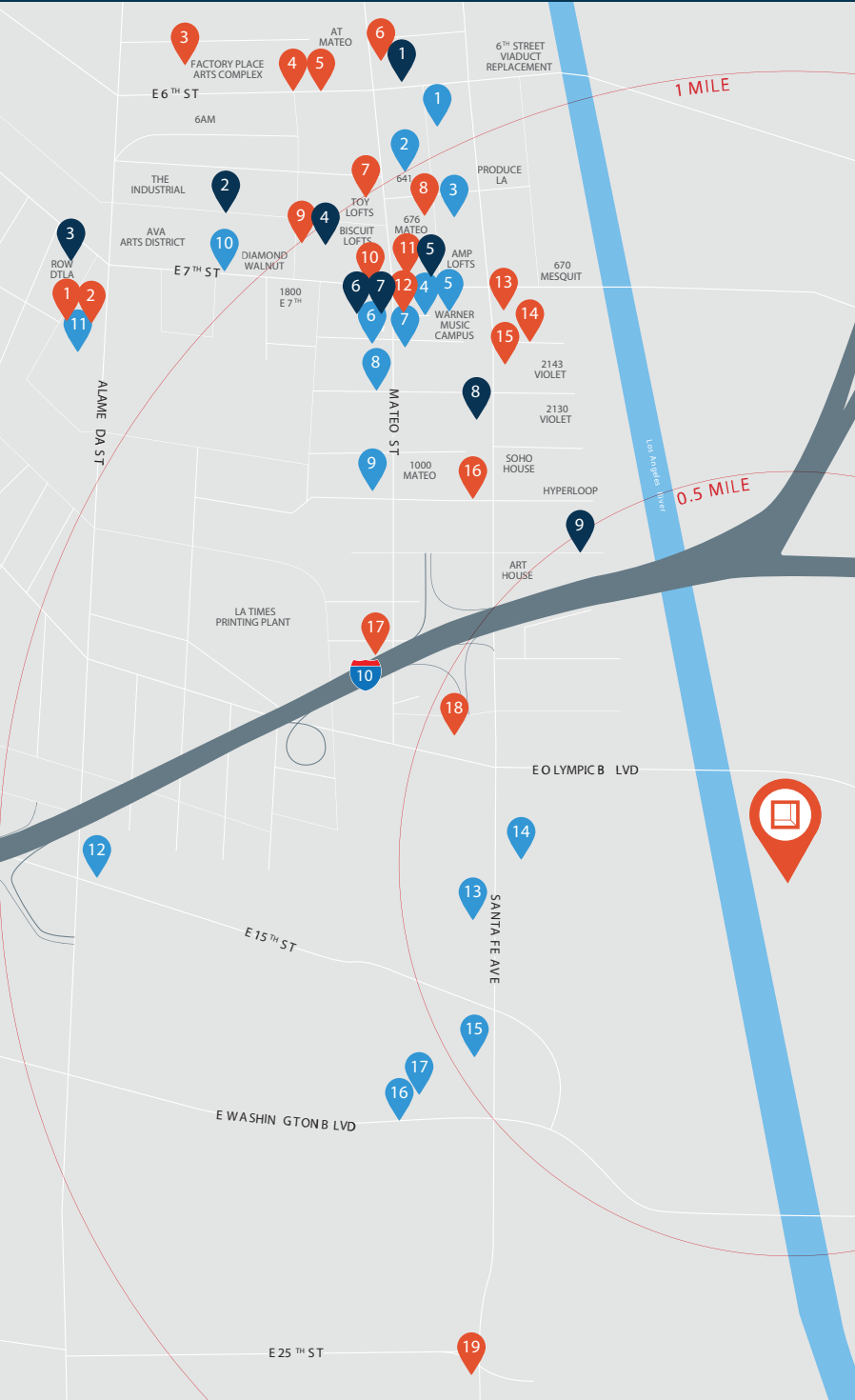
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# Property Location

1525 Rio Vista Avenue





### Restaurants

- |                             |                               |
|-----------------------------|-------------------------------|
| 1. Paramount Coffee Project | 11. Pizzanista!               |
| 2. Tartine Bianco           | 12. Guerrilla Tacos           |
| 3. The Factory Kitchen      | 13. Bread Lounge              |
| 4. Officine Brera           | 14. Bestia                    |
| 5. Sixth+Mill               | 15. Stumptown Coffee Roasters |
| 6. Blue Bottle Coffee       | 16. Maru Coffee               |
| 7. Little Bear              | 17. Steven's Deli             |
| 8. Urban Radish             | 18. The Porter Junction Cafe  |
| 9. Café Soci t              | 19. Trattoria 25              |
| 10. Church & State          |                               |

### Bars/Breweries/Distilleries

- |                                  |                          |
|----------------------------------|--------------------------|
| 1. The Spirit Guild              | 6. Everson Royce Bar     |
| 2. Iron Triangle Brewing Company | 7. Silverlake Wine       |
| 3. Flask & Field                 | 8. Our/Los Angeles Vodka |
| 4. Pour Haus Wine Bar            | 9. Greenbar Distillery   |
| 5. Tony's Saloon                 |                          |

### Retail/Misc Entertainment

- |                          |  |
|--------------------------|--|
| 1. Dover Street Market   | 10. ICA LA                                     |
| 2. Two Bit Circus        | 11. Bodega                                     |
| 3. WePlay Live           | 12. Guess Jeans                                |
| 4. Commonwealth          | 13. Knupp Gallery/Simard Bilodeau Contemporary |
| 5. The House of Machines | 14. Susanne Vielmetter Gallery                 |
| 6. Arch The              | 15. Cirrus Gallery                             |
| 7. Base Coat Nail Salon  | 16. Ghebaly Gallery                            |
| 8. Uptown Pup            | 17. Night Gallery                              |
| 9. Rolling Greens        |  |





**Rexford  
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## Leasing Contacts

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