

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

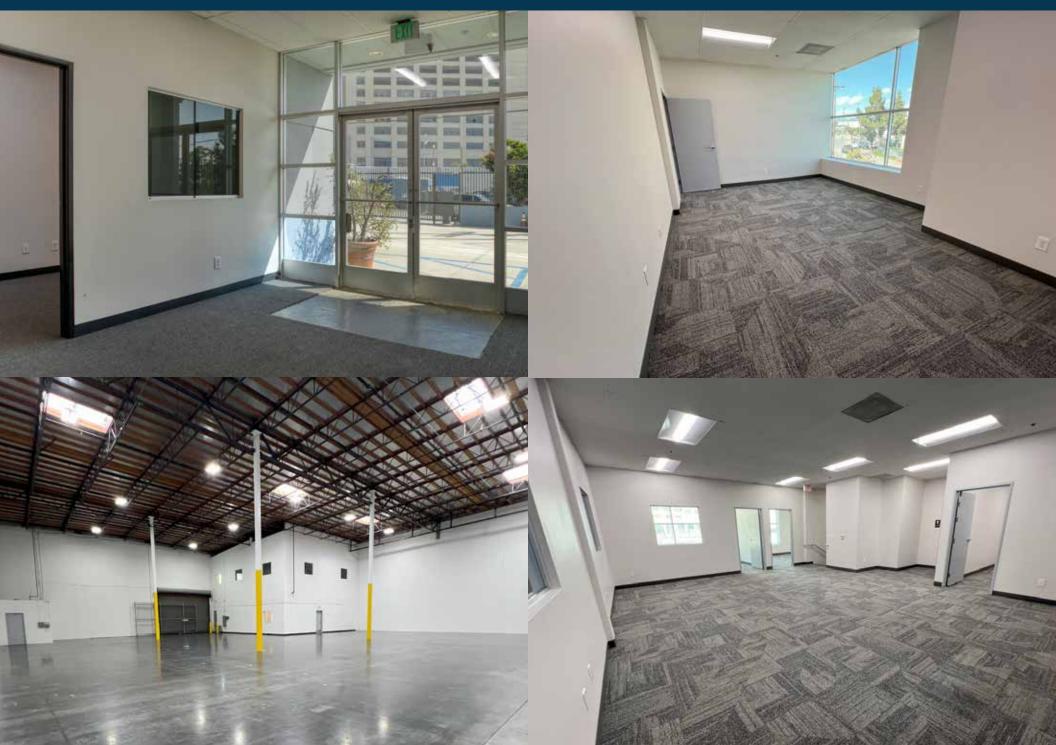
 Lease Rate \$1.40/SF/Month, MG, plus an estimated \$0.09 CAM/SF/Month

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



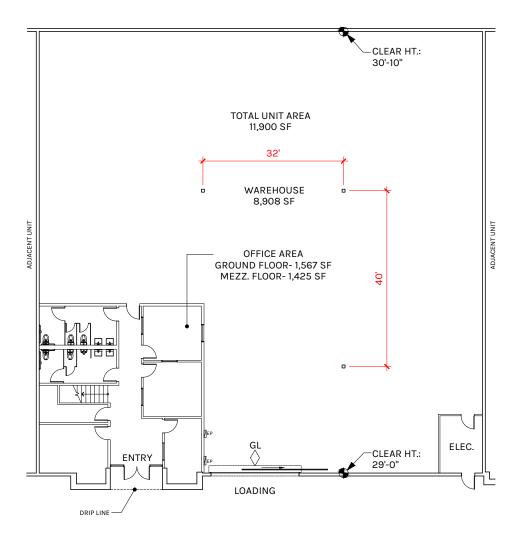




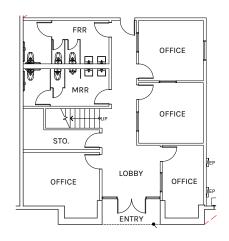




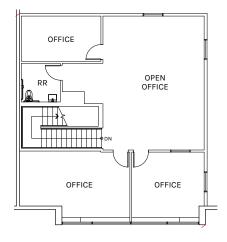
FLOOR PLAN



GROUND FLOOR OFFICE: 1,567 SF



MEZZANINE FLOOR OFFICE: 1,425 SF



WAREHOUSE

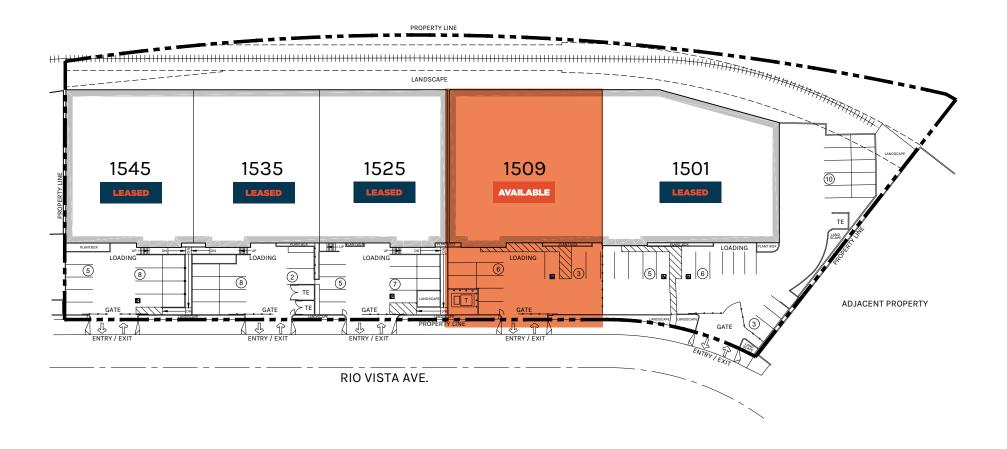
8,908 SF

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 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.

Property Location 1509 Rio Vista Avenue SUNLAND ORTH NORTHRIDGE La Crescenta-Montrose SUN VALLEY PANORAMA CITY Mt Wilson. La Cañada Flintridge RESEDA VAN NUYS Altadena NORTH Burbank HOLLYWOOD Kinneloa Mesa (170) (101) ENCINO Universal Studios (8) Pasadena Glendale Monrovia Hollywood Arcadia Glendora Azusa San Marino S Pasadena Temple City CHARTER O West Hollywood Alhambra (164) panga \ Topanga Covina West Sa The Getty Baldwin Park State Park Dimas Rosemead Beverly Hills Walnut Isl CENTRAL LA (101) El Monte West Covina Monterey Park Los Angeles County Los Angeles Museum of Art Valinda PALISADES 164) East Los City of Culver City Walnut Santa Monica Angeles Montebello Industry South San Jose Hills OCEAN PARK (187) Vernon Commerce Hacienda SOUTH LOS Heights ANGELES Marina Los Angeles Del Rey International Huntington Pico Rivera Whittier Rowland Park Heights Airport **Bell Gardens** Inglewood South Gate Santa Fe (42) Firestone Springs Downey Scout La Habra Reservation Lynwood El Segundo La Mirada Brea Hawthorne (90) Norwalk Compton Paramount Manhattan Gardena Lawndale Bellflower Beach (39) (91) Placentia Fullerton Buena Park Cerritos

Redondo Beach

Torrance

Carson

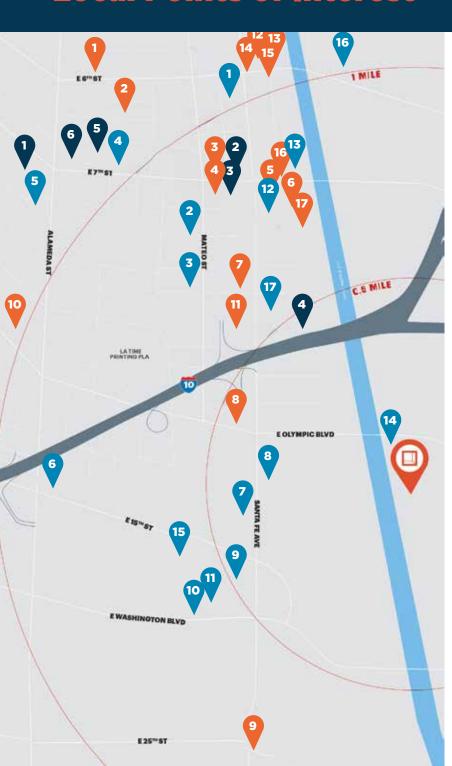
405

Lakewood

Anaheim

Olive





Restaurants

- 1. The Factory Kitchen
- 2. Blue Bottle Coffee
- 3. Pizzanista!
- 4. Guerrilla Tacos
- 5. Bread Lounge
- 6. Bestia
- 7. Maru Coffee
- 8. The Porter Junction Cafe
- 9. Trattoria 25
- 10. Pizzeria Bianco

- 11. Etiquette Coffee
- 12. Girl & the Goat
- 13. Zinc Café & Bar
- 14. Bavel
- 15. Eightfold Coffee
- 16. Hi Bakery
- 17. Damian

Bars/Breweries/Distilleries

- 1. Flask & Field
- 2. Tony's Saloon
- 3. Everson Royce Bar
- 4. Greenbar Distillery

- 5. Flamingo Bar
- 6. Bike Shed Moto Co.

Retail/Misc Entertainment

- Dover Street Market
- 2. Uptown Pup
- 3. Rolling Greens
- 4. ICA LA
- 5. Bodega
- 6. Guess Jeans
- Knupp Gallery/Simard Bilodeau Contemporary
- 8. Susanne Vielmetter Gallery

- 9. Cirrus Gallery
- 10. Ghebaly Gallery
- 11. Night Gallery
- 12. House of Cocotte
- 13. Ultra High Frequency
- 14. The New Yard Gallery
- 15. Imperial Night Market
- 16. Ballon Museum
- 17. Soho Warehouse



Leasing Contacts

DAVID FREITAG

D: 213.270.2235 | M: 310.413.9390 dfreitag@daumcre.com CA LIC# 00855673

BRYAN ABAYAN

D: 310.883.8476 babayan@daumcre.com CA LIC# 02005294

