



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

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

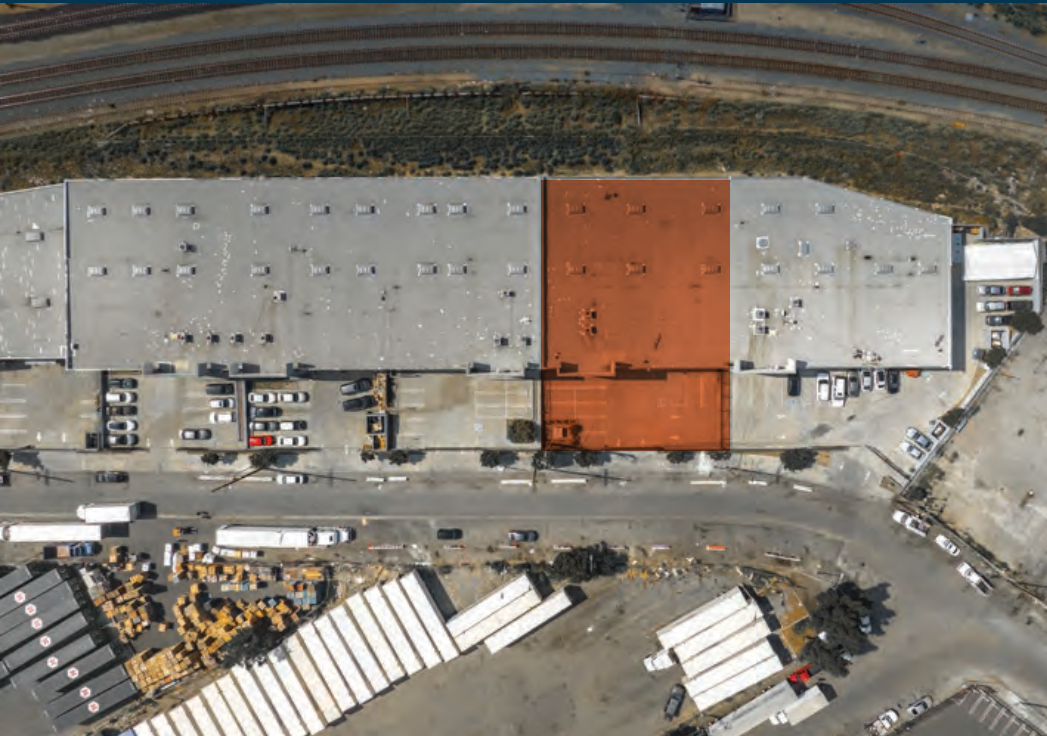




PROPERTY HIGHLIGHTS

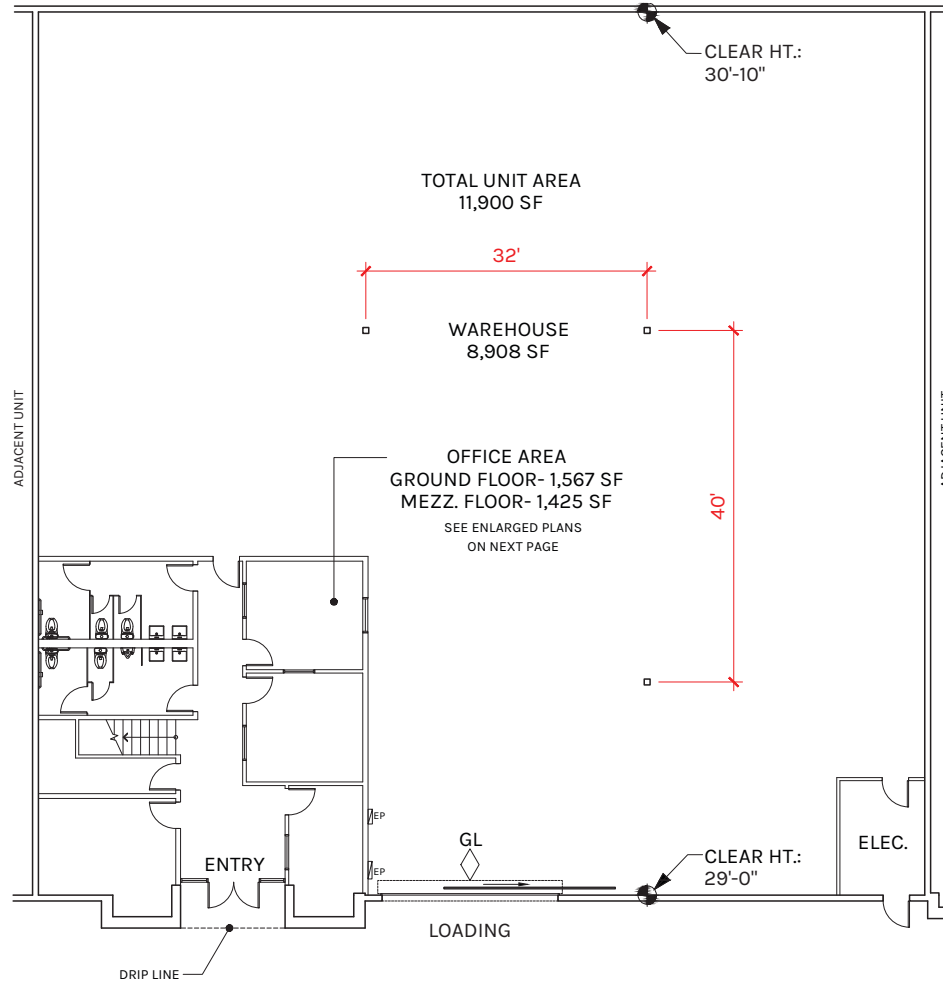
- 28' Clear Height
- One (1) Ground Level Loading Door
- 1,567 SF Ground Floor - 1,425 SF Mezzanine Office
- Sprinklered - K-25 ESFR
- Ten (10) Fenced Secured Concrete Parking Spaces
- Easy Access to 10, 5, 60, 110, 710 & 110 Freeways
- M3 Zoning
- 4% to Co-Op Brokers if Lease Signed Before December 31, 2023
- Lease Rate \$1.95/SF/Month, MG, plus an estimated \$0.13 CAM/SF/Month
- Construction Type: CTU
- Great Office/Design Area
- Three (3) Restrooms - One (1) Located on 2nd Floor Office
- Minutes from Downtown, Vernon and Arts District
- Can be Combined with the Next-Door Unit: 1501 Rio Vista - 12,726 SF



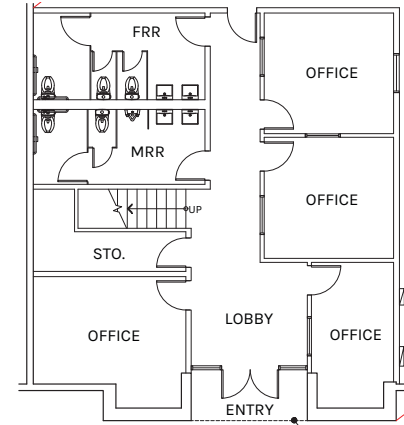




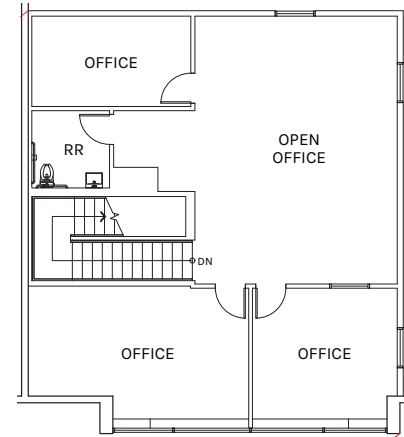
FLOOR PLAN



GROUND FLOOR OFFICE : 1,567 SF



MEZZANINE FLOOR OFFICE : 1,425 SF



WAREHOUSE

8,908 SF

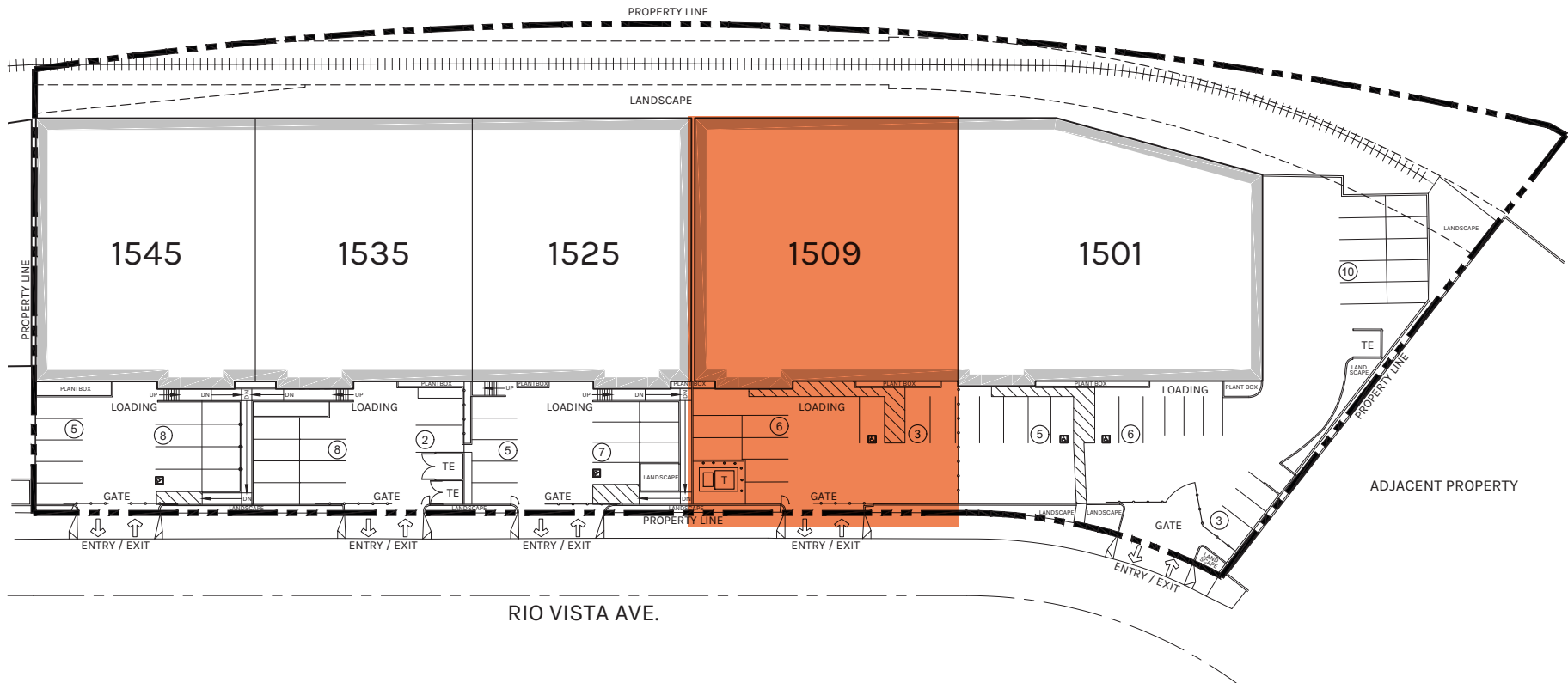
OFFICE

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

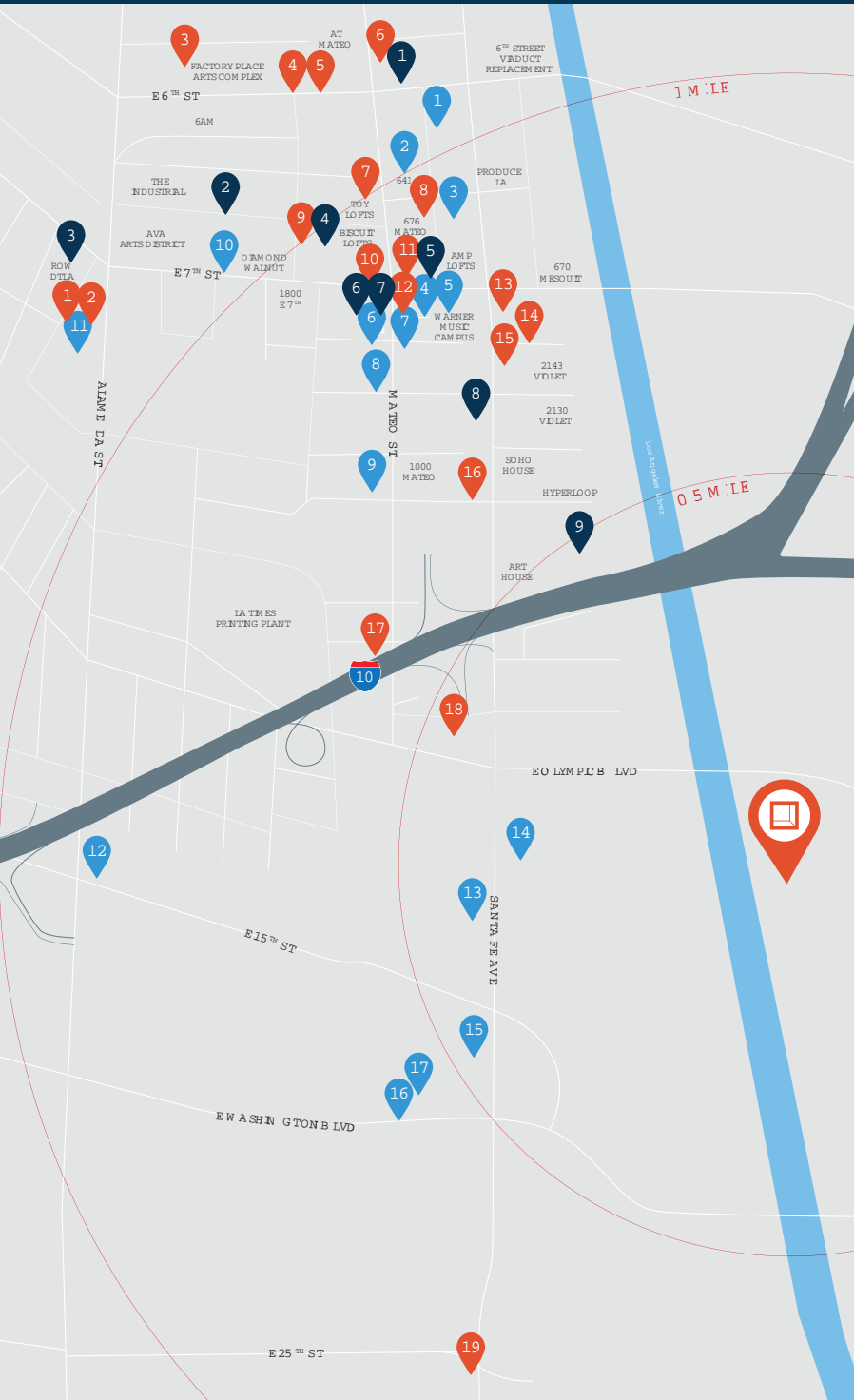
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Restaurants

- | | |
|-----------------------------|-------------------------------|
| 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
Industrial**

Leasing Contacts

JERRY SACKLER
213.270.2267
jsackler@daumcre.com
CA LIC# 01098039

BRYAN ABAYAN
310.883.8476
babayan@daumcre.com
CA LIC# 02005294

