

# 11,900 SF AVAILABLE FOR LEASE

1509 Rio Vista Avenue | Los Angeles, CA 90023





## **Building Features**

## **1509 Rio Vista Avenue**





# PROPERTY HIGHLIGHTS

- Lease Rate \$1.55/SF/Month, MG, plus an estimated \$0.09 CAM/SF/Month
- 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



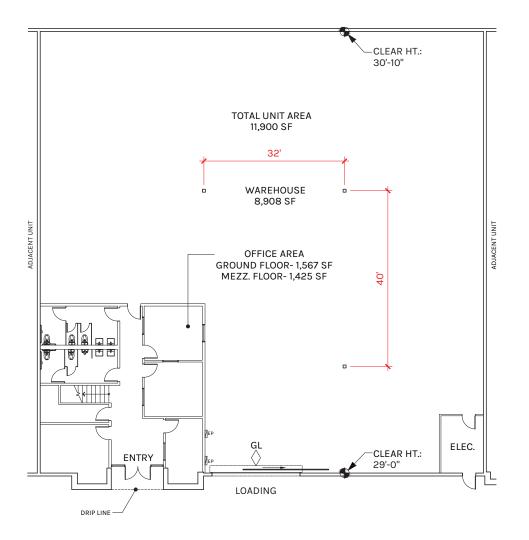




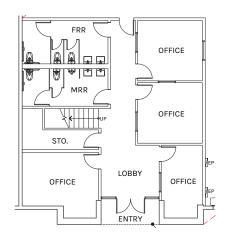




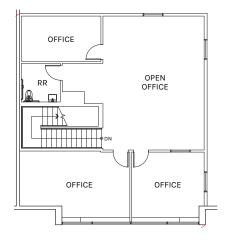
#### **FLOOR PLAN**



#### **GROUND FLOOR OFFICE: 1,567 SF**



#### **MEZZANINE FLOOR OFFICE: 1,425 SF**



WAREHOUSE

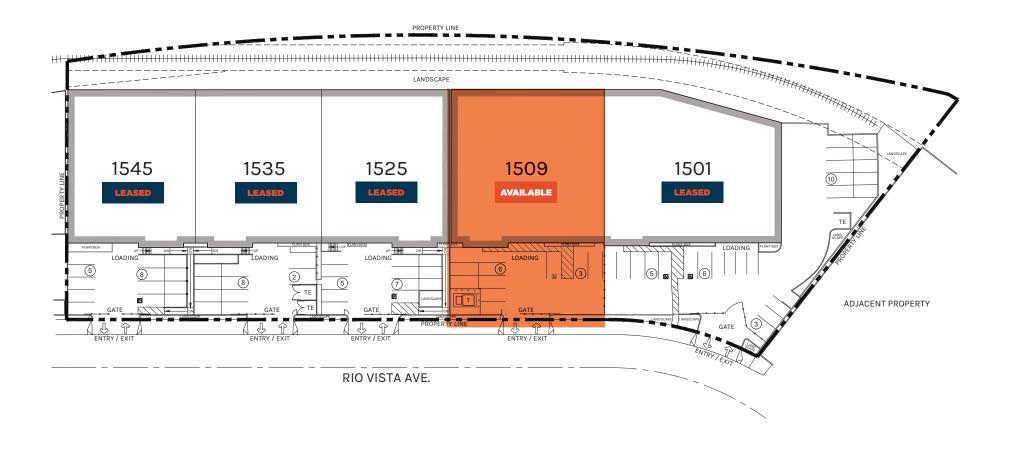
8,908 SF

**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.





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#### **Property Location 1509 Rio Vista Avenue** SUNLAND NORTHRIDGE La Crescenta-Montrose SUN-VALLEY PANORAMA CITY Mt Wilson, La Cañada Flintridge RESEDA VAN NUYS Altadena NORTH Burbank HOLLYWOOD Kinneloa Mesa LAND (170) (101) ENCINO Universal Studios (8) Pasadena Glendale Monrovia Hollywood Arcadia Glendora Azusa San Marino S Pasadena Temple City CHARTER O. Alhambra (164) West panga 🔪 Topànga Covina West Sa Hollywood The Getty Baldwin Park State Park Dimas Rosemead Beverly Hills Walnut Isl CENTRAL LA West Covina El Monte Monterey Park Los Angeles County Los Angles 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

Lynwood

Compton

405

El Segundo

Manhattan

Beach

Redondo Beach

Hawthorne

Lawndale

Torrance

Gardena

Carson

Santa Fe

Springs

Norwalk

(91)

Cerritos

Firestone

Reservation

(90)

Placentia

Olive

La Habra

Fullerton

Anaheim

Brea

La Mirada

Buena Park

Scout

(42)

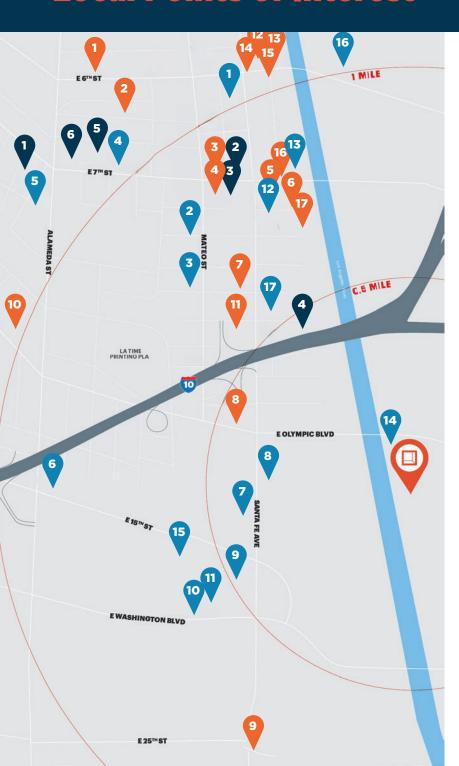
710 Paramount

Downey

Lakewood

Bellflower





### **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**

- 1. 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**

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