

**BRING US A TENANT AND EXECUTE A LEASE BY MARCH 31, 2026  
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

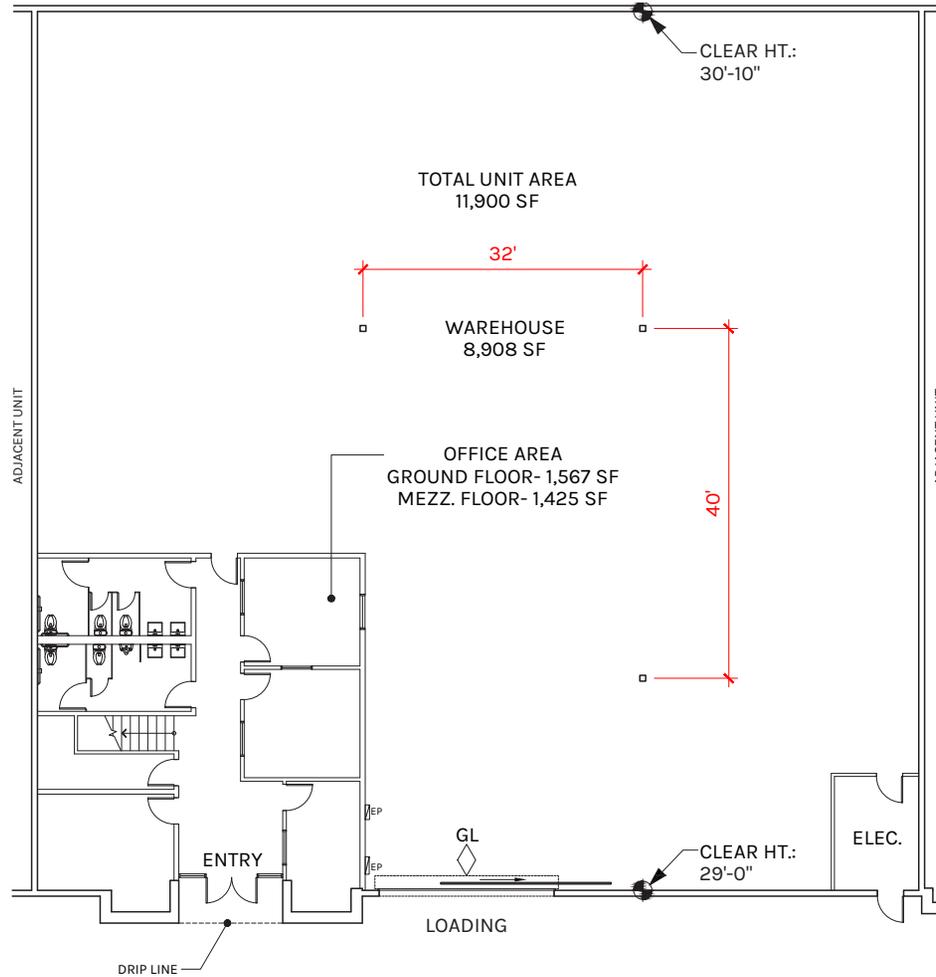
- **Lease Rate \$1.40/SF/Month, MG, plus an estimated \$0.13 CAM/SF/Month**  
Two months free rent with minimum 3-year lease term
- 28' Clear Height
- One (1) Ground Level Loading Door
- 1,567 SF Ground Floor - 1,425 SF Mezzanine Office
- Sprinklered - K-25 ESFR
- Nine (9) Fenced Secured Concrete Parking 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



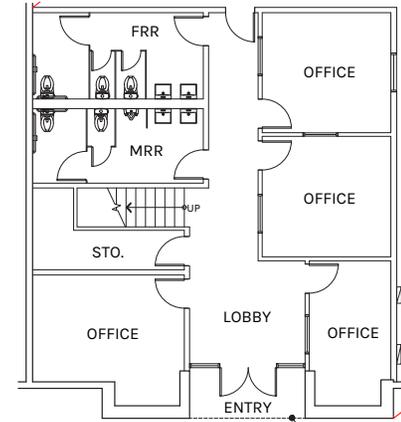




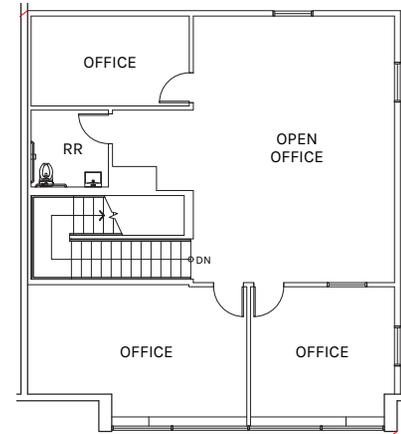
## FLOOR PLAN



## GROUND FLOOR OFFICE : 1,567 SF



## MEZZANINE FLOOR OFFICE : 1,425 SF



**WAREHOUSE**

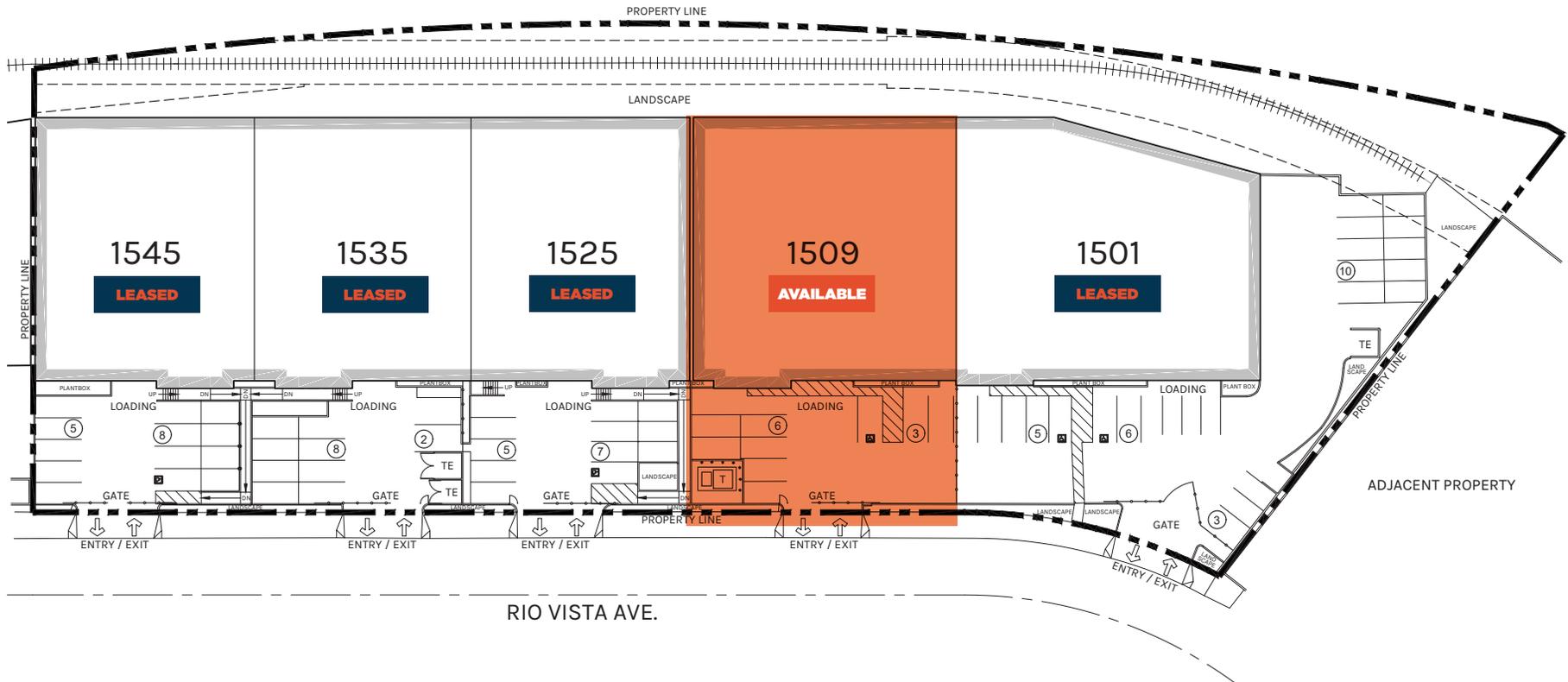
**8,908 SF**

**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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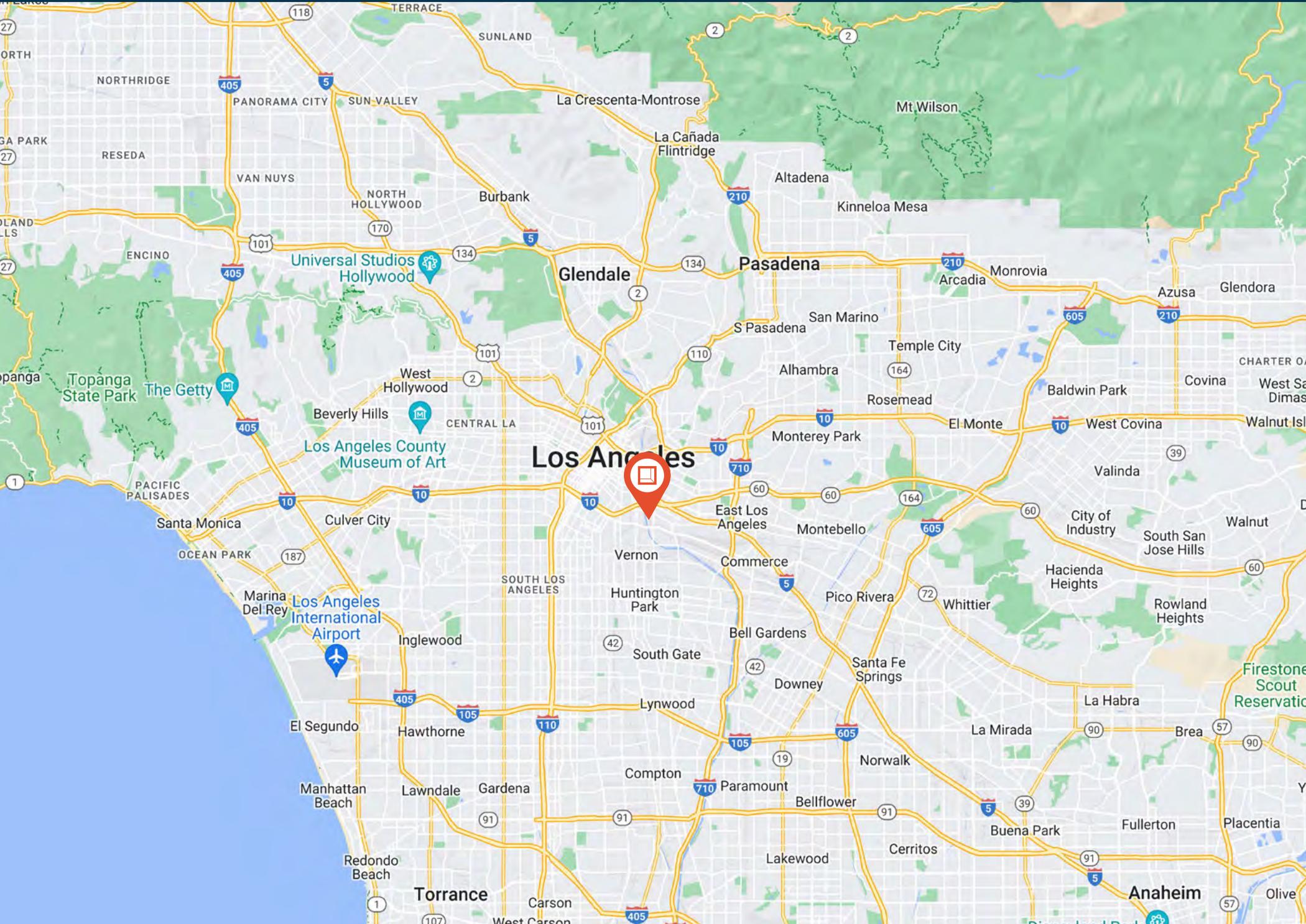
**TOTAL**

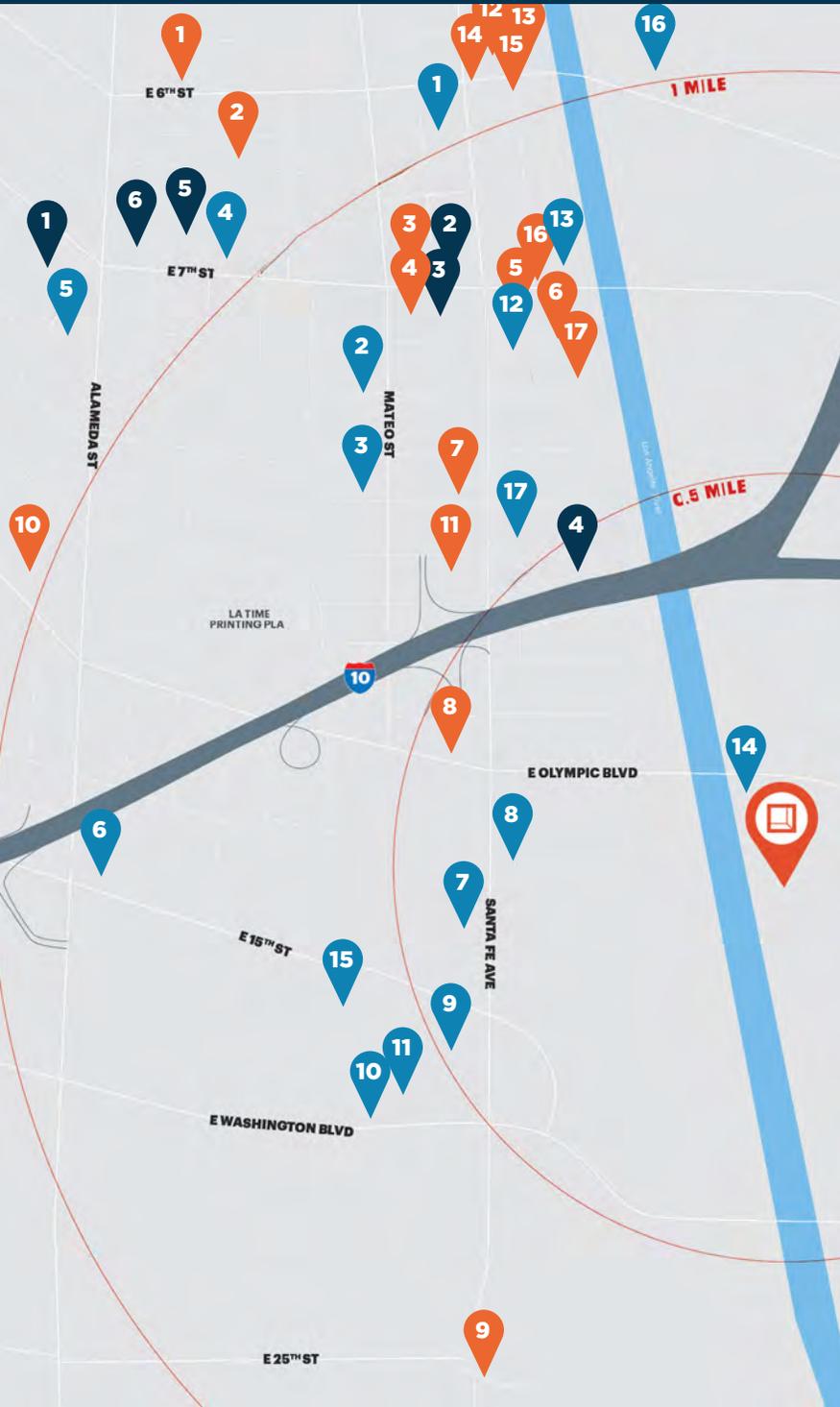
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# Property Location

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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