

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

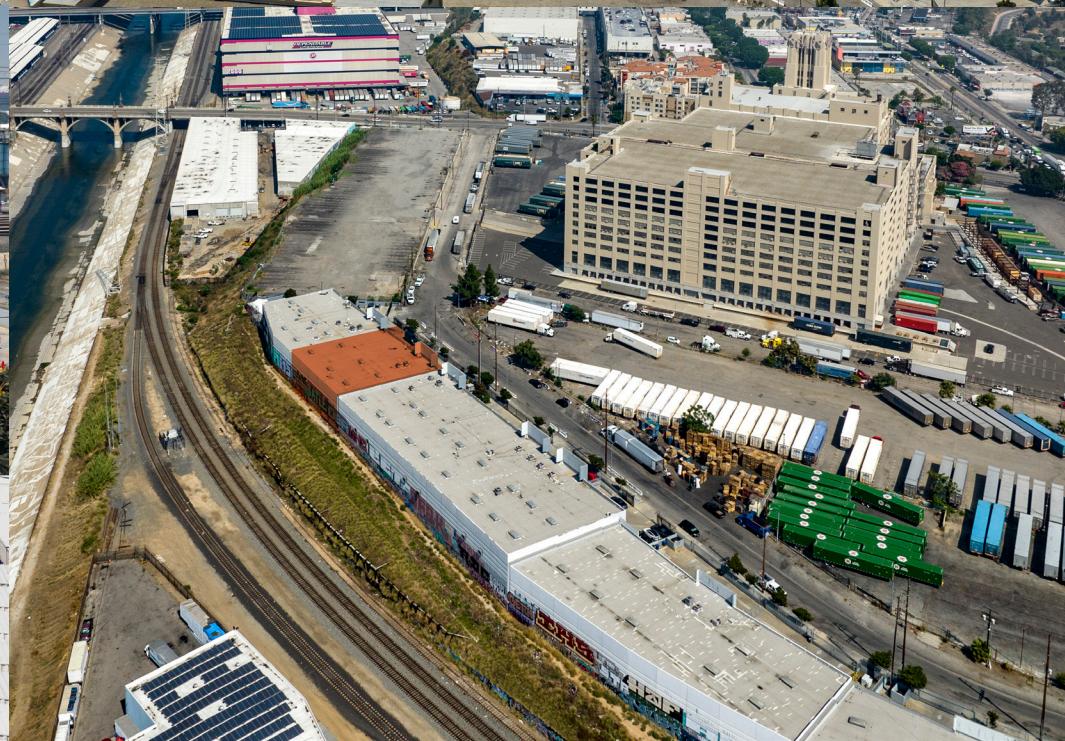
Photo Page

1509 Rio Vista Avenue



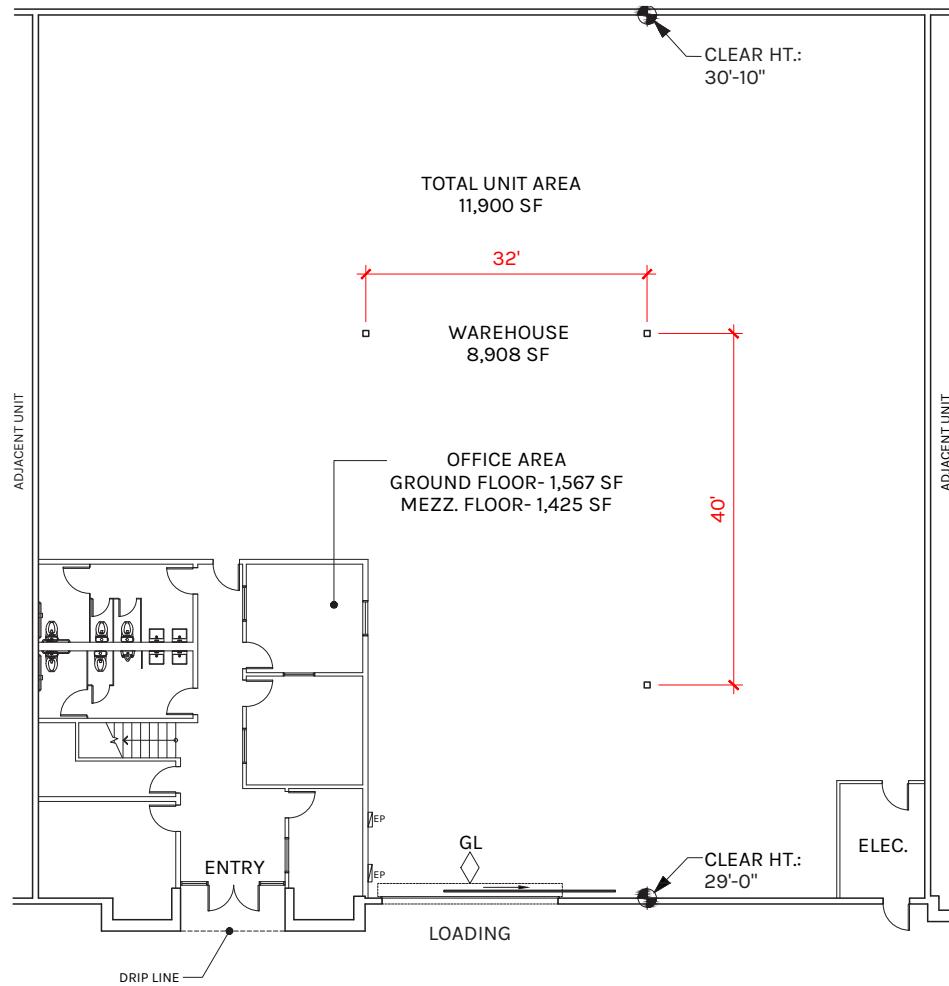
Photo Page

1509 Rio Vista Avenue

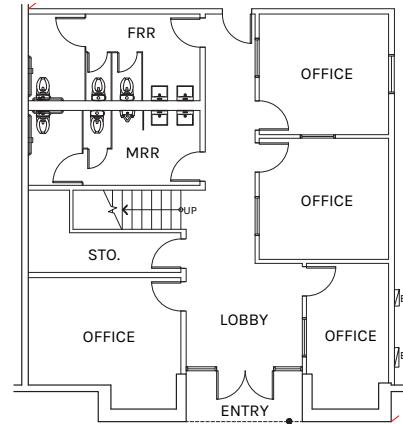




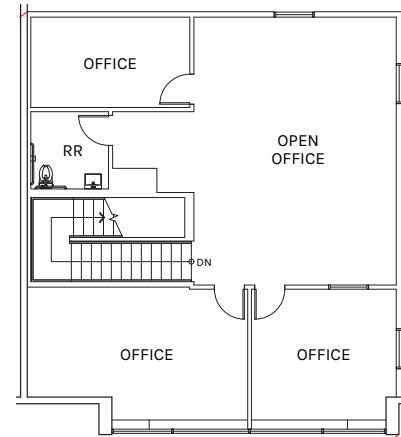
FLOOR PLAN



GROUND FLOOR OFFICE : 1,567 SF



MEZZANINE FLOOR OFFICE : 1,425 SF



WAREHOUSE
8,908 SF

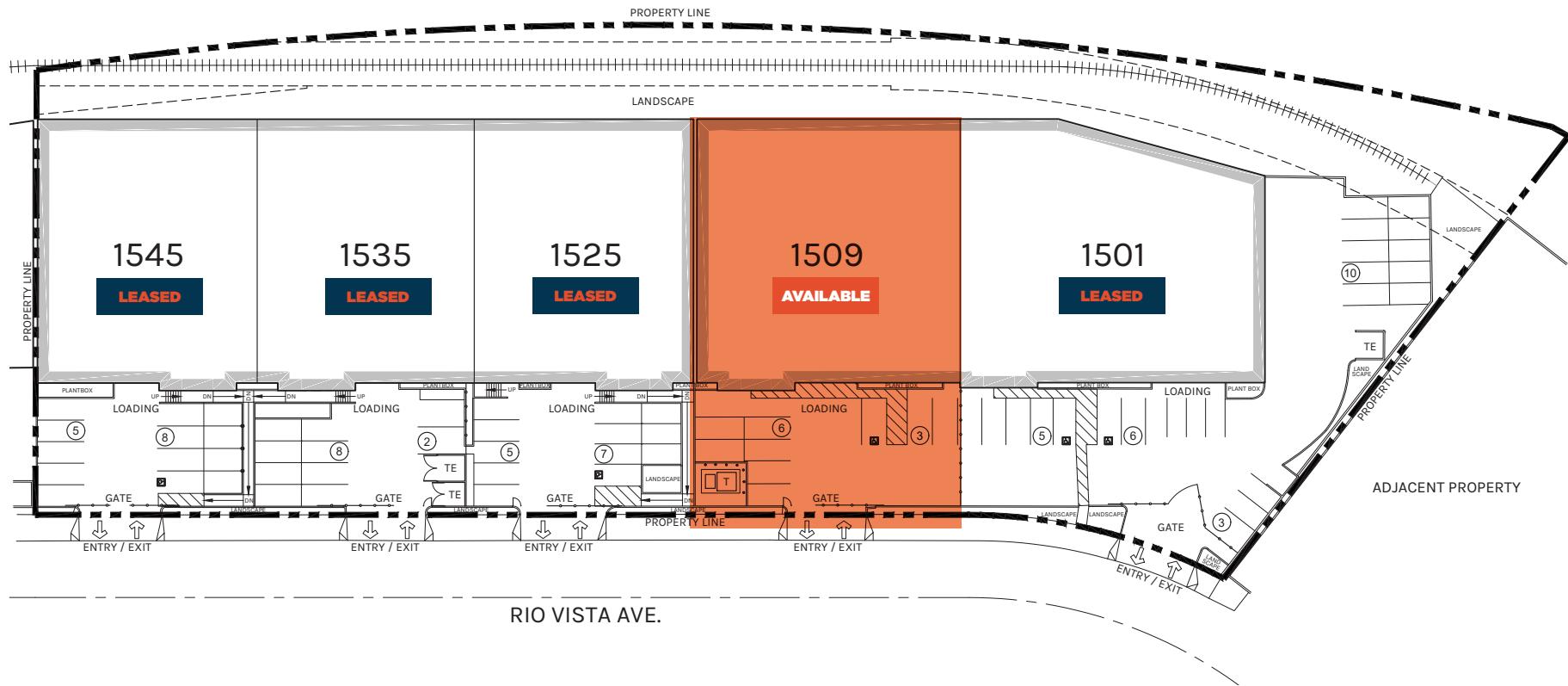
OFFICE
2,992 SF

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.

Site Plan

1509 Rio Vista Avenue



WAREHOUSE

8,908 SF

OFFICE 2,992 SF

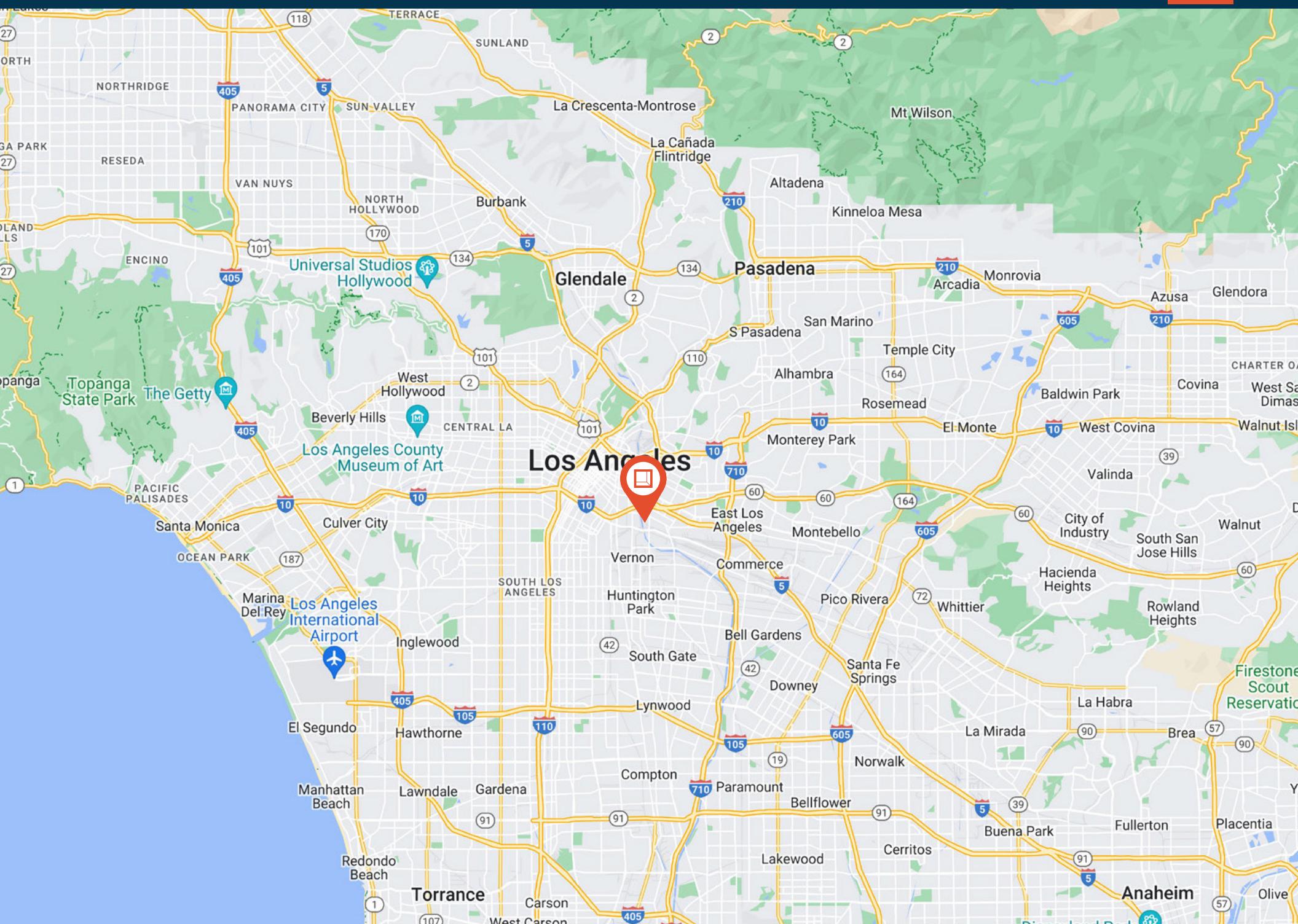
TOTAL

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.

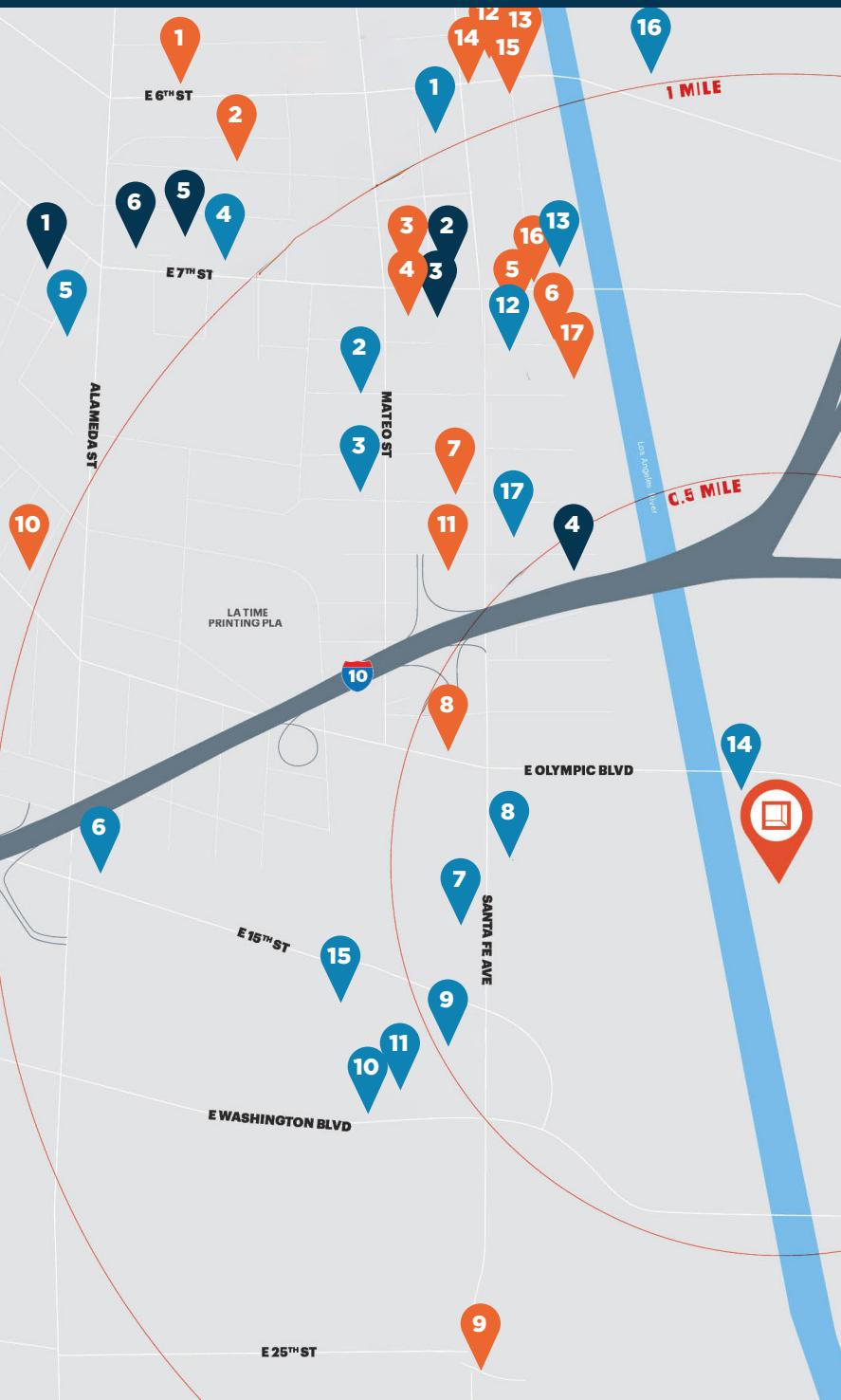
Property Location

1509 Rio Vista Avenue



Local Points of Interest

1509 Rio Vista Avenue



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
- 7. 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. Balloon Museum
- 17. Soho Warehouse



**Rexford
Industrial**

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

