



RIO VISTA INDUSTRIAL CENTER

PREMIER INDUSTRIAL BUSINESS PARK

12,726 SF AVAILABLE FOR LEASE

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

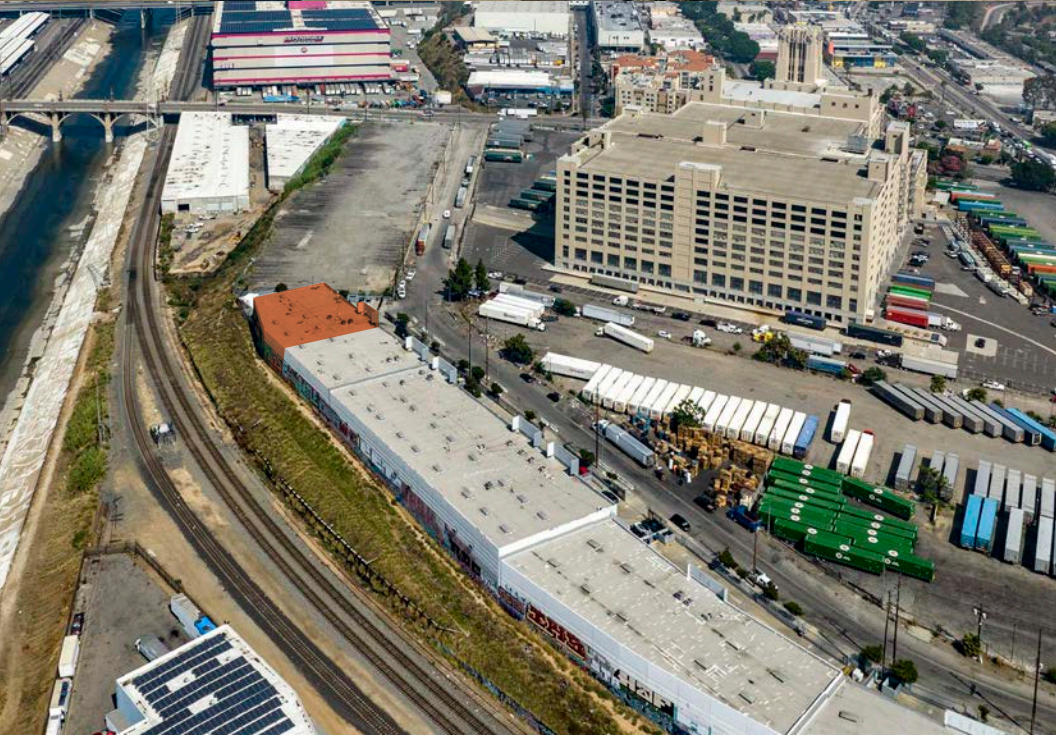
1501 Rio Vista Avenue | Los Angeles, CA 90023





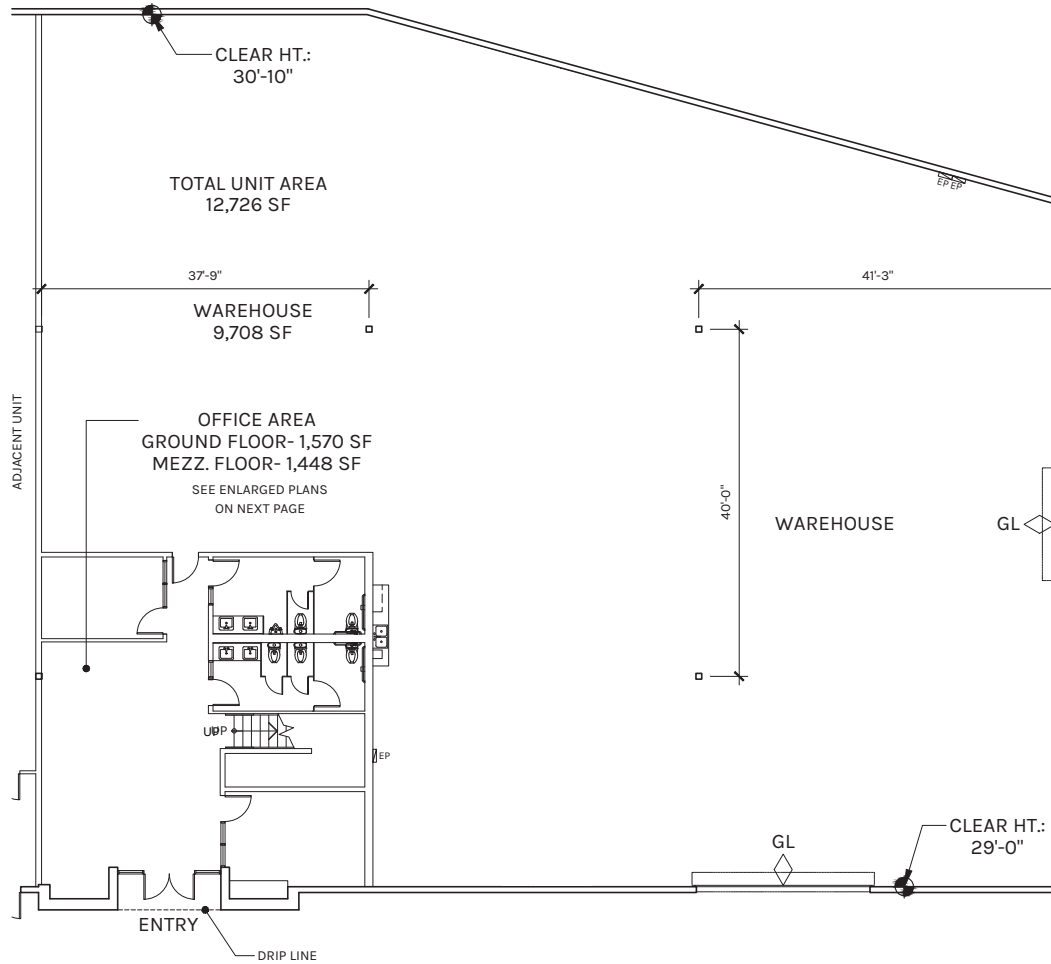
PROPERTY HIGHLIGHTS

- **Lease Rate \$1.40/SF/Month, MG, plus an estimated \$0.12 CAM/SF/Month**
- 28' Clear Height
- Two (2) Ground Level Loading Doors
- 3,018 SF of Offices/Design Space
- Sprinklered - K-25 ESFR
- Nine (9) Fenced Secured Concrete Parking Spaces
- M3 Zoning
- Construction Type: CTU
- Great Office/Design Area
- Three (3) Restrooms - One (1) Located on 2nd Floor Office
- Minutes from Downtown Los Angeles, Vernon, and Arts District
- Easy Access to 10, 5, 60, 710 & 110 Freeways
- Possession Date: August 1, 2026

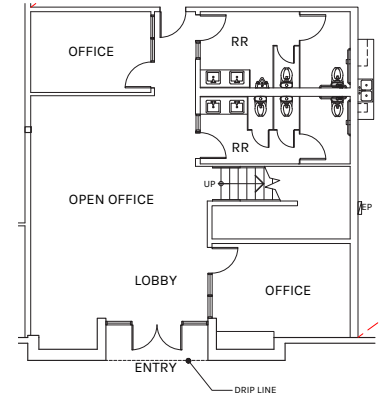




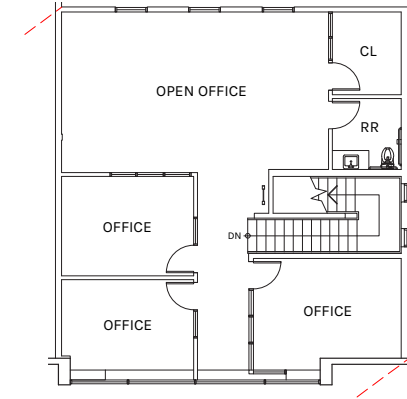
FLOOR PLAN



GROUND FLOOR OFFICE : 1,570SF



MEZZANINE FLOOR OFFICE : 1,448 SF



WAREHOUSE

9,708 SF

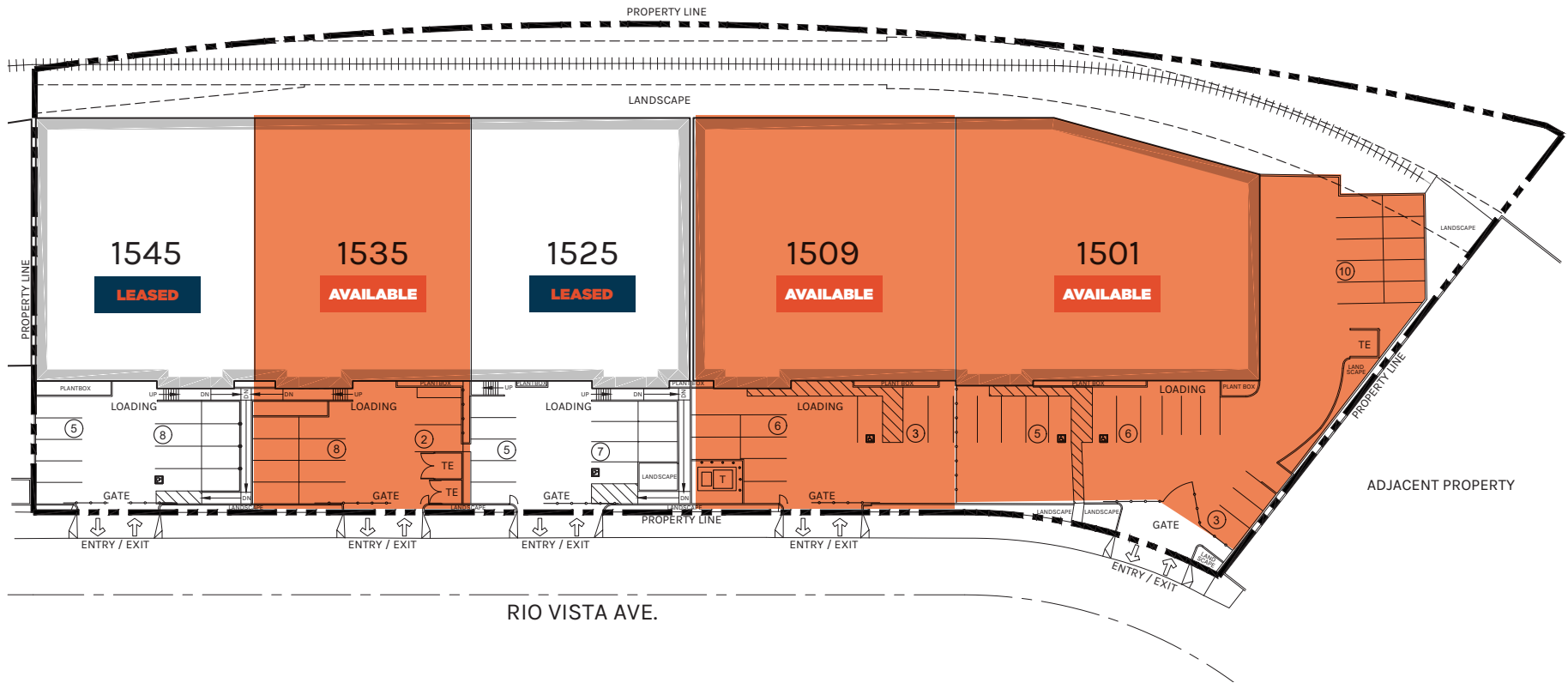
OFFICE

3,018 SF

TOTAL

12,726 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.

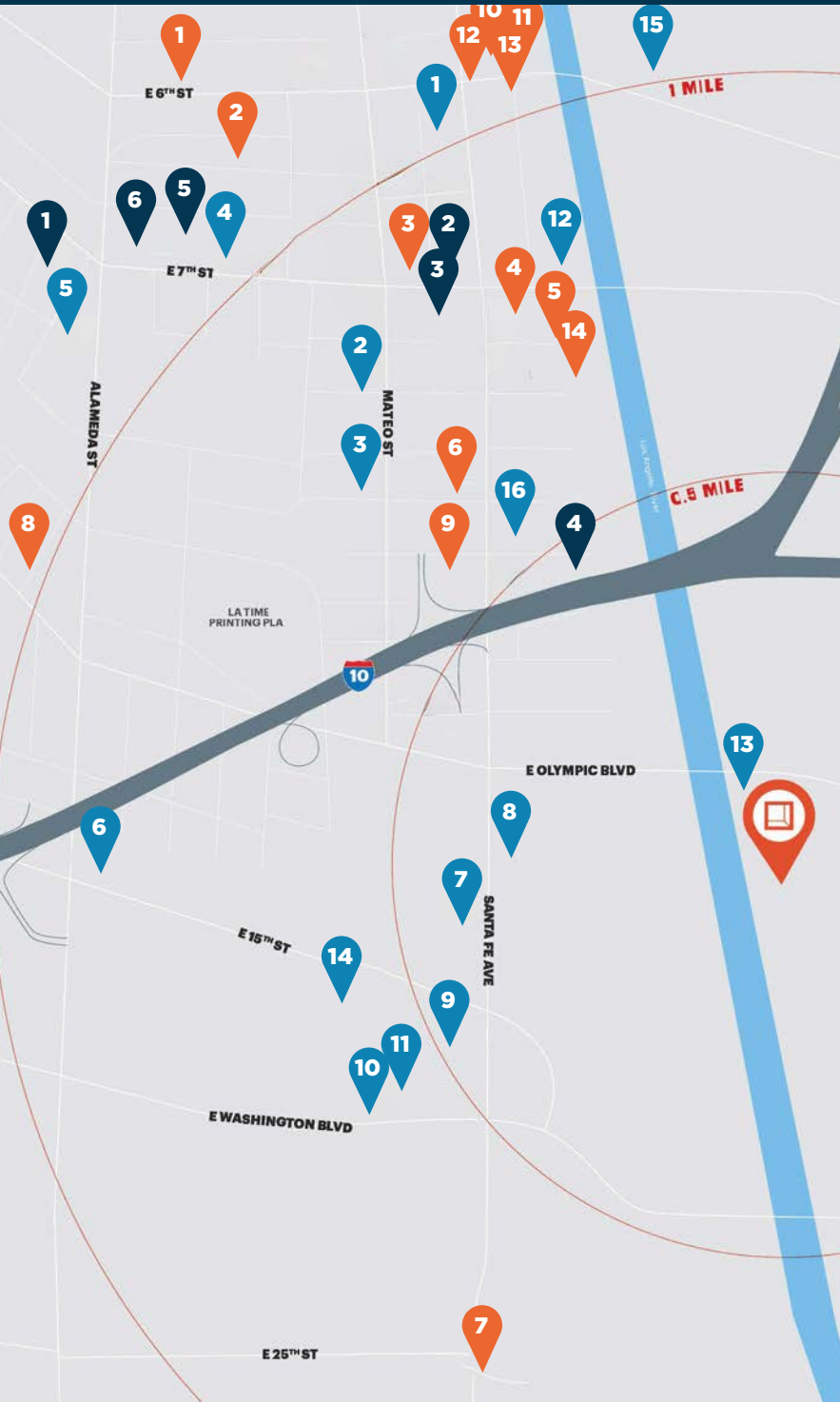


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Restaurants

1. The Factory Kitchen
2. Blue Bottle Coffee
3. Pizzanista!
4. Bread Lounge
5. Bestia
6. Maru Coffee
7. Trattoria 25
8. Pizzeria Bianco
9. Etiquette Coffee
10. Girl & the Goat
11. Zinc Café & Bar
12. Bavel
13. Eightfold Coffee
14. 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. Ultra High Frequency
13. The New Yard Gallery
14. Imperial Night Market
15. Ballon Museum
16. Soho Warehouse



**Rexford
Industrial**

Leasing Contacts

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