



**4% TO CO-OP BROKERS**



1509

AVAILABLE  
**DAUM**  
213.626.9101  
SERVICIOS DE REAL ESTATE

# 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

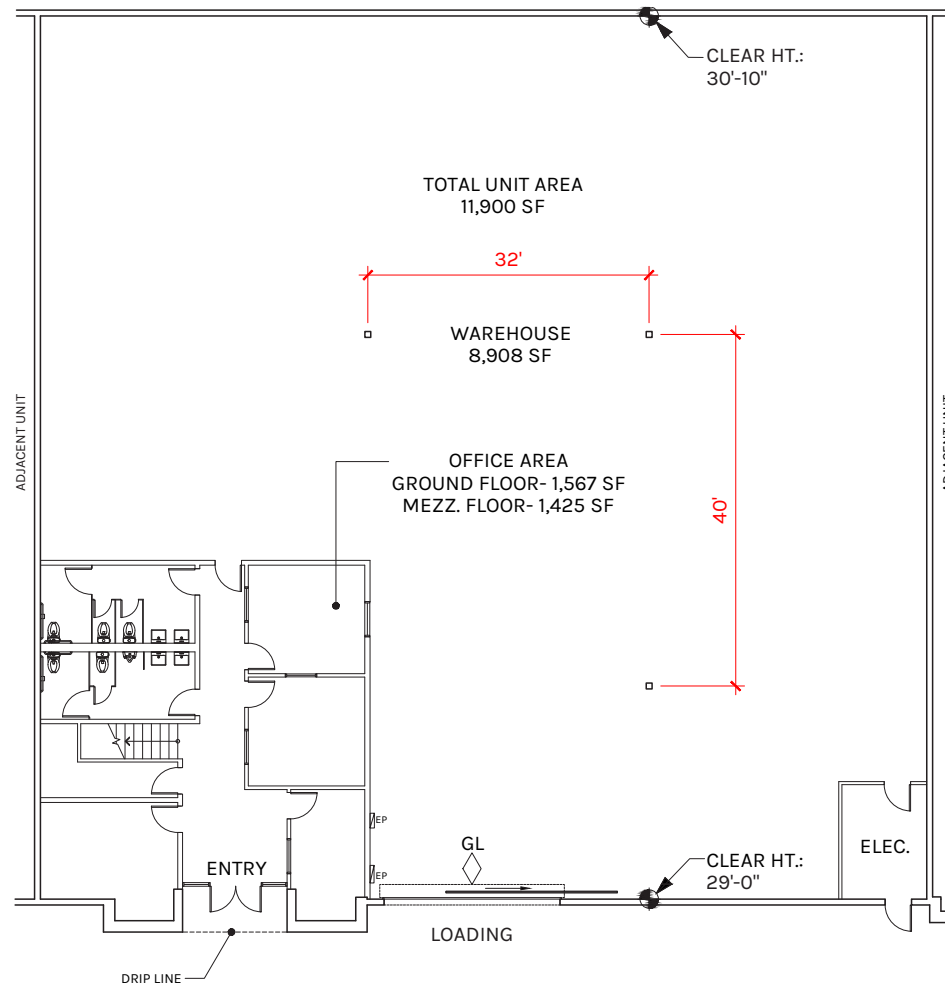
- Lease Rate \$1.55/SF/Month, MG, plus an estimated \$0.09 CAM/SF/Month
- 28' Clear Height
- One (1) Ground Level Loading Door
- 1,567 SF Ground Floor - 1,425 SF Mezzanine Office
- Sprinklered - K-25 ESFR
- Nine (9) Fenced Secured Concrete Parking Spaces
- Easy Access to 10, 5, 60, 710 & 110 Freeways
- 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



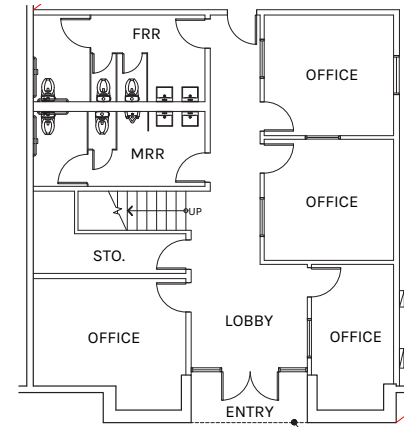




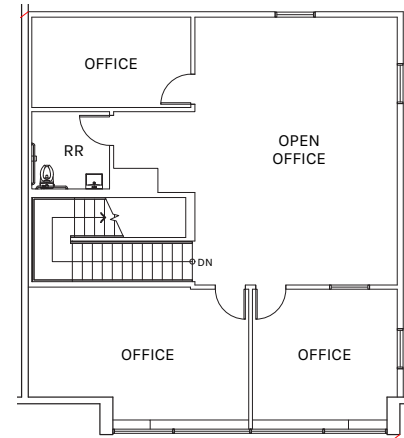
## FLOOR PLAN



## GROUND FLOOR OFFICE : 1,567 SF



## MEZZANINE FLOOR OFFICE : 1,425 SF

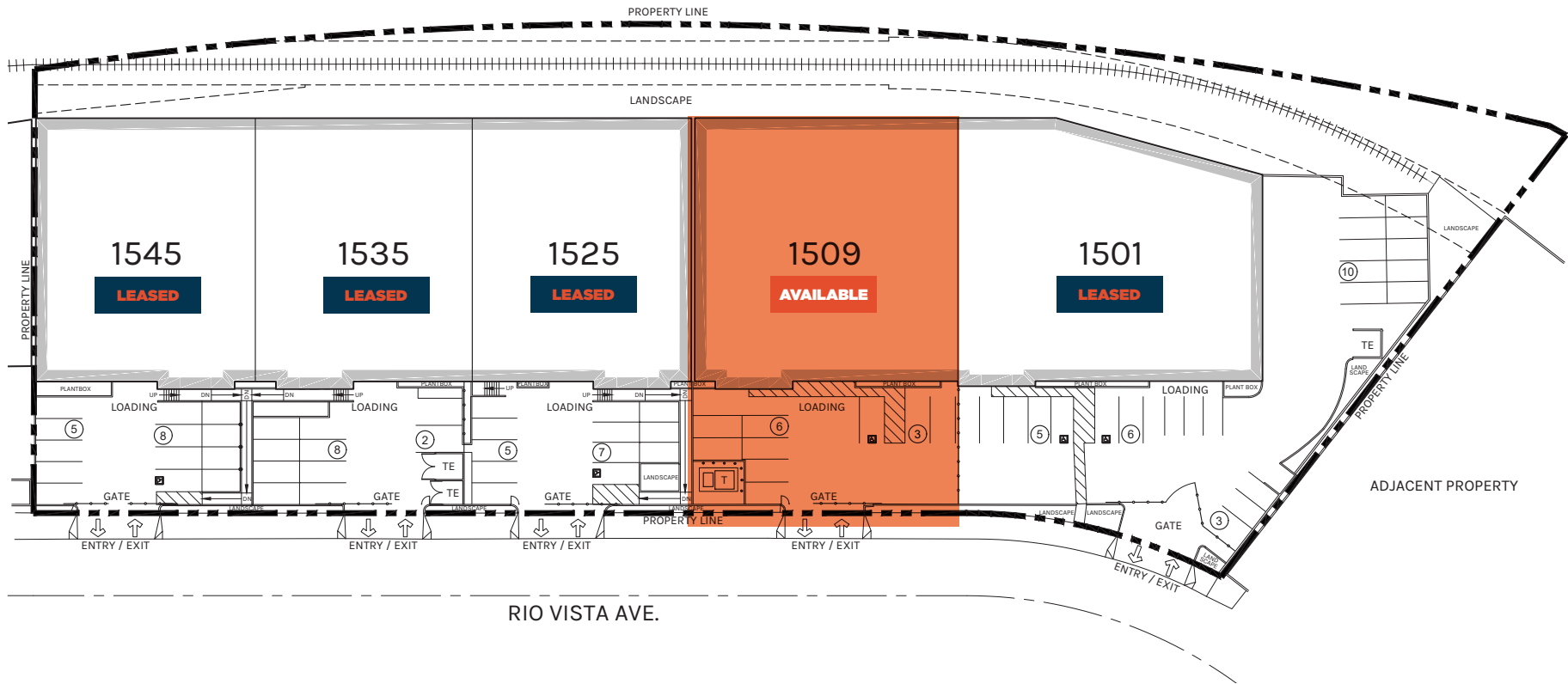


**WAREHOUSE**  
8,908 SF

**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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8,908 SF

**OFFICE**

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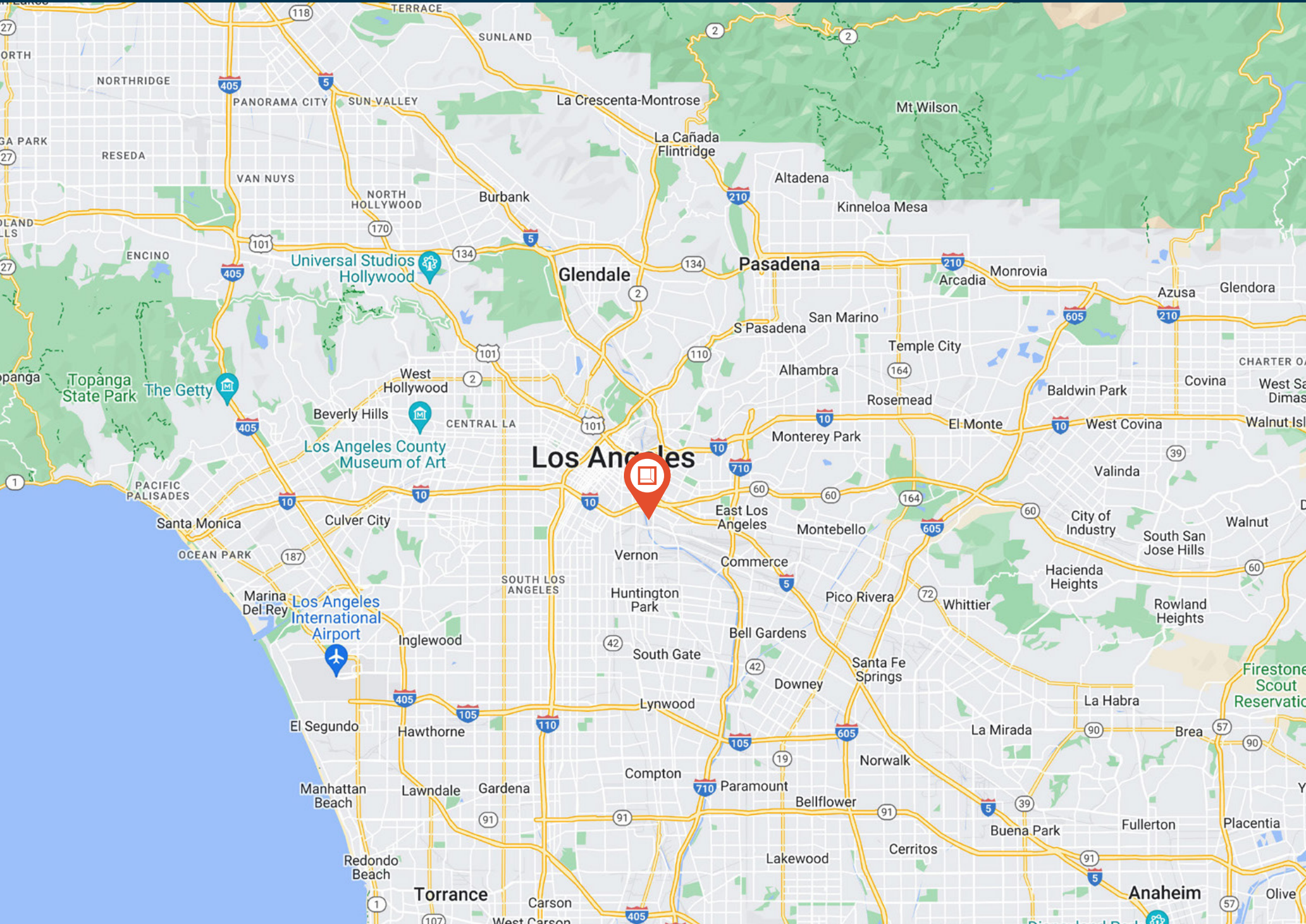
**TOTAL**

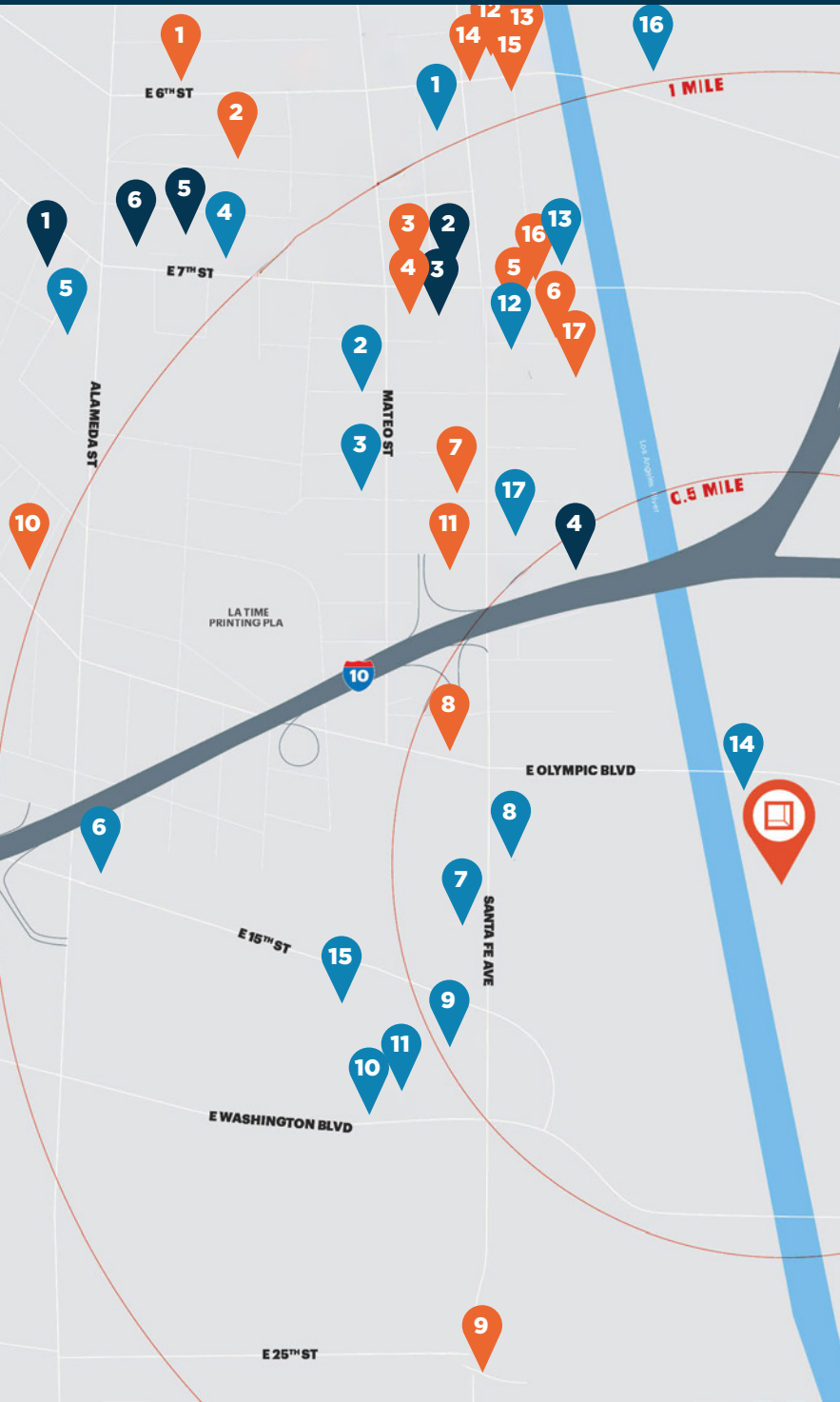
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# Property Location

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. Ballon Museum
17. Soho Warehouse





**Rexford  
Industrial**

## Leasing Contacts

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