

**BRING US A TENANT AND EXECUTE A LEASE BY JUNE 30, 2026
AND YOU'LL EARN AN ADDITIONAL \$25,000 BONUS!**



4% TO CO-OP BROKERS



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





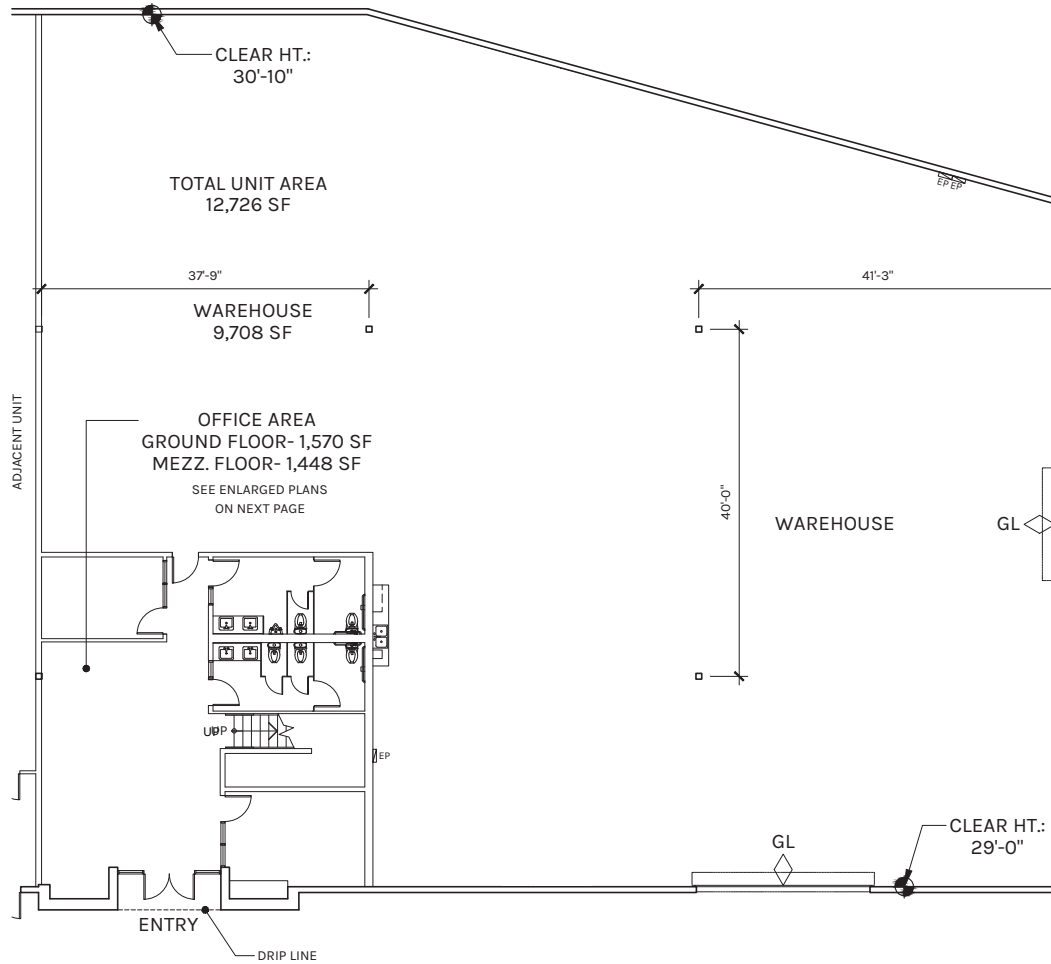
PROPERTY HIGHLIGHTS

- **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
- Twenty-One (21) 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

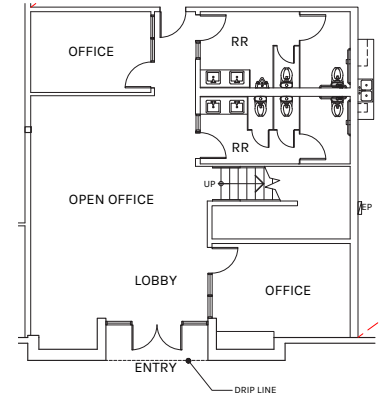




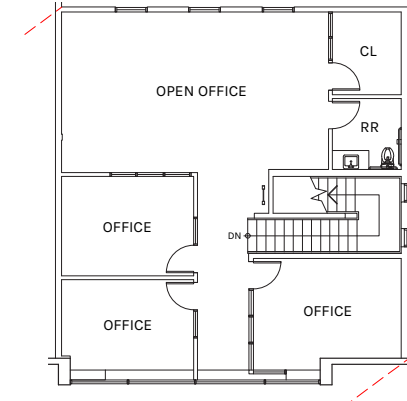
FLOOR PLAN



GROUND FLOOR OFFICE : 1,570 SF



MEZZANINE FLOOR OFFICE : 1,448 SF



WAREHOUSE

9,708 SF

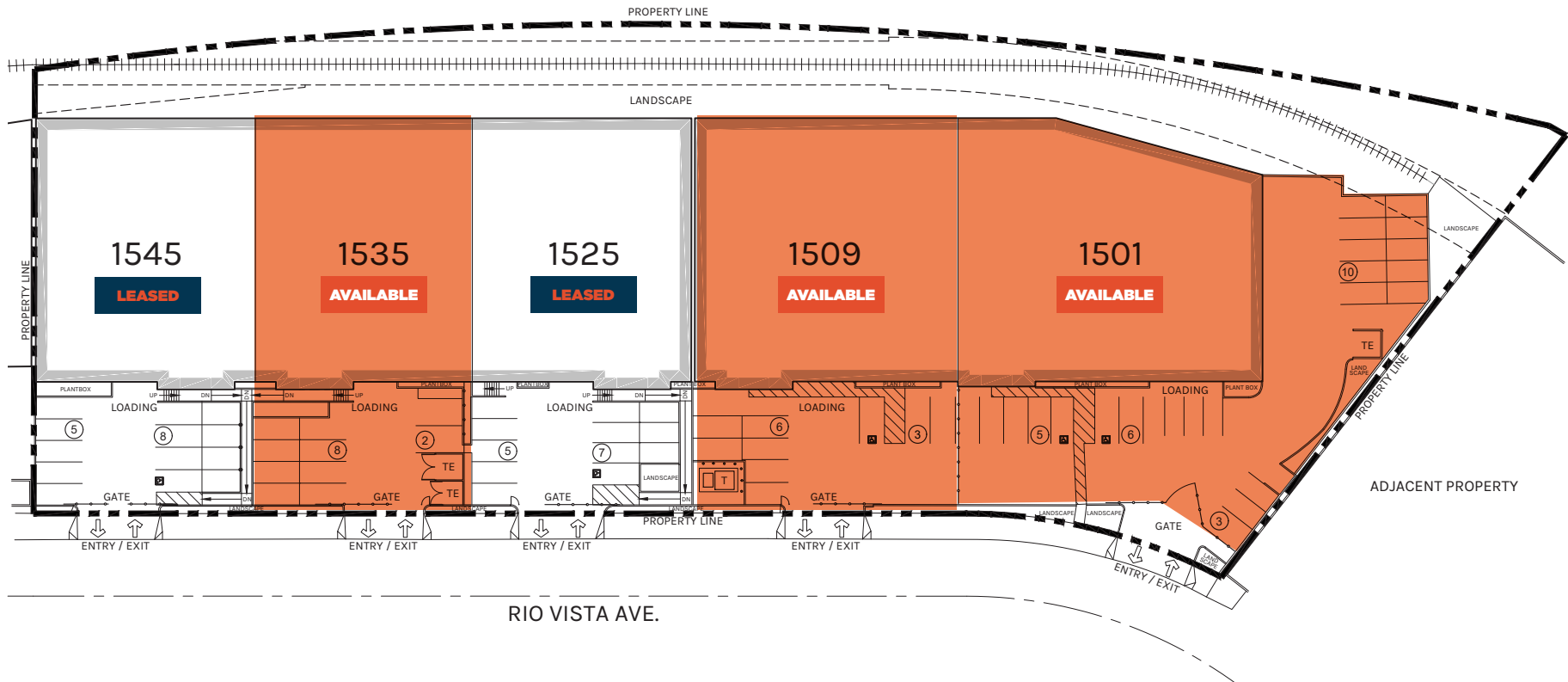
OFFICE

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.



WAREHOUSE

9,708 SF

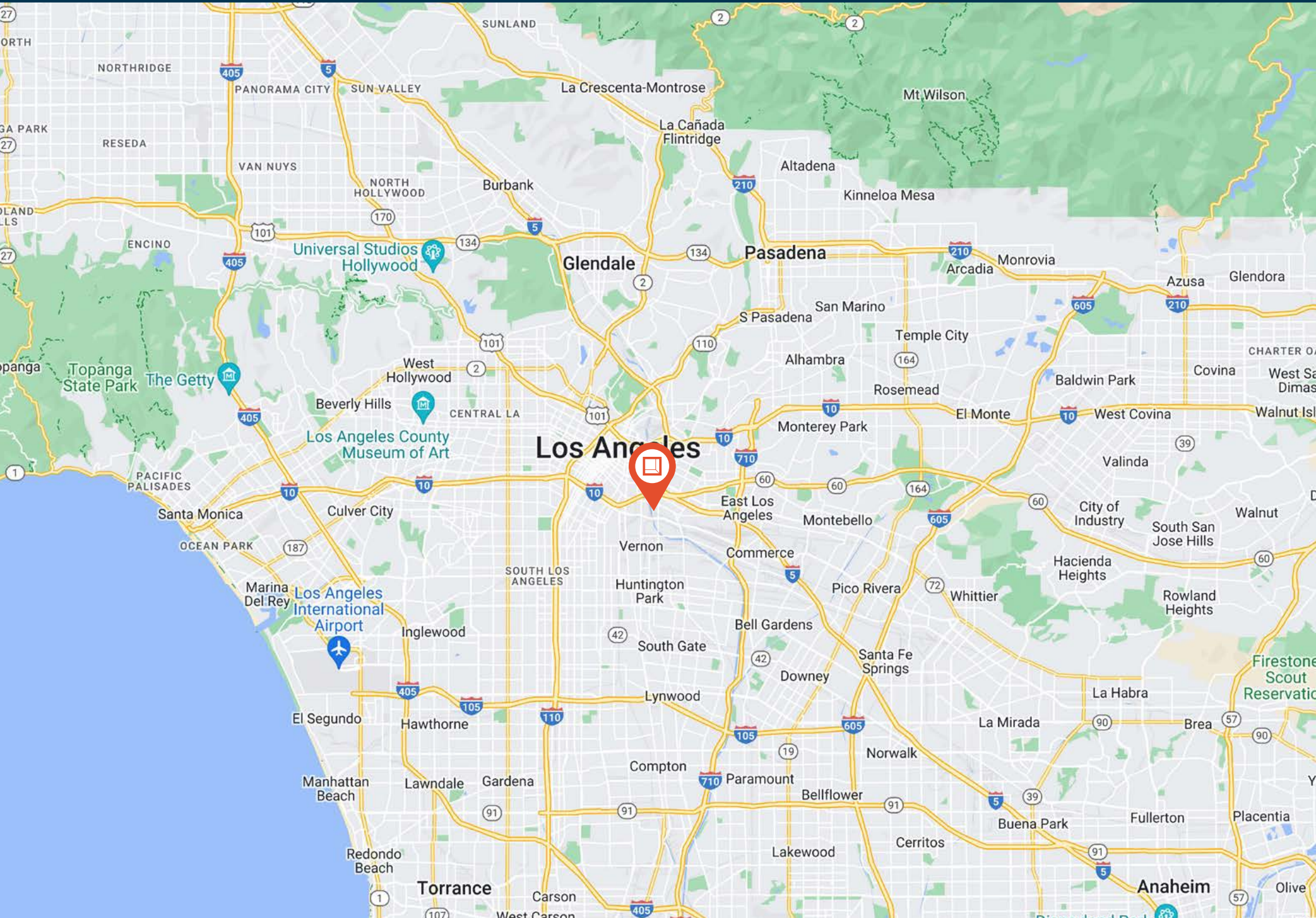
OFFICE

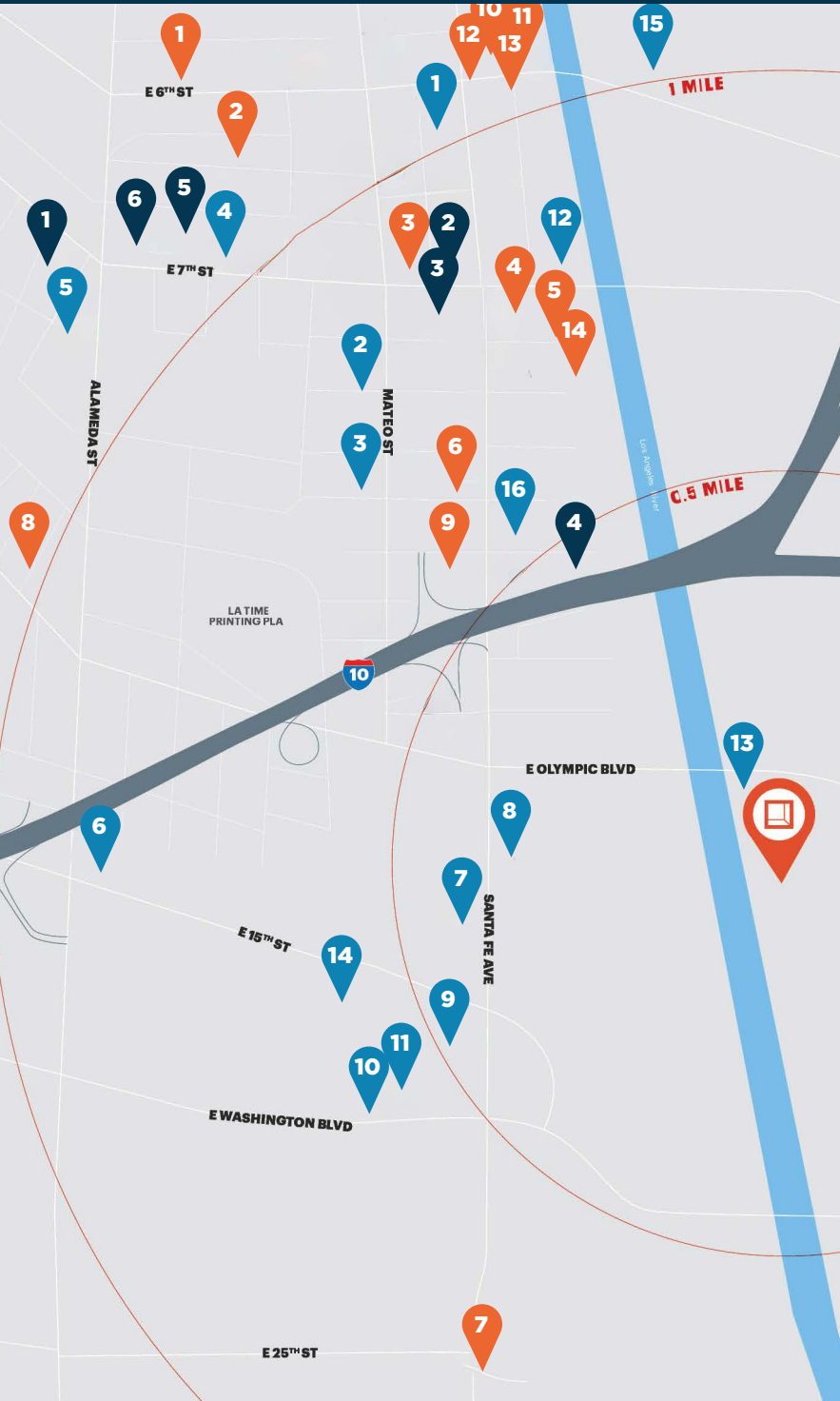
3,018 SF

TOTAL

12,726 SF

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Restaurants

- | | |
|------------------------|----------------------|
| 1. The Factory Kitchen | 8. Pizzeria Bianco |
| 2. Blue Bottle Coffee | 9. Etiquette Coffee |
| 3. Pizzanista! | 10. Girl & the Goat |
| 4. Bread Lounge | 11. Zinc Café & Bar |
| 5. Bestia | 12. Bavel |
| 6. Maru Coffee | 13. Eightfold Coffee |
| 7. Trattoria 25 | 14. Damian |

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. Ultra High Frequency |
| 5. Bodega | 13. The New Yard Gallery |
| 6. Guess Jeans | 14. Imperial Night Market |
| 7. Knupp Gallery/Simard Bilodeau Contemporary | 15. Balloon Museum |
| 8. Susanne Vielmetter Gallery | 16. 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

