Rio Vista

[INDUSTRIAL BUSINESS PARK]

1501-1545 Rio Vista Avenue,
Los Angeles, California



54,777 SF Multi-Tenant Industrial Park
100% Leased Investment Opportunity
Diversified Five-Tenant Rent Roll

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Rexford Industrial

Property Overview

1501–1545 RIO VISTA AVENUE | LOS ANGELES, CALIFORNIA

Rexford Industrial

Located in the Central LA submarket, **1501–1545 Rio Vista Avenue offers key infill location, immediately east of Downtown L.A., and adjacent to major industrial hubs including Vernon, the Arts District, Commerce, and the Alameda Corridor.** The property benefits from proximity to major transportation corridors, including the I-5, I-10, I-110, US-101, and SR-60 freeways, providing connectivity to key employment centers, industrial hubs, and regional markets.

The property consists of a multi-tenant building built in 2003, totaling approximately 54,777 square feet, featuring five leased units ranging from approximately 9,607 to 12,726 square feet. The fully leased property provides an established multi-tenant industrial investment with diversified occupancy across its tenant base.

Designed to accommodate a wide range of industrial operations, the building offers dock-high and ground-level loading capabilities, supporting efficient shipping, receiving, and distribution activities. Tenant spaces feature ESFR sprinkler systems, while secure gated access enhances site security and operational functionality.

Situated within an established industrial corridor, the property benefits from its location in a business-oriented environment with access to surrounding commercial services and amenities. **The property's strategic infill Los Angeles location, functional industrial improvements, and fully leased occupancy position 1501 – 1545 Rio Vista Avenue as a compelling investment opportunity within one of Southern California's most established and supply-constrained industrial markets.**



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Investment Highlights

PREMIERE INDUSTRIAL BUSINESS PARK

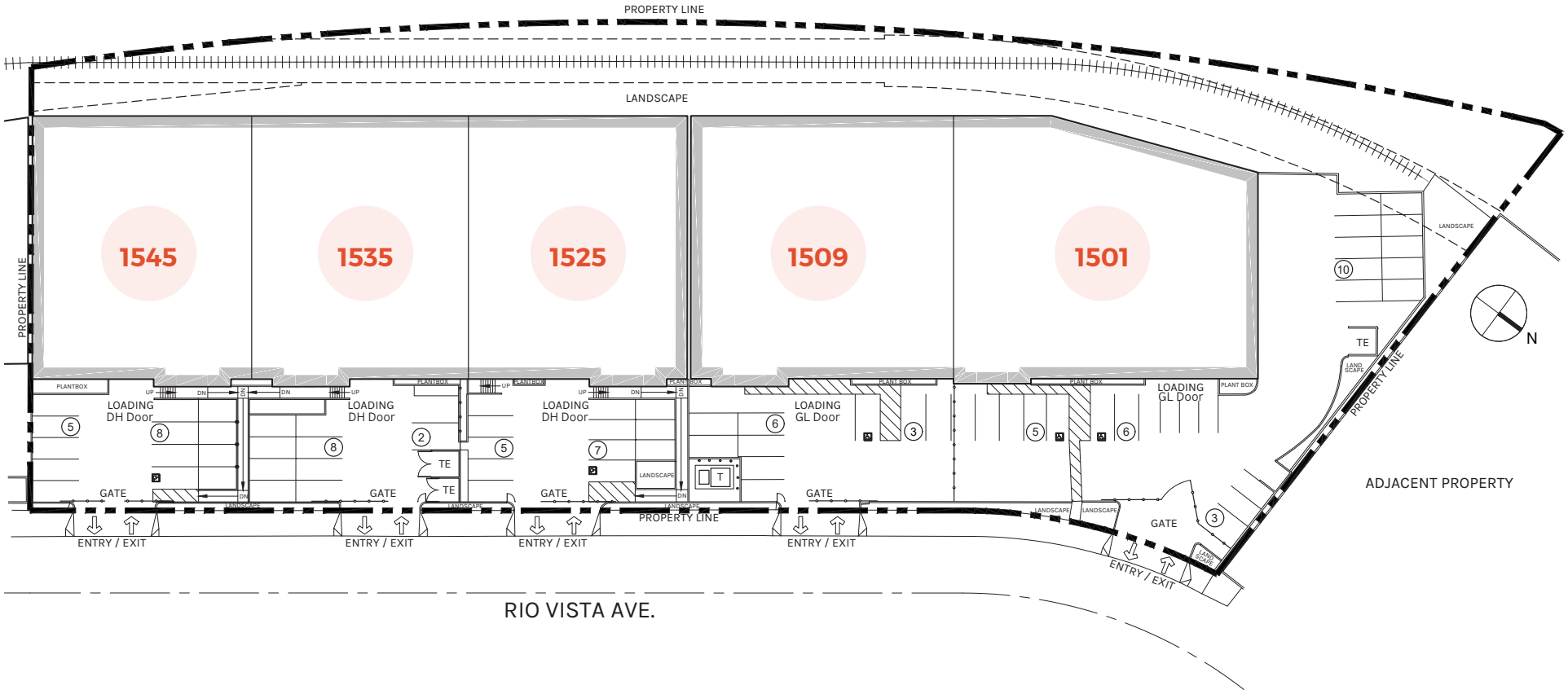
Rexford Industrial



- + **Five Leased Units** / 2.5-Year WALT
- + **Fenced & Secured** Concrete Yard
- + **28'** Clear Height
- + **K-25 ESFR** System
- + **M3** Zoning
- + **Minutes from** Downtown L.A., Vernon, & Arts District

Site Plan

100% LEASED MULTI-TENANT BUILDING











Aerial Map

OFFERING CONVENIENT ACCESS TO DOWNTOWN LOS ANGELES, VERNON, AND THE ARTS DISTRICT

Rexford Industrial



Surrounding Area

PROXIMITY TO MAJOR TRANSPORTATION CORRIDORS

Rexford Industrial

9 min
from DTLA

Adjacent to
the 10, 5, 60 & 101 FWYS

26 min / 16.8 mi
Los Angeles Int. Airport

29 min / 18.5 mi
Long Beach-Daugherty Field Airport

26 min / 18.9 mi
Hollywood Burbank Airport

39 min / 24.1 mi
Port of Long Beach

41 min / 25.3 mi
Port of Los Angeles

6 min / 3.0 mi
LA Union Station
Metrolink Station (91 lines)

6 min / 3.3 mi
LA (Coast Starlight-Amtrack, Pacific Surfliner)



Tenant Overview

RENT ROLL - START DATE 1/1/27

			LEASE TERMS			
Suite	Area	% RBA	Lease Start	Lease End	Remaining Term (Yrs.)	Lease Type
1501	12,726	23.2%	9/1/26	10/31/29	2.8	MG
1509	11,900	21.7%	5/1/26	6/30/29	2.5	MG
1525	9,709	17.7%	9/1/24	10/31/28	1.8	MG
1535	9,607	17.5%	7/1/26	9/30/31	4.7	MG
1545	10,835	19.8%	10/1/24	12/31/27	1.0	MG
Total Leased	**54,777**	**100%**			**2.5 WALT**	
Total Vacant	**0**	**0%**				
Totals	**54,777**	**100%**				

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Contacts

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