FOR LEASE

RENOVATED BOW-TRUSS SHOWROOM / WAREHOUSE · DOWNTOWN LOS ANGELES



1507–1509

MAPLE AVENUE

Los Angeles, California

Saxum West

01 — EXECUTIVE SUMMARY

THE OFFERING

Saxum West is pleased to present 1507–1509 Maple Ave, a single-tenant, highly secure brick bow-truss warehouse with skylights and a glass façade in the heart of Downtown Los Angeles, one block from the 10 Freeway. The front ±1,500 SF is retail / office space; the remainder of the building is warehouse.

A recently completed $450,000 landlord renovation delivered brand-new systems throughout: a new 400A single-phase electrical panel and distribution, a full silicone roof coating, eight new skylights reinforced with metal bars for security, a whole new kitchen with modern cabinetry, a built-out glass conference room, new air conditioning in the office, two new ADA bathrooms, new plumbing and LED lighting throughout, a new motorized parking gate, and a modern new façade with planters fronting Maple Ave.

The building is heavily fortified and actively monitored 24/7 by live security cameras. Two ground-level drive-in loading doors and secure gated parking for four cars off the alley suit showroom, e-commerce, creative studio and distribution users alike.

ASKING LEASE RATE

$1.60 /SF/MO MG

$9,984 per month · ±6,240 SF · Modified Gross · Available November 1, 2026



±6,240 SF
BUILDING

±7,207 SF
LOT

18′ TRUSS
CEILING HEIGHT

PROPERTY HIGHLIGHTS

01 **$450,000 Renovation**
A just-completed $450,000 landlord renovation: new power, skylights, kitchen, glass conference room, office A/C, ADA bathrooms, LED lighting and façade.

02 **Glass-Front Showroom**
±1,500 SF of retail / office presence behind new storefront glass and planter frontage along Maple Ave.

03 **Flooded with Natural Light**
Eight new skylights — reinforced with metal security bars — over an airy bow-truss warehouse, 18′ to the truss top.

04 **Heavily Secured**
24/7 live-monitored camera system, motorized parking gate and fortified openings throughout.

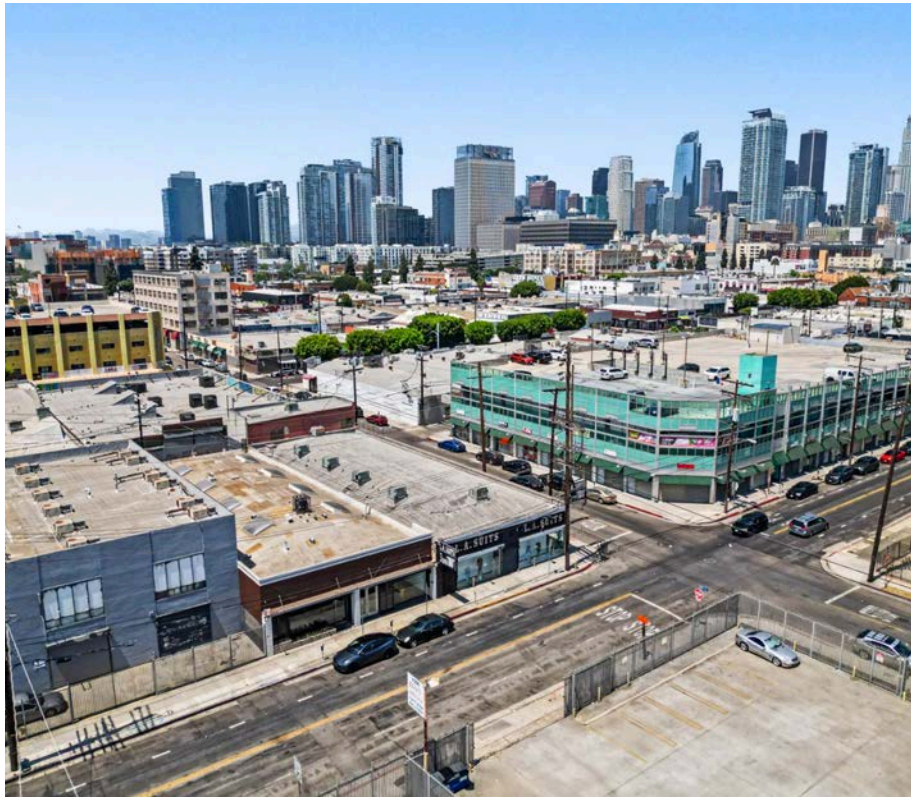
05 **New 400A Power Service**
Brand-new service, panel and distribution: 400A, 120/240V, single-phase.

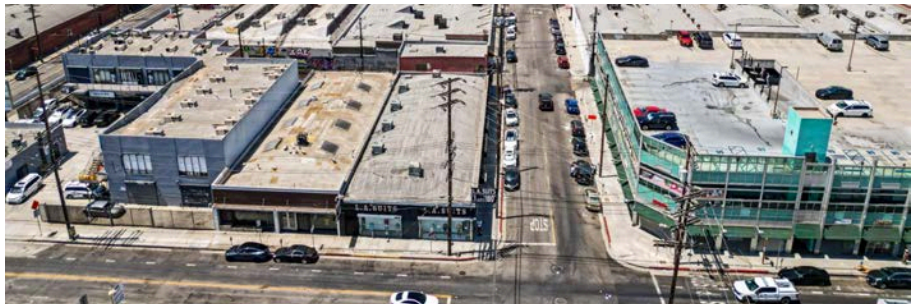
06 **One Block from the 10 Freeway**
Drive-in loading through two ground-level doors, with secure gated parking for four cars off the alley.



PROPERTY DETAILS

ADDRESS	1507–1509 Maple Ave, Los Angeles, CA 90015
TOTAL AVAILABLE	±6,240 SF · entire building
FRONT SHOWROOM	±1,500 SF retail / office
LOT SIZE	±7,207 SF
PROPERTY TYPE	Industrial · Showroom / Warehouse
YEAR BUILT	1951 / 2025 (Reno.)
CONSTRUCTION	Brick · bow truss
CEILING HEIGHT	18′ to truss top · 12′ to beams
LOADING	Two (2) GL drive-in doors
PARKING	Gated rear lot for 4 cars + street
POWER	400A · 120/240V · 1Φ (new)
ZONING	M2-2D
APN	5133-020-007
OCCUPANCY	November 1, 2026





$1.60/SF MG
ASKING RATE

NEGOTIABLE
LEASE TERM

FLOOR PLAN



Floor plan is for illustrative purposes only and may not reflect all recent improvements. Not to scale · Lessee to verify all dimensions.

THE RENOVATION

01 **New Power Service — 400A**
Brand-new 400A, 120/240V single-phase service with new panel and distribution throughout.

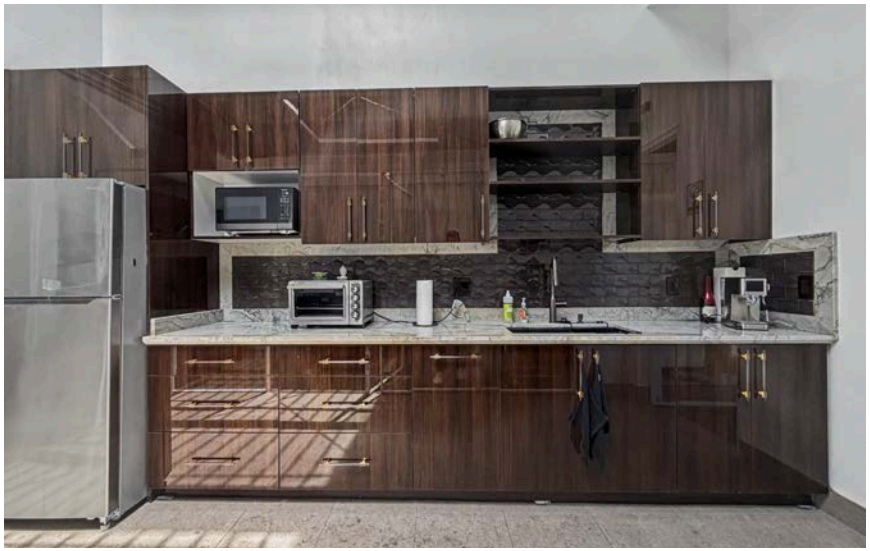
02 **Silicone-Coated Roof & Eight New Skylights**
Full silicone roof coating, plus eight new skylights over the warehouse, each reinforced with metal security bars.

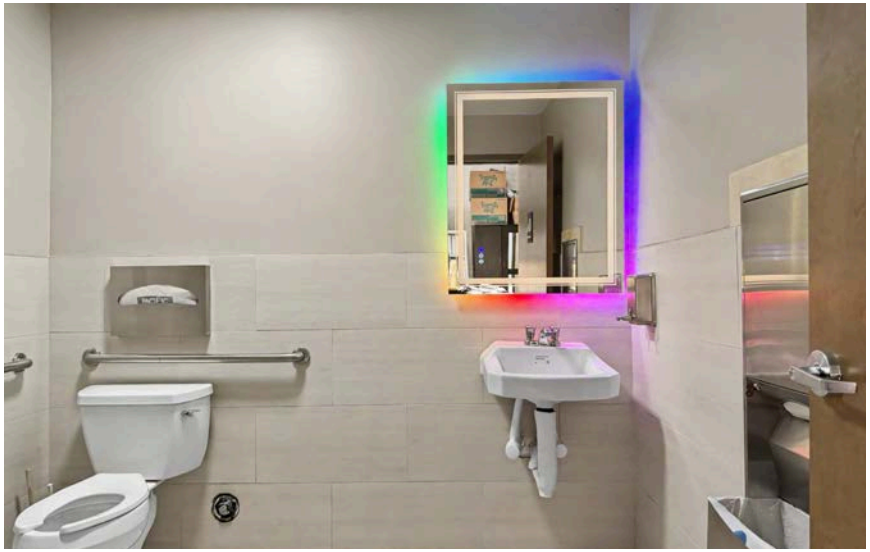
03 **New Kitchen & Glass Conference Room**
A whole new kitchen with modern cabinetry and a built-out conference room behind full-height glass walls.

04 **Two New ADA Bathrooms · New Plumbing**
Two new ADA-compliant bathrooms, with new plumbing throughout the building.

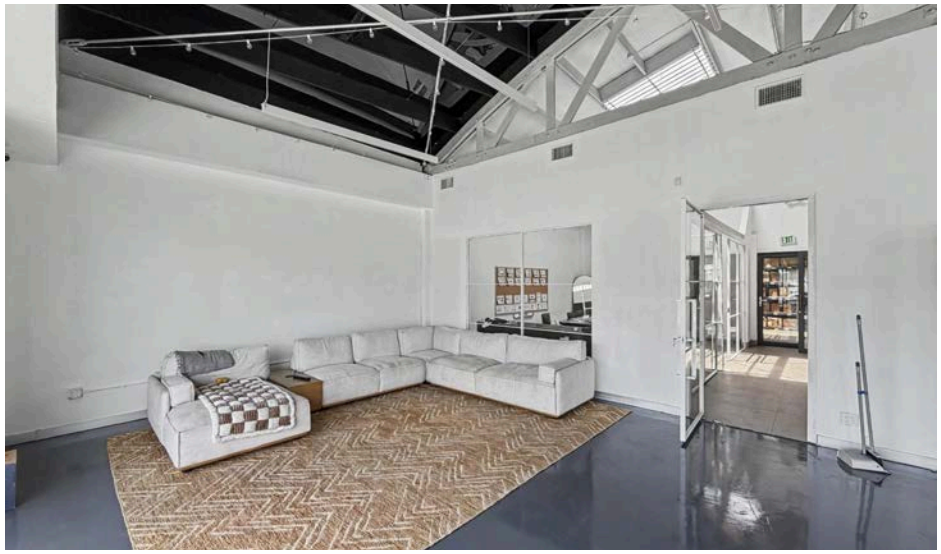
05 **New Office A/C & LED Lighting**
New air conditioning serving the office, with new LED lighting throughout the building.

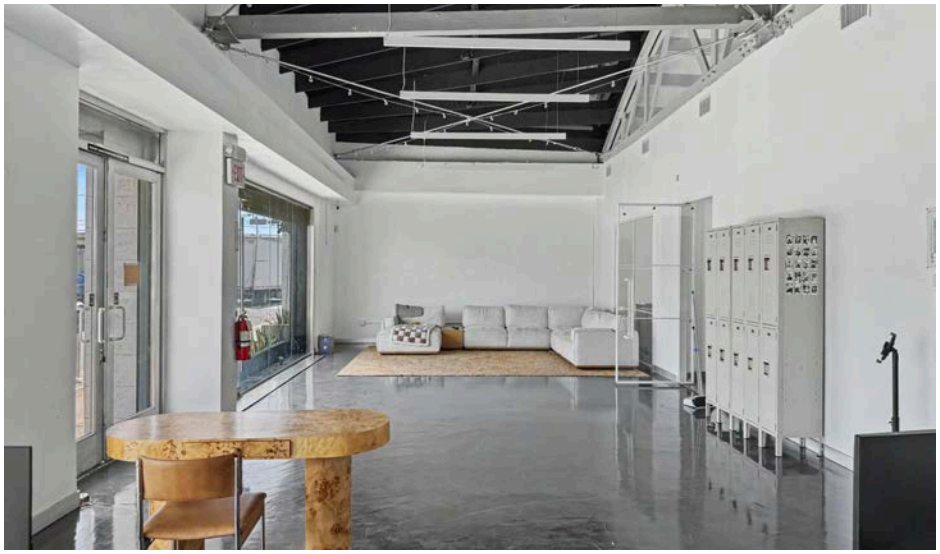
06 **New Façade, Security & Gate**
Modern new façade with planters, 24/7 live-monitored cameras and a new motorized gate at the rear lot.

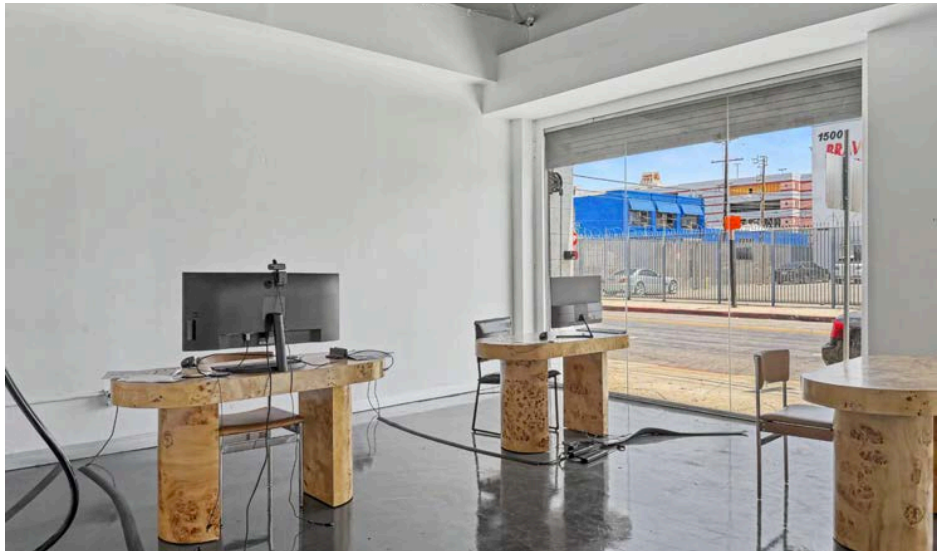




INTERIOR PHOTOS

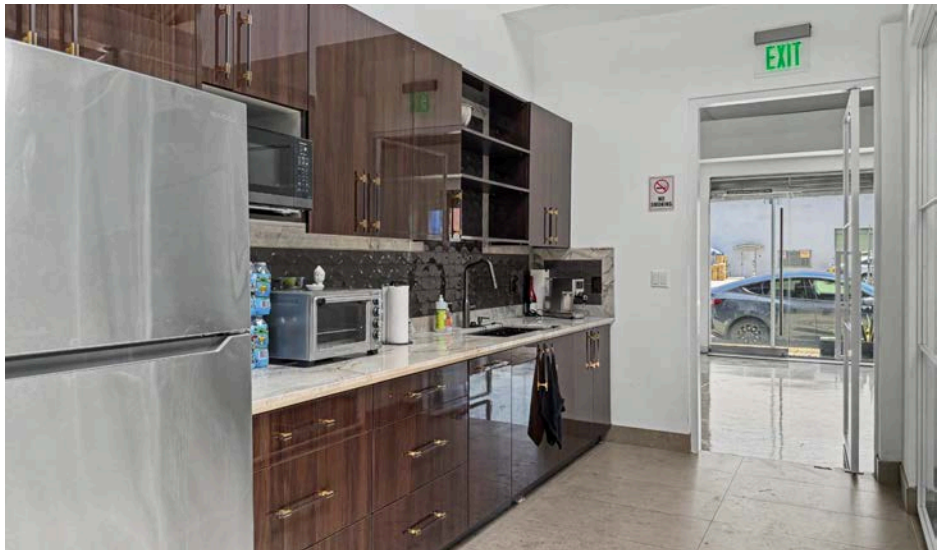


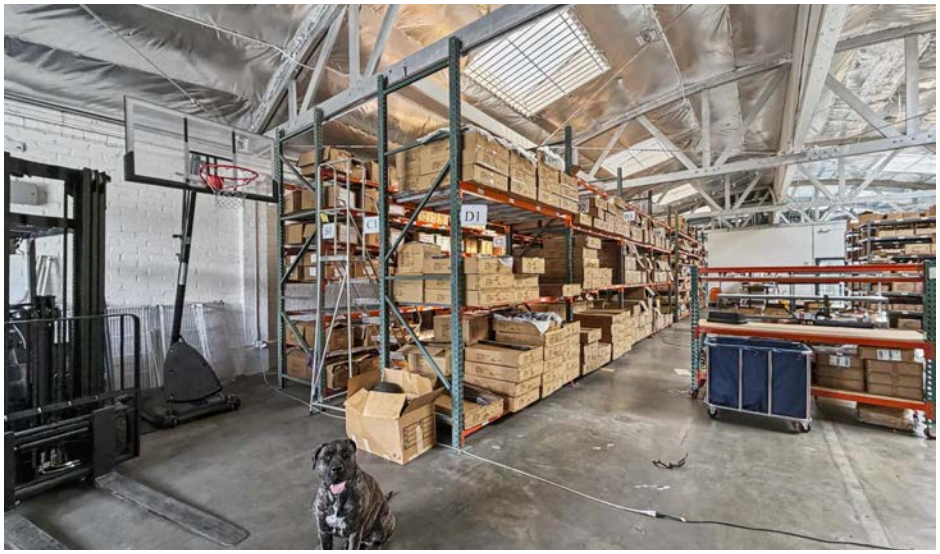


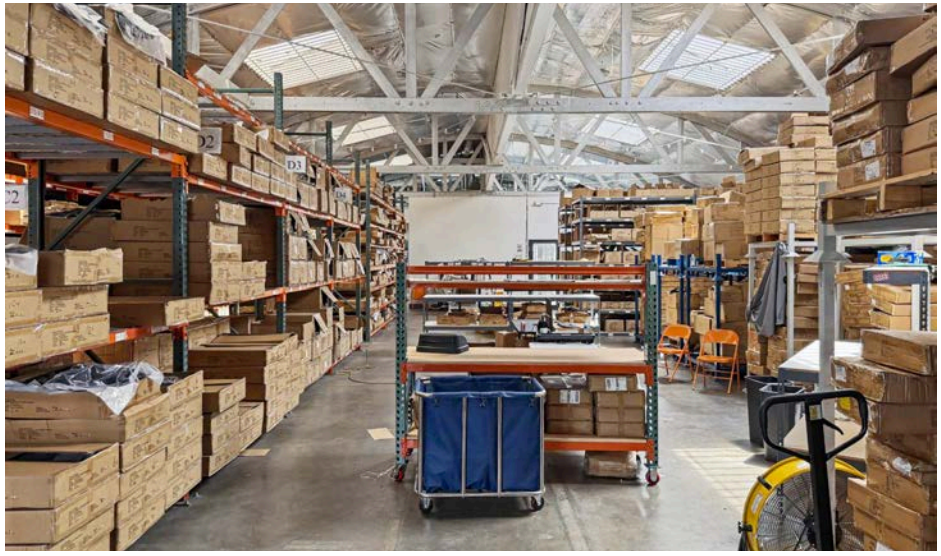


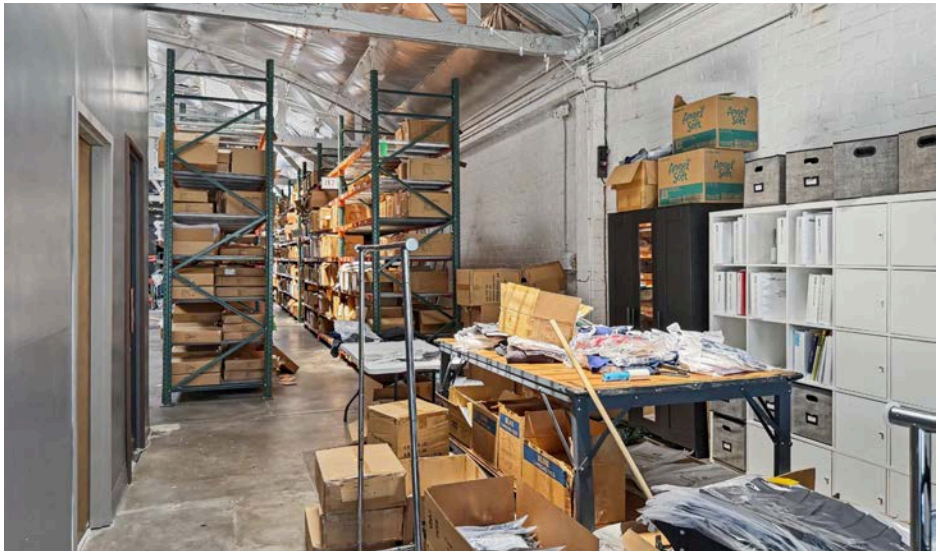


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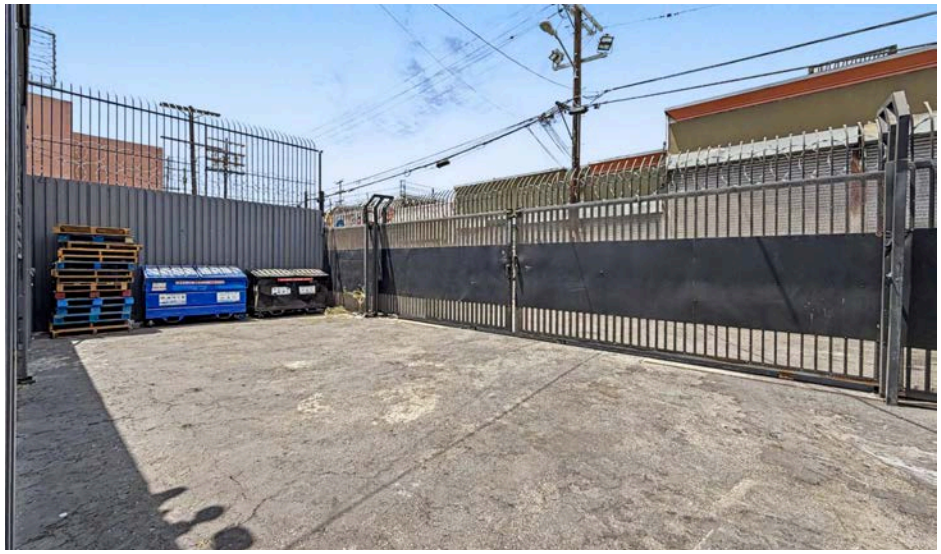


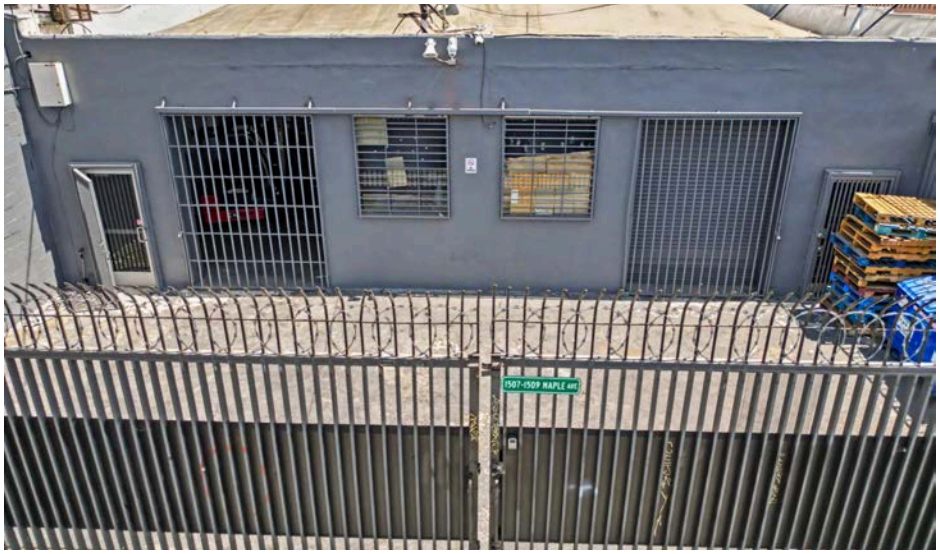


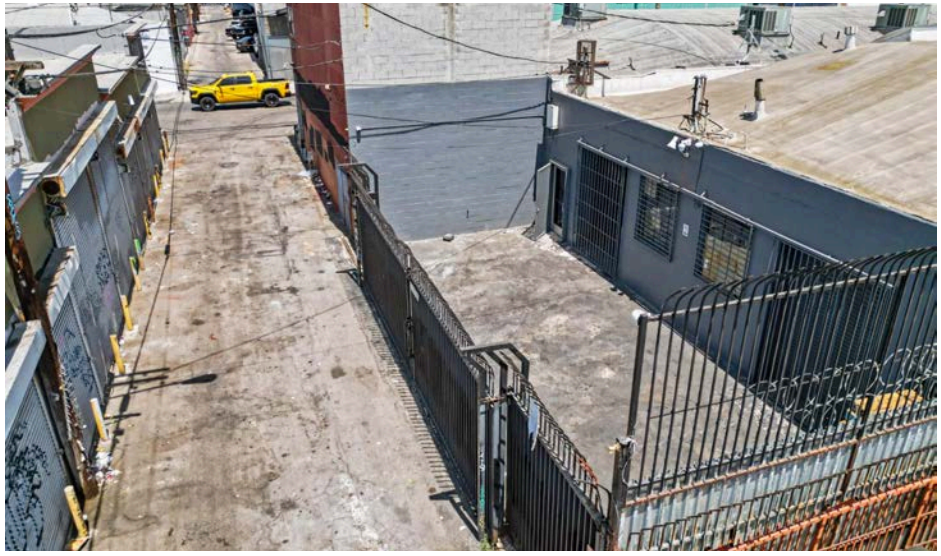




PARKING & ACCESS





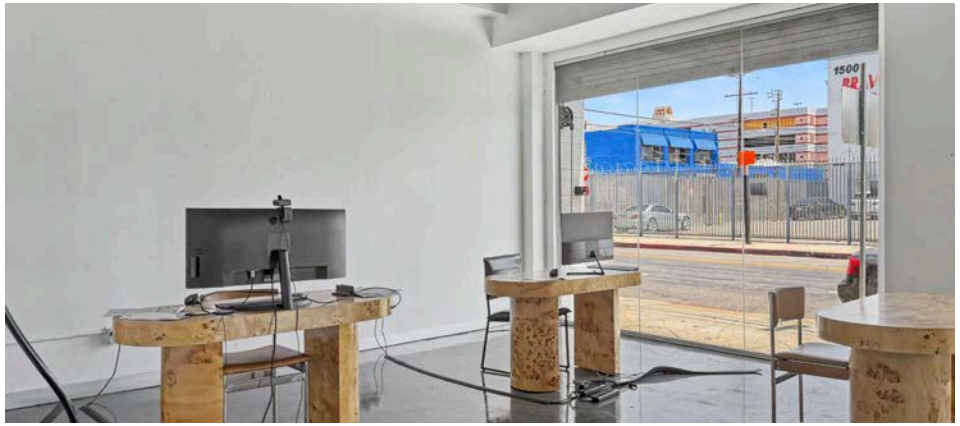




LEASE TERMS

ASKING LEASE RATE	$1.60 /SF/Mo
LEASE TYPE	Modified Gross
TOTAL AVAILABLE	±6,240 SF · entire building
MONTHLY RENT	$9,984 /Mo
LEASE TERM	Negotiable
OCCUPANCY	November 1, 2026

Modified Gross: Lessee responsible for its own utilities (water, power, trash) and reimburses Lessor for the security-monitoring and HVAC service contracts; final expense allocation per lease. All terms approximate and subject to change; Lessee to verify.



ASKING LEASE RATE

$1.60 /SF/MO

MODIFIED GROSS · $9,984 PER MONTH

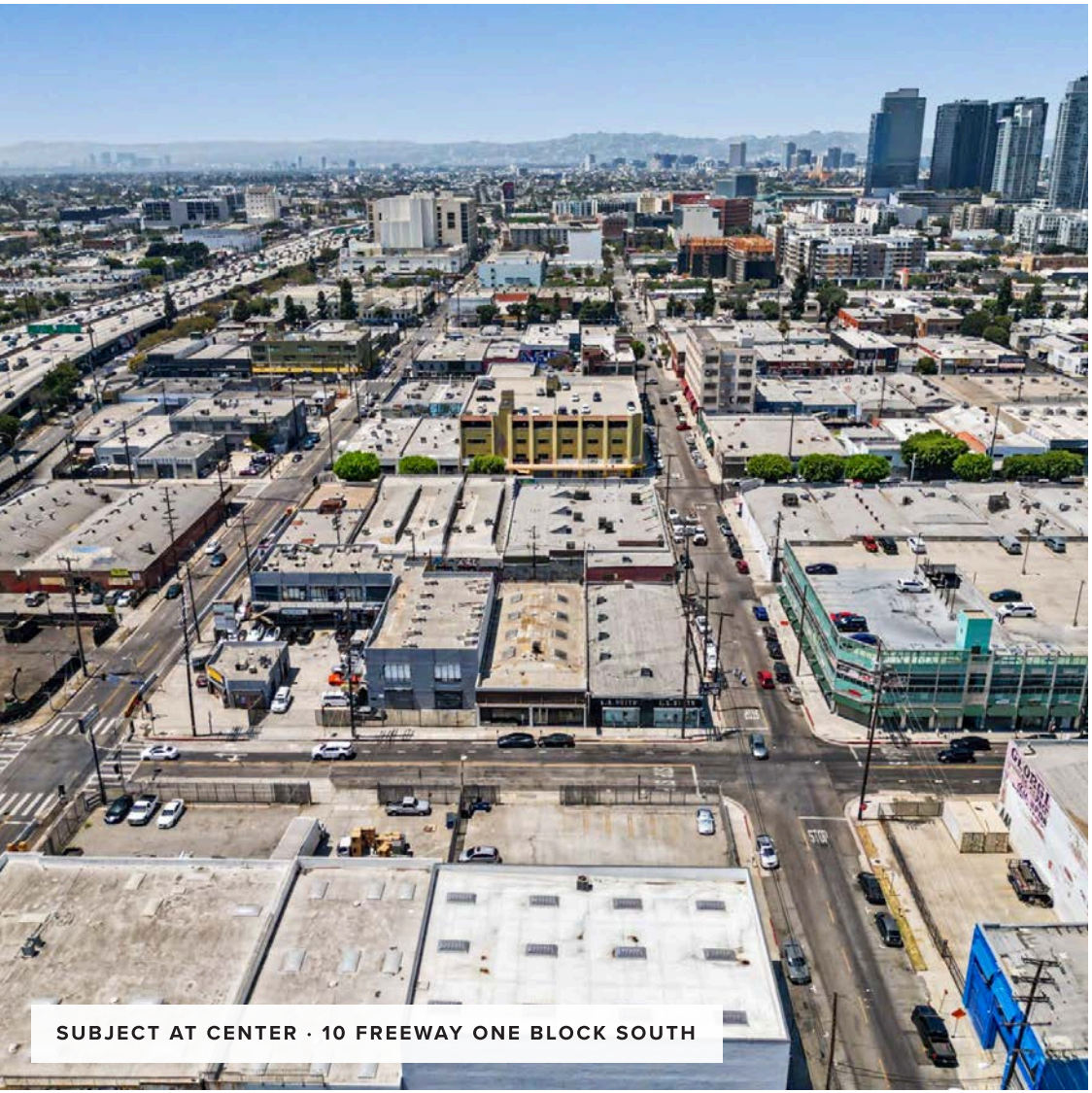
NOVEMBER 1
OCCUPANCY

MG
LEASE TYPE

NEGOTIABLE
TERM

The entire building is offered on a direct lease with the Lessor. Showings by appointment with the listing broker; the property remains occupied until the current tenant's relocation.

LOCATION & ACCESS



SUBJECT AT CENTER · 10 FREEWAY ONE BLOCK SOUTH

Positioned on Maple Ave between 15th and 16th Streets at the southern edge of the Fashion District, the property sits one block from the 10 Freeway's Maple Ave on-ramps — putting the full Los Angeles basin within efficient reach for showroom traffic and distribution alike.

The Santee Alley retail core, the Flower District and South Park are minutes away, with the 110 Freeway and Downtown's central business district just beyond.

ACCESS & DISTRICTS

- 10 FWY · 1 BLOCK
- 110 FWY · MINUTES
- FASHION DISTRICT
- SANTEE ALLEY
- FLOWER DISTRICT
- SOUTH PARK / DTLA CORE

1 BLOCK
TO THE 10 FREEWAY

90015
FASHION DISTRICT



FOR MORE INFORMATION OR TO SCHEDULE A TOUR

EXCLUSIVELY LISTED BY

JOE BOLOGNESE

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Saxum West is the Lessor's exclusive broker for 1507–1509 Maple Ave, Los Angeles, CA 90015. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy or completeness. All figures, dimensions and terms are approximate, provided for illustrative purposes only, and are subject to errors, omissions, change of rate or other conditions, or withdrawal without notice. Prospective lessees should conduct their own independent investigation, including verification of size, condition, zoning, utilities and permitted use, and rely solely on that investigation.

1507–1509

MAPLE AVENUE · LOS ANGELES, CA 90015

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