

FOR LEASE

RENOVATED BOW-TRUSS SHOWROOM / WAREHOUSE • DOWNTOWN LOS ANGELES

1507-1509

MAPLE AVENUE

Los Angeles, California

**Saxum
West**

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 $\pm 1,500$ SF is retail / office space; the remainder of the building is warehouse.

A recently completed, top-to-bottom landlord renovation delivered brand-new systems throughout: a new 400A, 3-phase electrical panel and distribution, new roof, ten new skylights reinforced with metal bars for security, new plumbing and sewer system, two new bathrooms, a brand-new kitchen and glass-walled conference room, new modern lighting fixtures, new flooring, a new motorized parking gate, and a refreshed façade with a planter 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 · $\pm 6,240$ SF · Modified Gross · Available November 1, 2026



$\pm 6,240$ SF
BUILDING

$\pm 7,207$ SF
LOT

18' TRUSS
CEILING HEIGHT

PROPERTY HIGHLIGHTS

01 Renovated Head to Toe

Every major system replaced in 2024–25: power, roof, skylights, plumbing, bathrooms, lighting, flooring 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

Ten new skylights — reinforced with steel 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 · 3-Phase Power

Brand-new service, panel and distribution: 400A, 120/240V, 3-phase, 4-wire.

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 · renovated 2024–25
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 · 3-phase · 4-wire (new)
ZONING	M2-2D
APN	5133-020-007
OCCUPANCY	November 1, 2026

\$1.60/SF MG **NEGOTIABLE**
ASKING RATE LEASE TERM



RENOVATED HEAD TO TOE

01 New Power Service — 400A, 3-Phase

Brand-new 400A, 120/240V, 3-phase, 4-wire service with new panel and distribution throughout.

02 New Roof & Ten New Skylights

New roof with ten skylights over the warehouse, each reinforced with steel security bars.

03 New Kitchen & Glass Conference Room

Brand-new stone-counter kitchen and a conference room behind full-height glass walls.

04 Two New Bathrooms • New Plumbing & Sewer

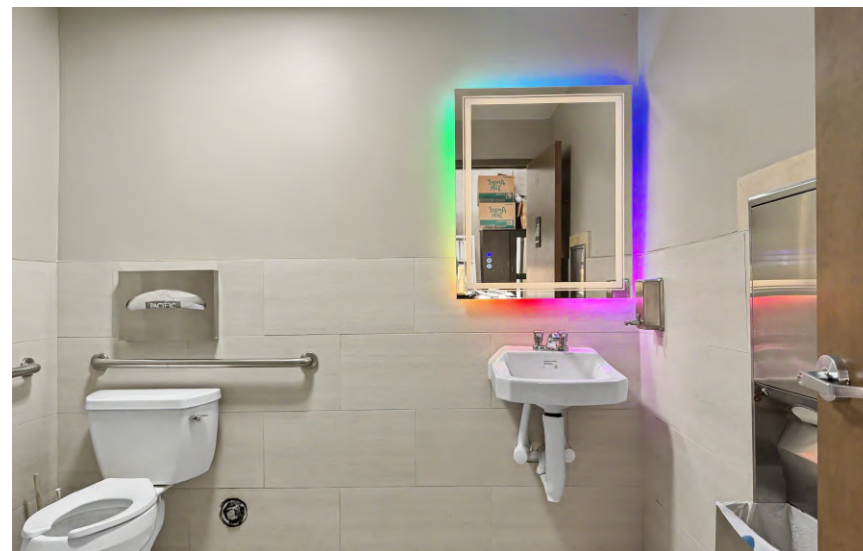
Fully rebuilt bathrooms on new plumbing and a new sewer line.

05 New Security System & Motorized Gate

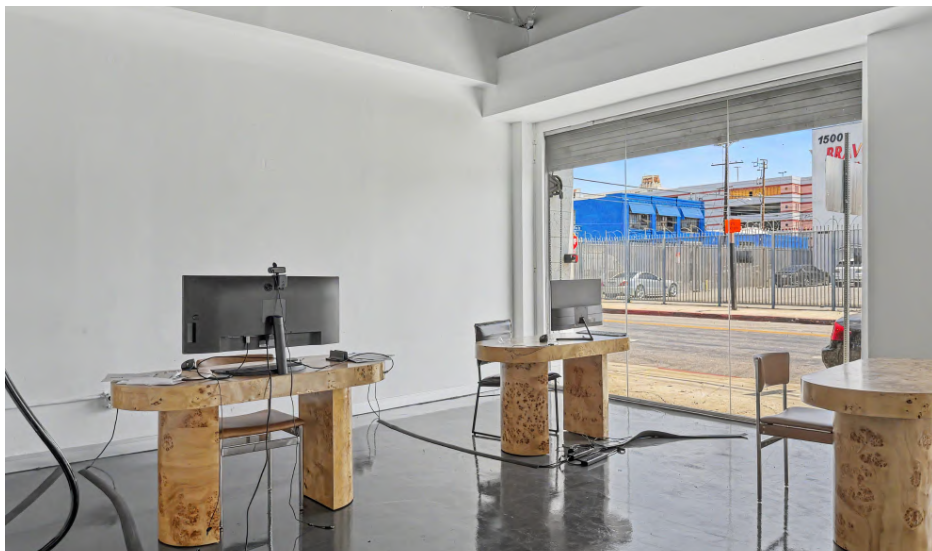
24/7 live-monitored cameras with agent response, plus a new motorized gate at the rear parking lot.

06 New Façade, Lighting & Flooring

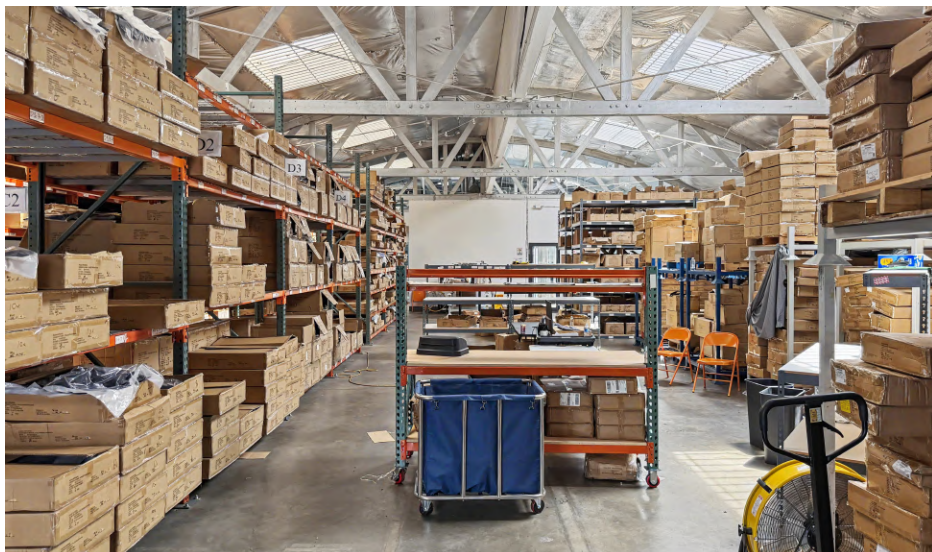
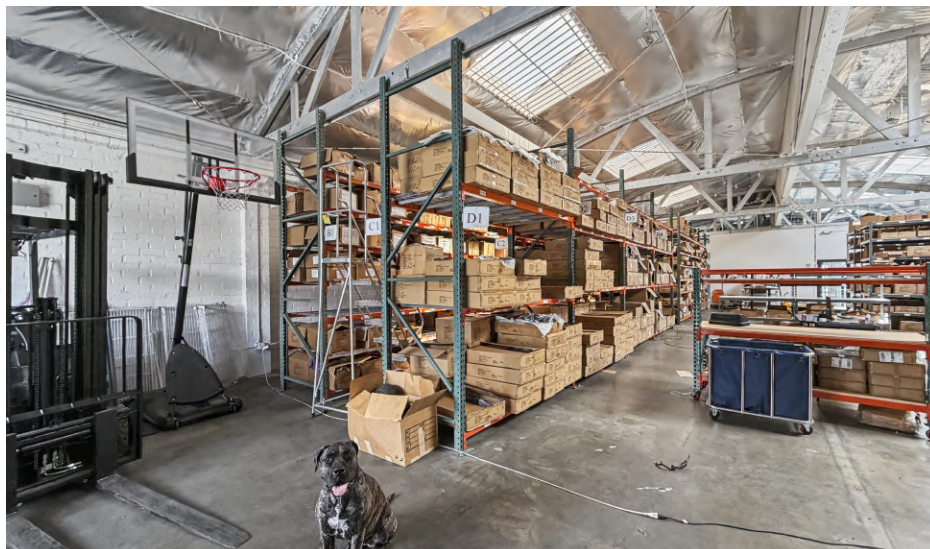
Rebuilt storefront with new glass frontage, modern light fixtures and new flooring throughout.



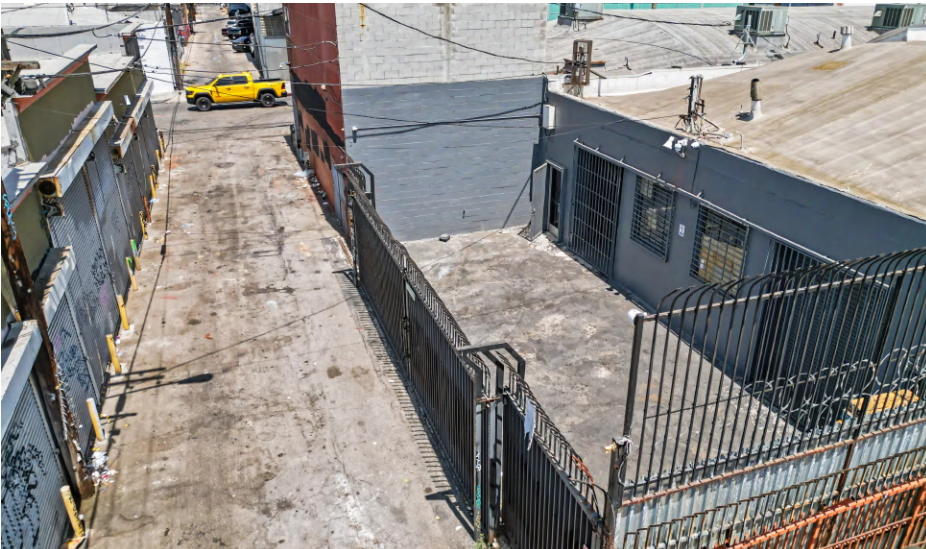
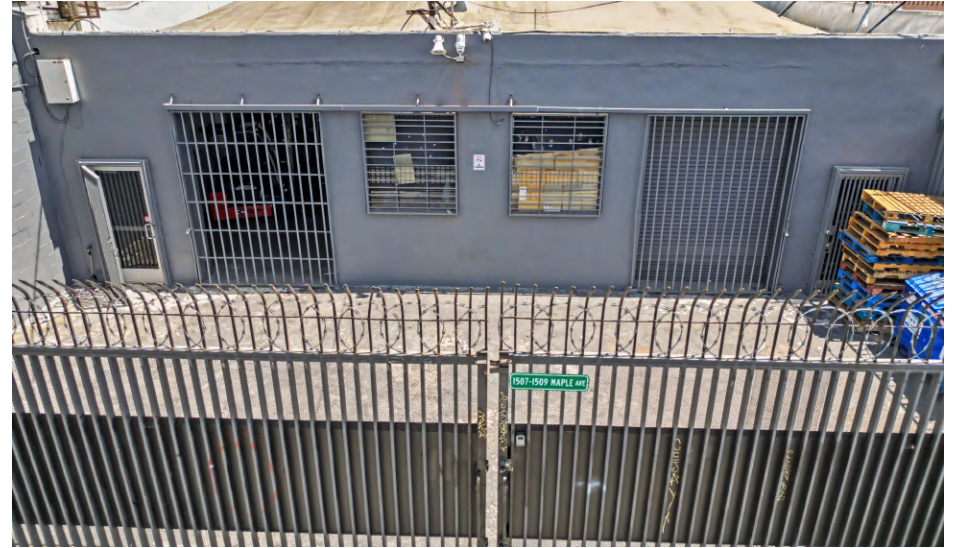
INTERIOR PHOTOS



INTERIOR PHOTOS



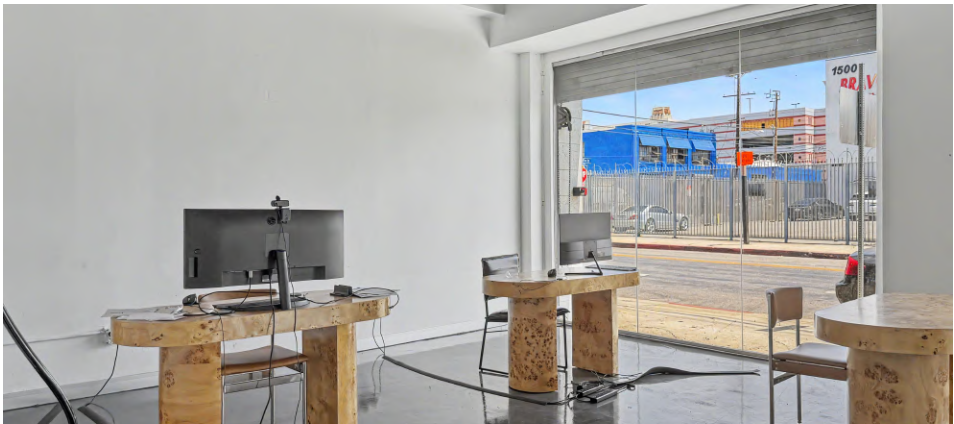
PARKING & ACCESS



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

SAXUM WEST · CA DRE #01966025

(310) 422-3891

joe@saxumwest.com

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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