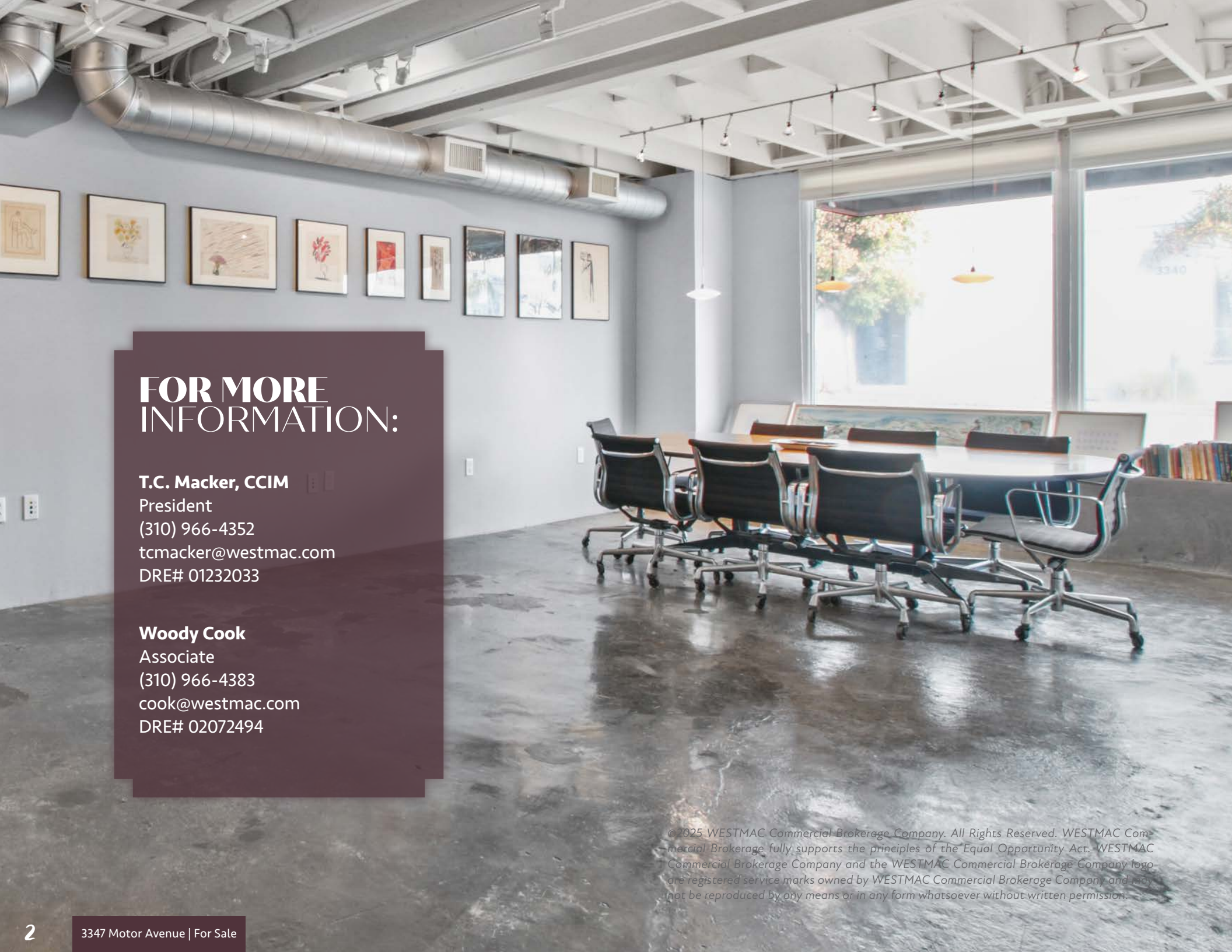


FOR SALE

—≡ 3347 ≡—
MOTOR
AVENUE

WESTMAC
Commercial Brokerage Company





FOR MORE INFORMATION:

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EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to offer for sale 3347 Motor Avenue, an office building in the heart of Los Angeles's Palms neighborhood. The property is $\pm 3,180$ square feet of building on $\pm 3,754$ square feet of land. The building features a balcony off the second floor, separate entrances to each unit in the front and the rear, and a gated parking lot with space for approximately eight vehicles (stacked).

The building consists of two floors of approximately 1,700 square feet each. The first floor is currently owner-occupied, while the second floor is vacant. The property will be delivered fully vacant at the close of escrow, allowing an owner-user to take advantage of the entire building.

The location has excellent visibility along Motor Avenue in an area that sees a traffic volume of almost 15,000 cars per day. It has a Walk Score of 89 and a Bike Score of 80—perfect for exploring the many restaurants and shops the neighborhood has to offer. The subject property is a 10-minute walk to the Metro E line, connecting it to Santa Monica, Downtown LA, and beyond. Additionally, there is an on-ramp to the 10 freeway only two minutes from the subject property. The Santa Monica Airport is 10 minutes away, and LAX is less than a 30-minute drive from the property.

The Palms neighborhood of Los Angeles is a mix of vibrant commercial areas and residential streets. It lies north of Culver City, with Beverlywood, Cheviot Hills, and Rancho Park to the north, and Mar Vista to the west. It is home to an affluent population with an average household income of approximately \$120K within a one-mile radius and a median home value of \$1.1M in the same radius.

With its prime location, 3347 Motor Avenue offers a rare opportunity for businesses looking to establish a presence in one of the most dynamic and bustling commercial hubs of Los Angeles.

PROPERTY INFORMATION

Site Address:

3347 Motor Avenue, Los Angeles, CA 90034

APN:

4314-022-017

Building Size:

±3,180 SF (per tax record)

Land Size:

±3,754 SF (per tax record)

Zoning:

LAC2

Property Type:

Office

Built/Renovated:

1958/2014

Stories

Two (2)

Tenancy:

Vacant

Parking:

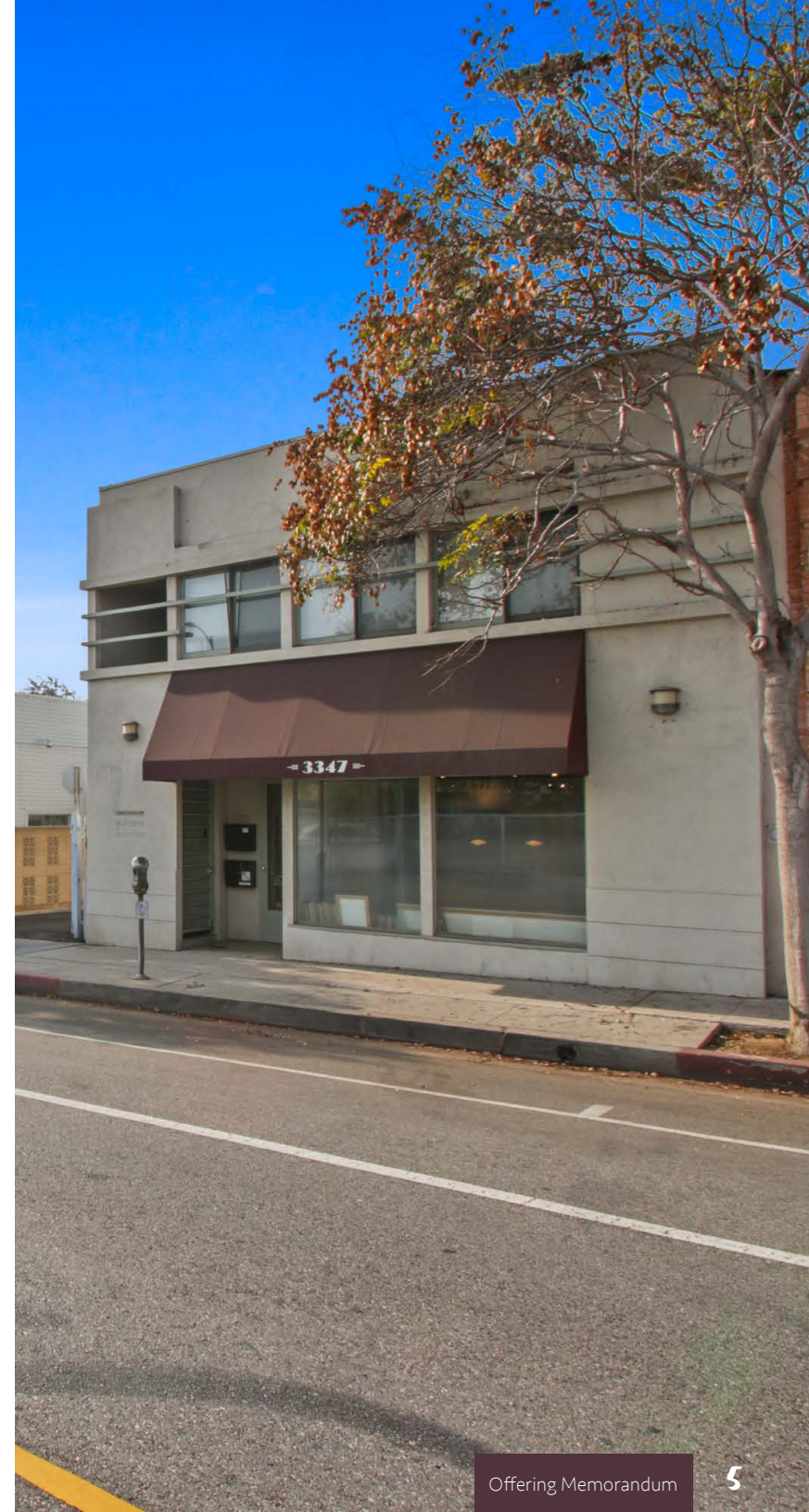
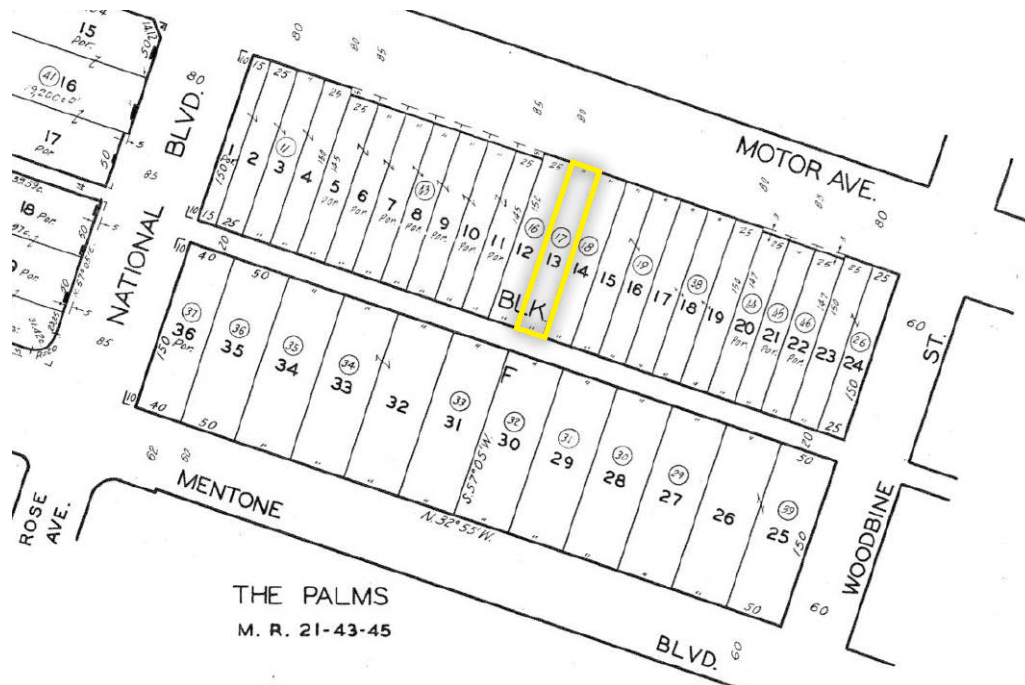
Eight (8) tandem spaces

Walk Score:

89 (Very Walkable)

Asking Price:

\$1,999,999





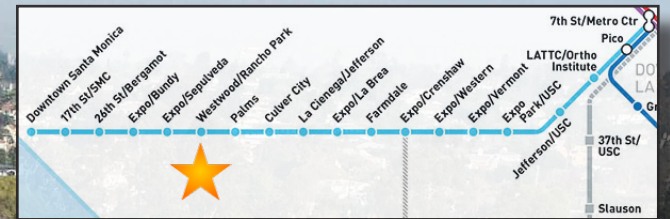
PROPERTY HIGHLIGHTS

- **Prime Location:** The property is located on Motor Avenue in the thriving Palms neighborhood. The Metro E Line and 10 freeway are minutes away, making the property very accessible from all over Los Angeles.
- **Owner-User Opportunity:** Half of the building is currently owner operated. The second floor is leased to a tenant on a month-to-month basis. An owner-user could use the entire space, or continue leasing to the tenant for an additional income.
- **Flexible Space:** The property is two stories, with a separate entrance in the front and the rear for both units, offering flexibility for an owner-user.
- **High Net Worth Area:** Palms is a neighborhood with both vibrant commercial areas as well as dense residential neighborhoods populated by high net worth individuals. The average annual income within a one-mile radius of the subject property is approximately \$120,000.
- **Area Amenities:** Given the subject property's central location, it is convenient to a long list of amenities, including grocery stores, restaurants, boutiques, coffee shops, and more.



CLICK OR SCAN FOR AERIAL VIDEO

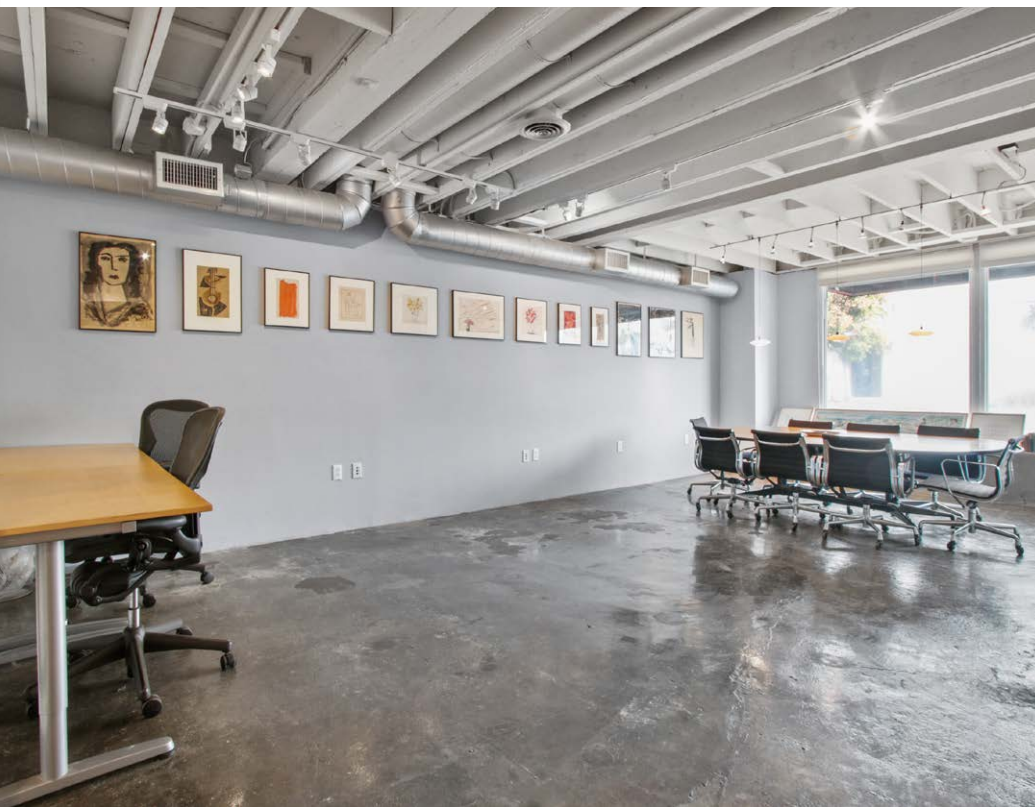


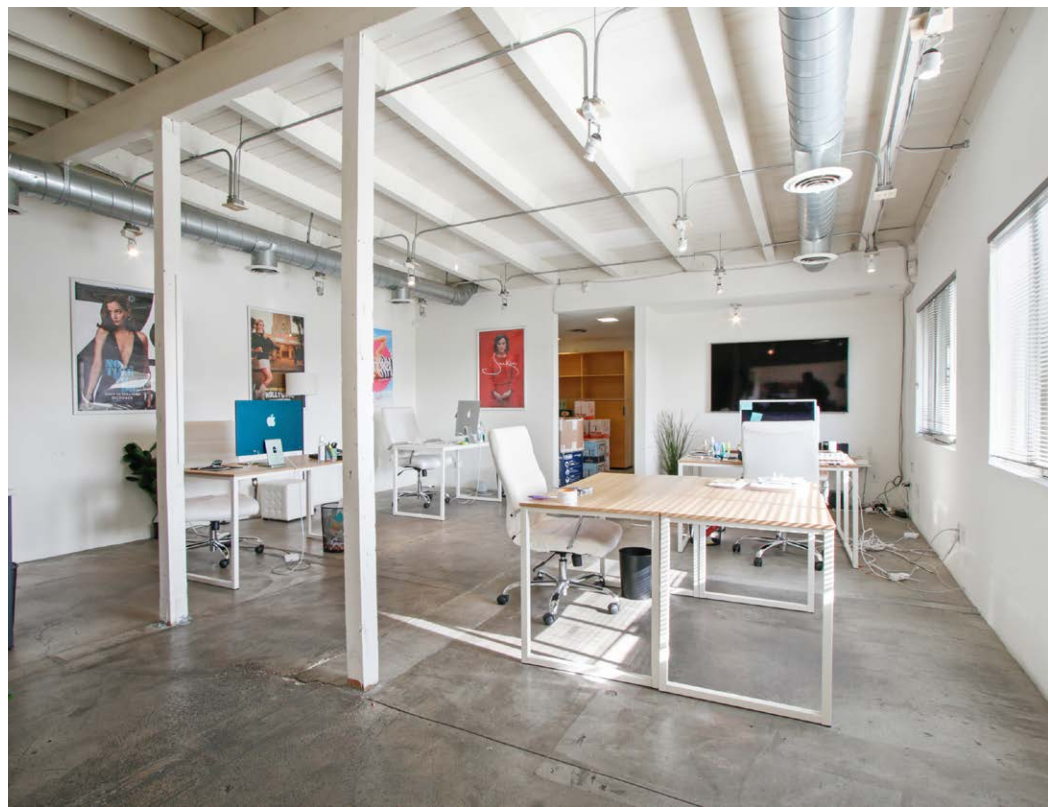
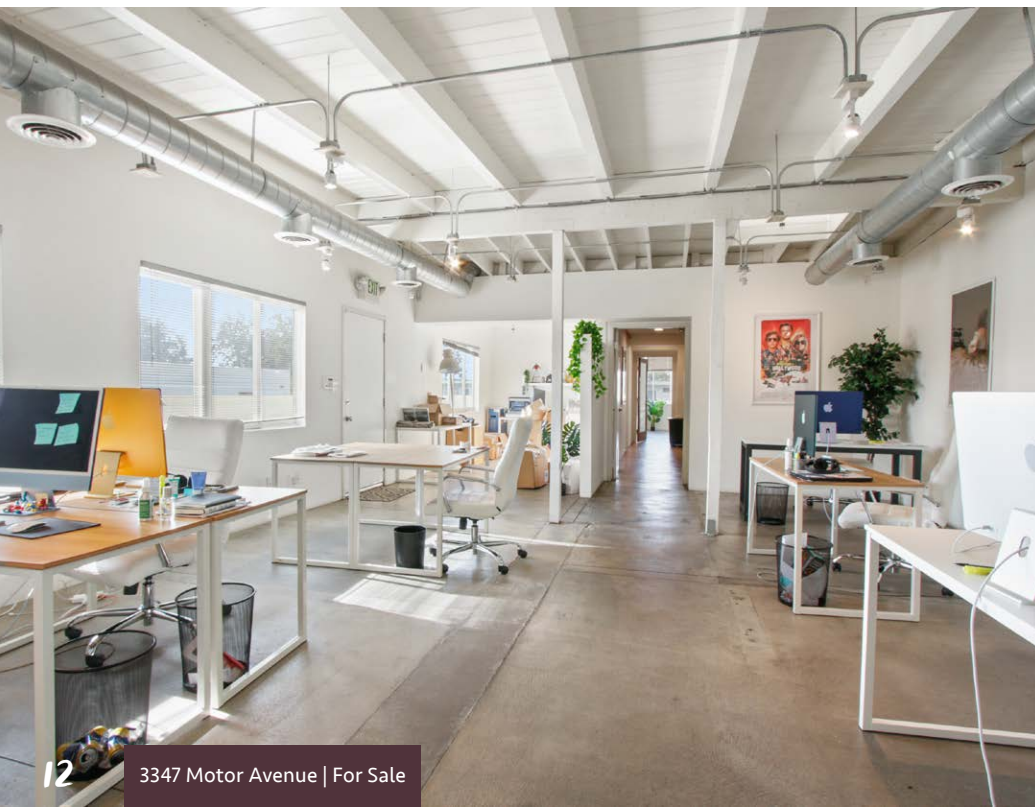


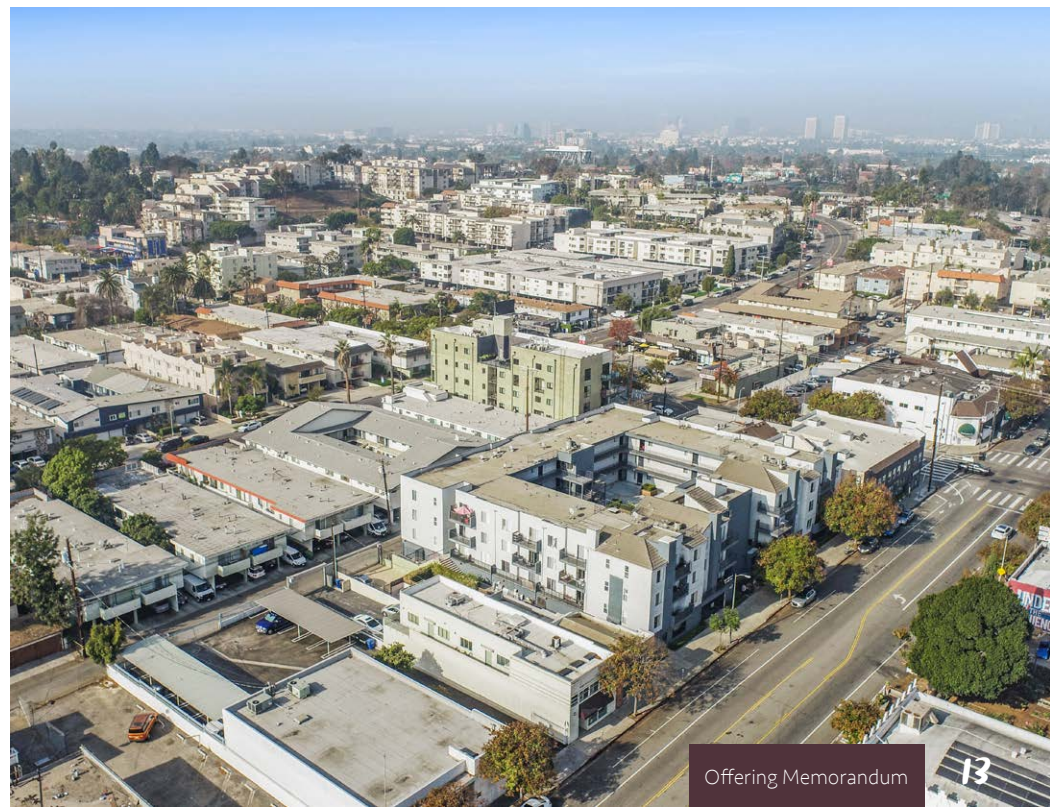
**10 FREEWAY
METRO E LINE**













AREA SUMMARY

PALMS

Palms is located on the west side of Los Angeles. While Palms has no official boundaries, it measures in at about 1.95 square miles. Palms is bordered on the north by Rancho Park, Cheviot Hills, and Beverlywood, on the west by Mar Vista, on the south by Culver City, and on the east by Mid-City.

The Palms area has a family-friendly, community-oriented neighborhood atmosphere; there are libraries, several public parks, and an organization that works to involve veterans in community events. The Motor Avenue Farmers Market has developed an urban garden program to promote the health, synergy, and self-reliance of its local community. There is an annual "Bike Rodeo", a community event that promotes bike safety for kids and families, and several schools.

Schools in the area are plentiful both inside the Palms community and in nearby Culver City. There are over twenty public and private elementary schools within the immediate area. College students who attend UCLA often choose to live in the Palms area due to the close proximity to the UC campus, which is only five miles north.

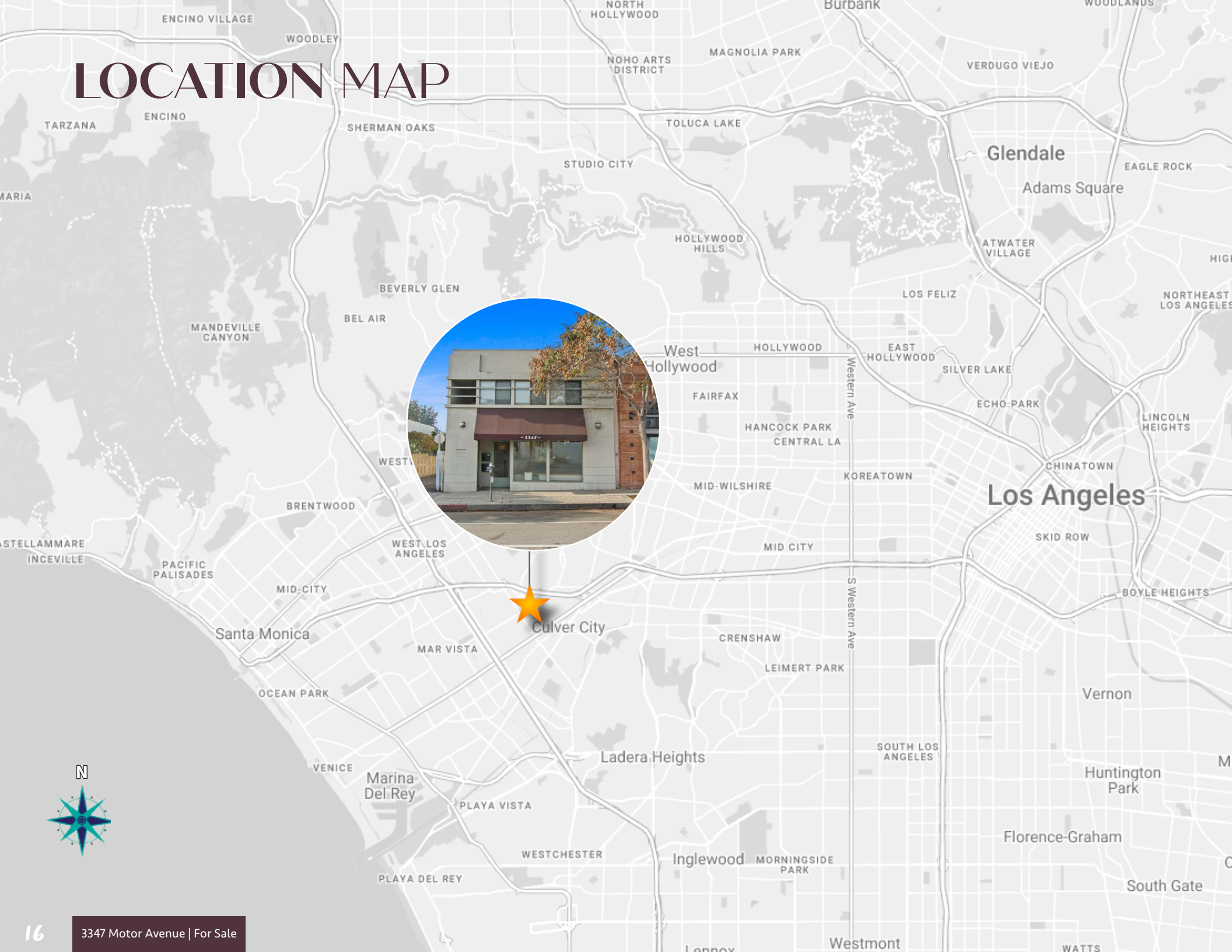
DEMOGRAPHICS

1-3-5 Mile Radius from Subject Property

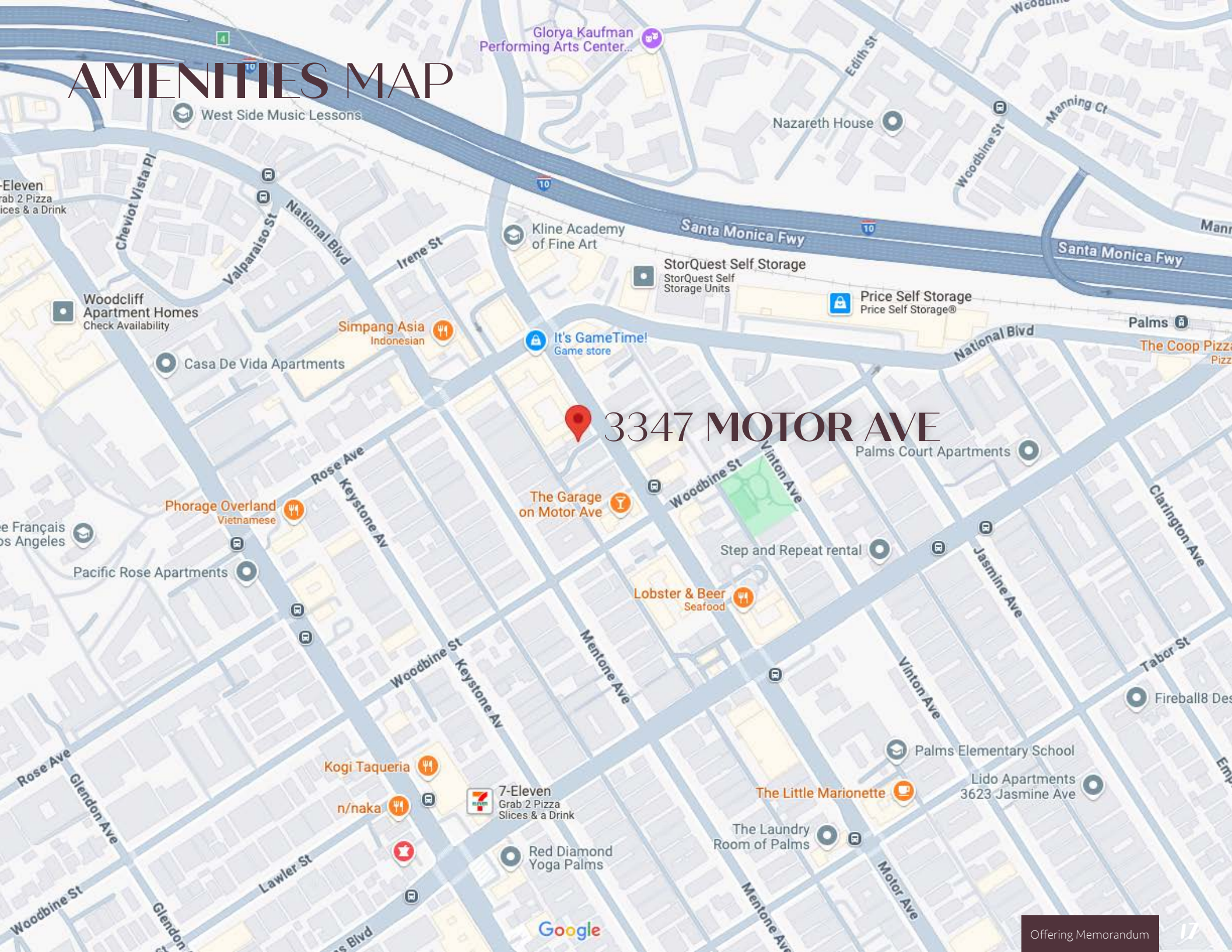
POPULATION			
	1 MILE	3 MILE	5 MILE
2020 Population	49,962	312,747	814,616
2024 Population	51,651	317,547	828,984
HOUSEHOLD / INCOME			
	1 MILE	3 MILE	5 MILE
2024 Households	24,334	138,864	370,064
Median Home Value	\$1,107,647	\$1,090,711	\$1,079,629
Average H.H. Income	\$119,844	\$128,026	\$128,398
BUSINESS			
	1 MILE	3 MILE	5 MILE
Total Businesses	3,420	34,673	85,872
Total Employees	30,873	262,373	653,401
Total Consumer Spending	\$798.8M	\$4.9B	\$12.9B



LOCATION MAP



AMENITIES MAP



3347 MOTOR AVE

Palms Court Apartments



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