

FOR LEASE

OFFICE SPACE

3679 MOTOR AVENUE
PALMS, CA 90034



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PROPERTY OVERVIEW

3679 MOTOR AVENUE
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SUITE 300: Approximately 1,951 rentable square feet, 4 offices, reception, and bull pen

SUITE 301: Approximately 550 rentable square feet, 3 windowed offices

SUITE 302: Approximately 1,706 rentable square feet, 6 offices, kitchen, storage, and reception

*SUITES 300 AND 302 CAN BE COMBINED FOR A TOTAL
OF 3,657 SQUARE FEET*

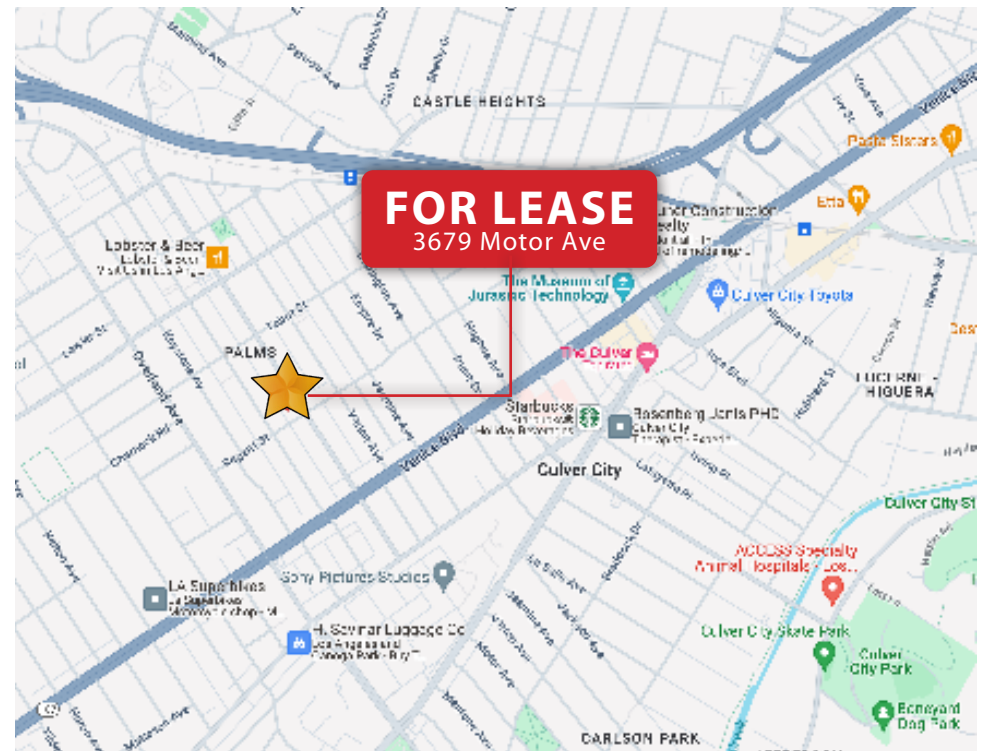
- » Extensively remodeled and professionally managed building
- » Move-in ready offices with operable windows
- » Close to Sony Studios, Century City, Santa Monica, Downtown Los Angeles and Downtown Culver is just minutes away
- » Easy access to both 405 and 10 freeways
- » Ideal for creative offices and therapist (Suite 301)
- » Walkable distance to Expo Line - Palms Station

RATE: \$2.50 per square foot per month, Full Service Gross

AVAILABLE: Immediately

PARKING: \$100 per space monthly

TERM: 3 -5 years



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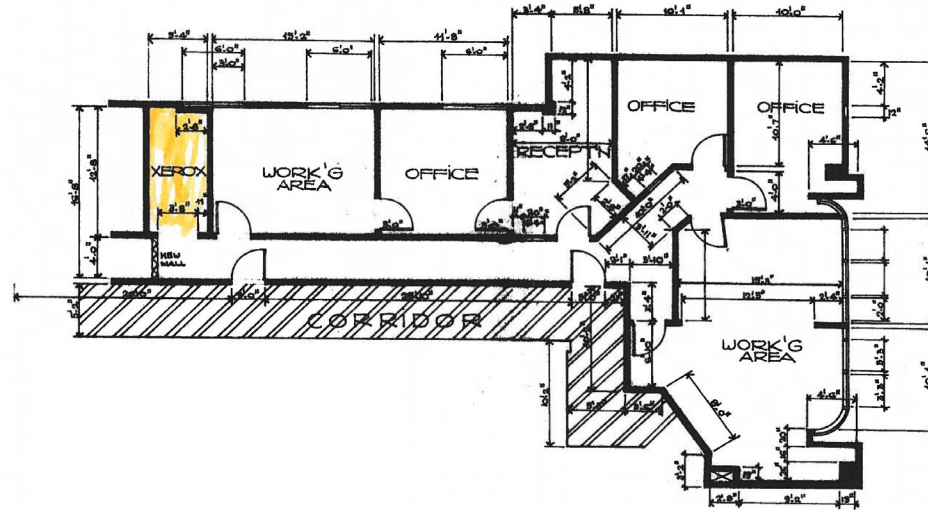


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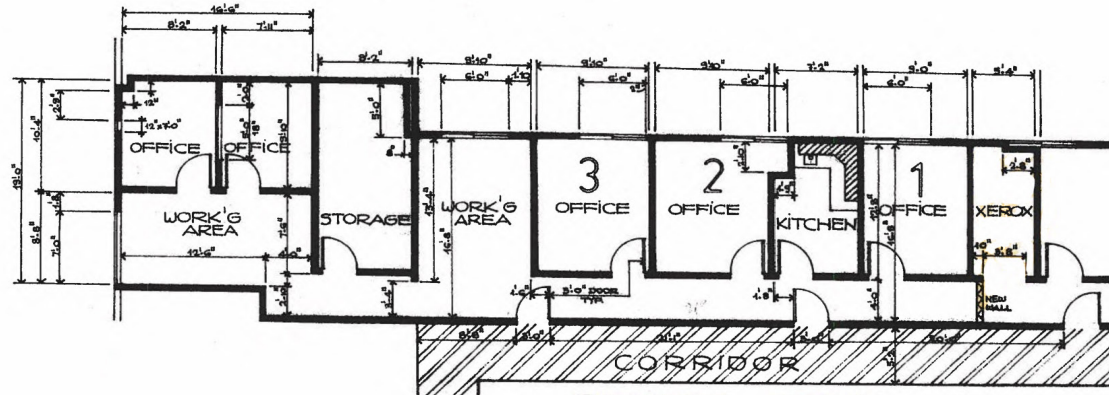
FLOOR PLAN

3679 MOTOR AVENUE
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Suite 300: 1,951 RSF



Suite 302: 1,706 RSF



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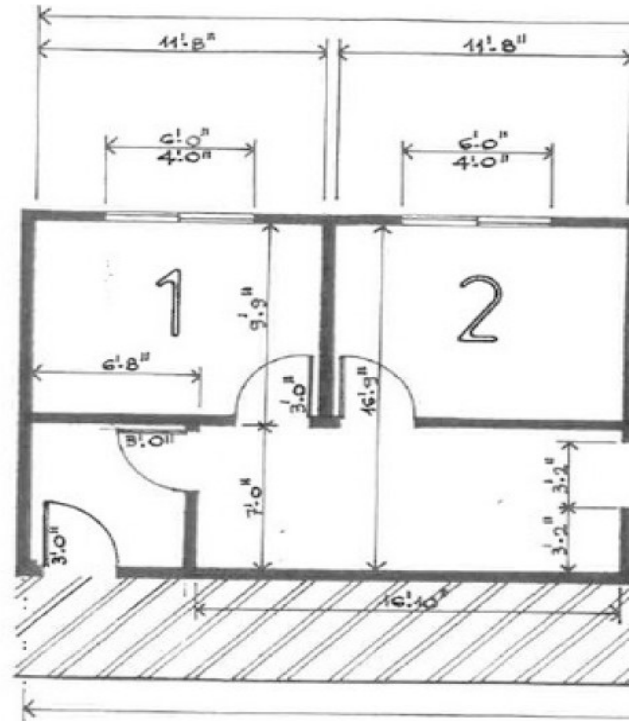
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FLOOR PLAN

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Suite 301: 550 RSF



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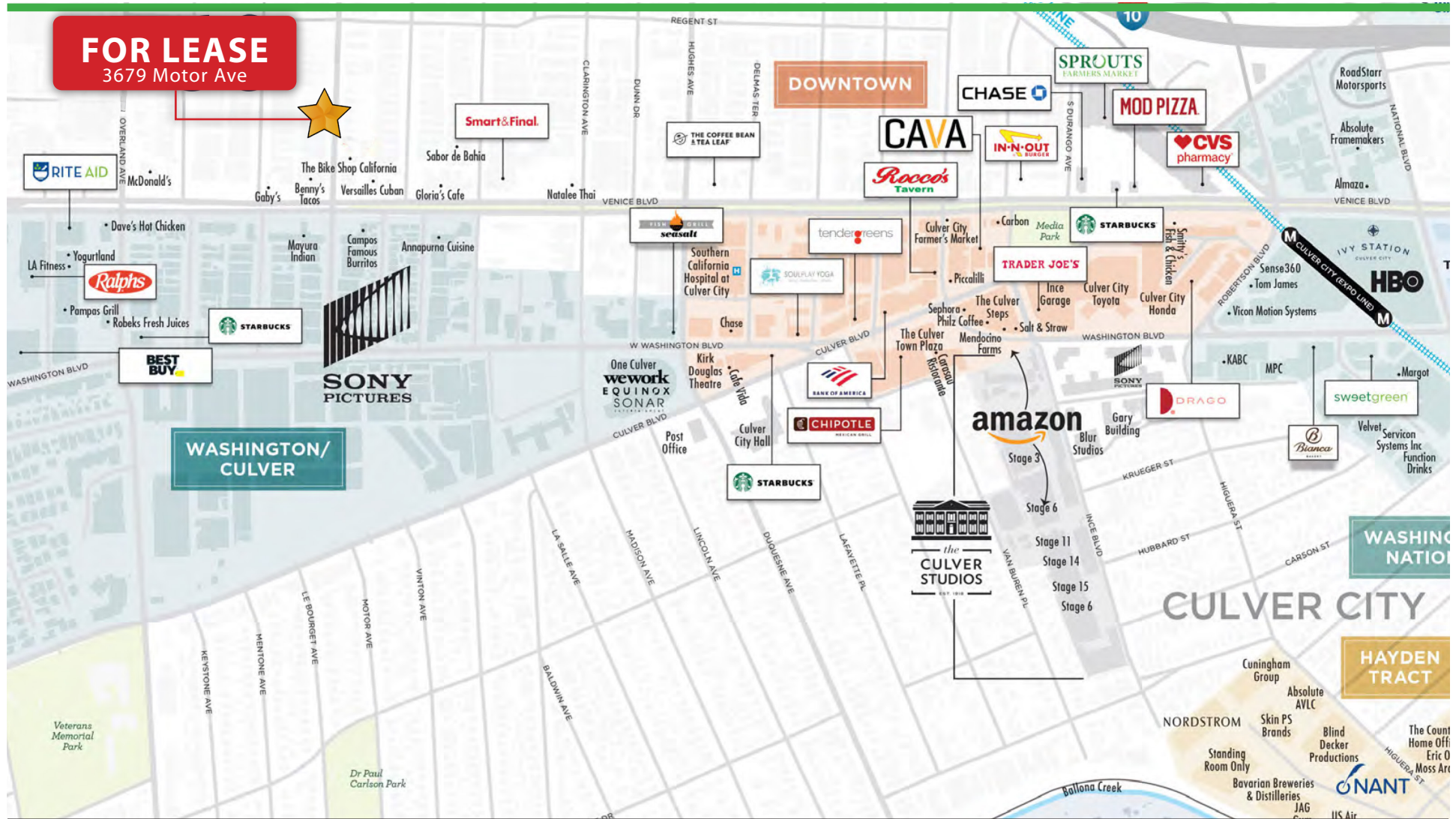


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OVERVIEW MAP

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AREA DEMOGRAPHICS

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Median Home Value

\$1,075,750



Apparel, Food/Entertainment & Services

\$477,756

2023 yearly consumer spending



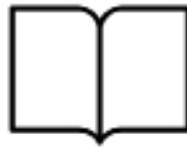
Estimated Population

53,089



Housing Units

27,587



Educational Attainment

57%

with college or higher degree



Average Household Income

\$110,840

POPULATION

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

2028 Projected Population	52,071	298,952	777,006
2023 Estimated Population	53,089	304,178	789,224
2010 Census Population	52,835	299,490	770,701
Growth 2023-2028	-1.92%	-1.72%	-1.55%
Growth 2010-2023	0.48%	1.57%	2.40%
2023 HOUSEHOLDS BY HH INCOME \$50,000 +			
\$50,000-\$74,999	3,637	18,121	45,043
\$75,000-\$99,000	3,760	15,535	37,223
\$100,000 +	10,710	64,504	17,347
TOTAL	18,107	98,160	253,613
2023 Estimated Average HH Income	\$110,840	\$124,679	\$126,054
2023 Estimated Households	24,731	132,585	347,986

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COMMUNITY HIGHLIGHTS

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WELCOME TO PALMS

This densely populated neighborhood boasts a current population of 53,089. It's located on the Westside of L.A., just north of Culver City. To the south is Cheviot Hills, Beverlywood and Rancho Park. To the east, you'll find Mid City, and to the west is Mar Vista and Venice. Palm has an average age range of 19 to 35 years old and is primarily for singles or small families.



Palms has an endless supply of entertainment from dining to nightlife and everything in between — there's never a dull moment here. There are many popular dining areas in the neighborhood, such as The Irish Times Pub & Restaurant, Lobster & Beer and The Doughroom, known for its pizza, craft beer and use of local ingredients.



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