

For Sale

2460 Overland Avenue

LOS ANGELES, CA 90064

**Charming Free-Standing Single
Tenant Property With Parking**

Ryan Gurman

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Bronson Morgan

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Lic. 02194401

CBRE





The Neighborhood

This is a one of a kind free standing single tenant or investment property in the heart of West LA. The property is well maintained and has secured rear parking as well as rear roll up doors. Furthermore, the property is conveniently located minutes from the 10-freeway and directly across the street from UCLA's future research park, 201 Luxury Residences, 250k SF of office, and much more!





Highlights



Building ± 2,340 SF

Land ± 3,270 SF

Sale Price \$1,595,000

Zoning LAC2

APN 4255-002-024

Legal Address 2460 Overland Avenue,
Los Angeles, CA 90064



Single tenant property



Rear roll up doors



Delivered vacant



Directly across ucla's future research park (700k SF)



Secured rear parking lot



Directly across 201 brand new luxury residences



Income from adjacent billboard



Directly across an additional 250k SF of office space

Interior



Interior



Rear Parking



The Area

Wilshire Corridor

Century City

West LA Residential Homes

Pico Blvd

2460 Overland Avenue
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UCLA Research Park

Overland Ave

201 Future Luxury Residences + Retail



Santa Monica

Brentwood

Bel Air

UCLA Research Park

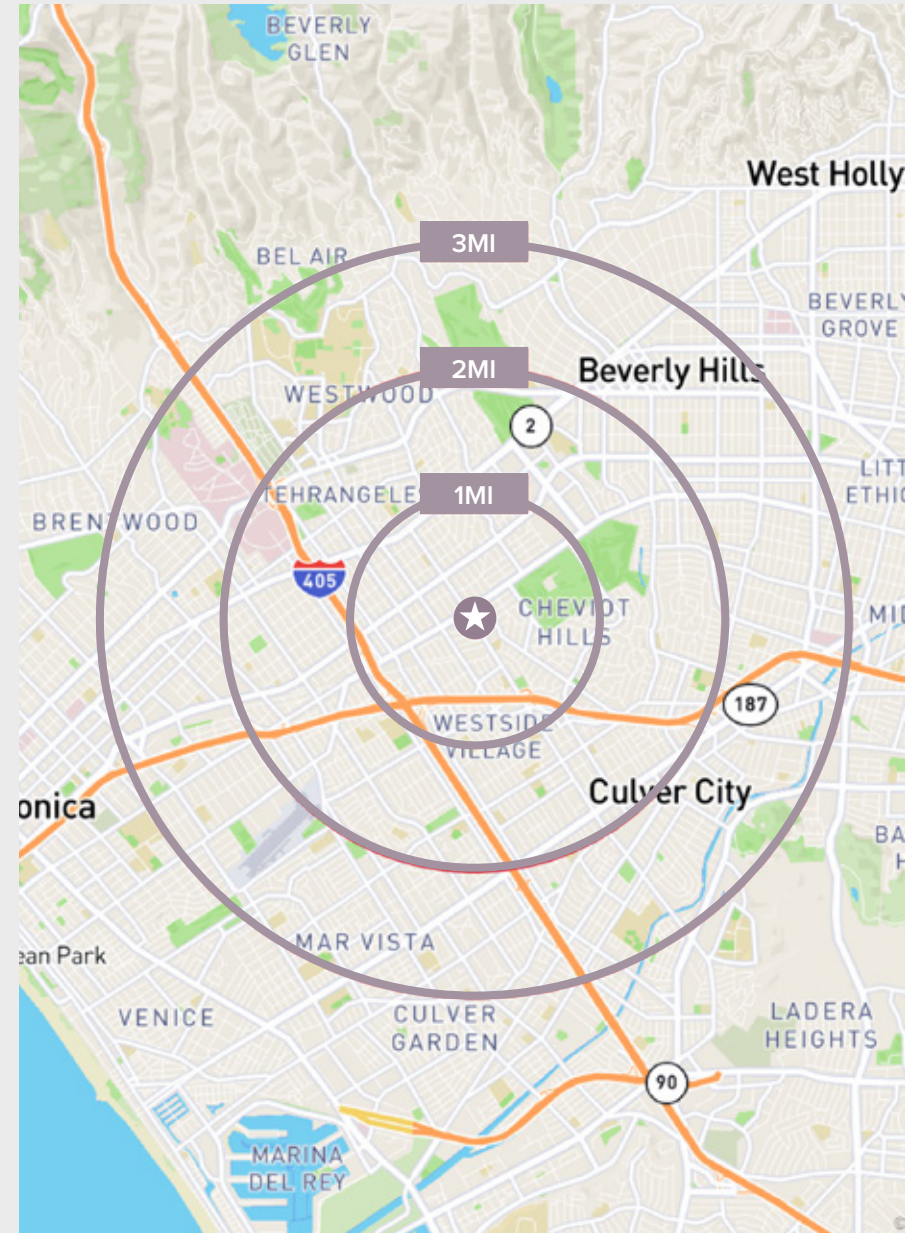
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201 Future Luxury Residences + Retail



Demographics

DEMOGRAPHIC BRIEF	1 MILE		2 MILES		3 MILES	
Population						
2024 Population - Current Year Estimate	29,379		155,095		328,827	
2029 Population - Five Year Projection	29,956		157,599		329,266	
2020 Population - Census	29,033		157,353		331,693	
2010 Population - Census	26,949		150,087		315,857	
2020-2024 Annual Population Growth Rate	0.28%		-0.34%		-0.20%	
2024-2029 Annual Population Growth Rate	0.39%		0.32%		0.03%	
Households						
2024 Households - Current Year Estimate	13,206		74,571		146,093	
2029 Households - Five Year Projection	13,777		77,901		150,397	
2020 Households - Census	12,520		73,441		143,581	
2010 Households - Census	12,171		71,501		141,289	
2020-2024 Compound Annual Household Growth Rate	1.26%		0.36%		0.41%	
2024-2029 Annual Household Growth Rate	0.85%		0.88%		0.58%	
2024 Average Household Size	2.20		2.01		2.08	
Household Income						
2024 Average Household Income	\$197,493		\$168,071		\$164,160	
2029 Average Household Income	\$227,595		\$192,811		\$188,709	
2024 Median Household Income	\$132,350		\$112,395		\$110,099	
2029 Median Household Income	\$156,734		\$129,254		\$127,413	
2024 Per Capita Income	\$88,776		\$80,971		\$73,705	
2029 Per Capita Income	\$104,711		\$95,406		\$86,958	
Housing Units						
2024 Housing Units	14,449		83,101		161,397	
2024 Vacant Housing Units	1,243	8.6%	8,530	10.3%	15,304	9.5%
2024 Occupied Housing Units	13,206	91.4%	74,571	89.7%	146,093	90.5%
2024 Owner Occupied Housing Units	6,364	44.0%	24,803	29.8%	47,014	29.1%
2024 Renter Occupied Housing Units	6,842	47.4%	49,768	59.9%	99,079	61.4%
Education						
2024 Population 25 and Over	22,378		122,338		240,715	
HS and Associates Degrees	4,339	19.4%	27,430	22.4%	59,601	24.8%
Bachelor's Degree or Higher	17,338	77.5%	90,091	73.6%	168,976	70.2%
Place of Work						
2024 Businesses	2,491		16,759		37,846	
2024 Employees	15,532		125,400		330,786	



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Owner User Or Investor Opportunity
Delivered Vacant



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