

FOR LEASE

RETAIL
WAREHOUSE

3371 MOTOR AVE
PALMS, CA 90034



GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469

JEFF JAROW

310.395.2663 x105

JEFF@PARCOMMERCIAL.COM

Lic#00870996



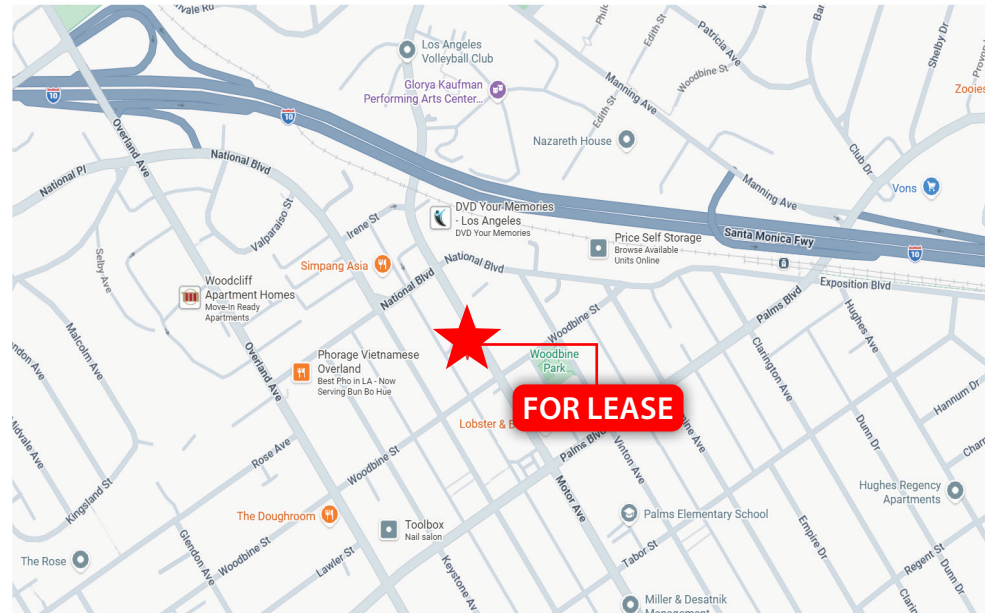
PROPERTY OVERVIEW

3371 MOTOR AVE
PALMS, CA 90034

SIZE:	Approximately 3,800 Square Feet
RATE:	\$7,200.00 Per Month, Modified Gross Tenant Pays All Utilities (Separately Metered)
AVAILABLE:	Immediately
PARKING:	12 Shared Spaces + 1 Handicap Space
TERM:	Up to 24 Months

PROPERTY HIGHLIGHTS

- Excellent Street Visibility With Rooftop Signage Available
- Ample Shared Parking in Onsite Lot Complemented by Abundant Street Parking
- Close to the Overland Ave + National Blvd Exits off the 10 Fwy
- Active, Highly Walkable Community Featuring Popular Eateries, Night Spots, and Other Local Amenities
- Close to Sony Studios
- Situated Amid a Densely Populated Area With Heavy Auto Traffic



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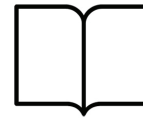
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AREA DEMOGRAPHICS

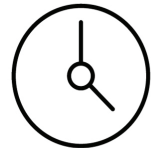
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Housing Units
27,699



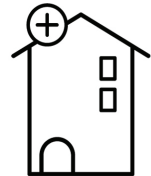
Educational Attainment
61%
with college or higher degree



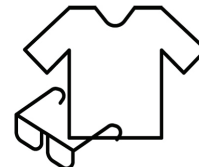
Estimated Population
52,052



Average Household Income
\$135,568



Median Home Price
\$1,096,370



Apparel, Food/Entertainment & Services
\$387,548

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2029 Proj. Popul	52,357	317,743	831,258
2024 Est. Popul	52,052	316,801	828,889
2020 Census	50,522	311,481	815,391
Growth 2024-2029	0.59%	0.30%	0.29%
Growth 2020-2024	3.03%	1.71%	1.66%
ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+			
\$50,000-\$74,999	3,061	16,104	41,359
\$75,000-\$99,000	2,988	14,961	37,974
\$100,000+	13,456	76,072	197,543
TOTAL:	19,505	107,137	276,876
2024 EST AVG HH INC	\$135,568	\$145,760	\$142,357
2024 EST HOUSEHOLDS	24,436	138,249	369,203

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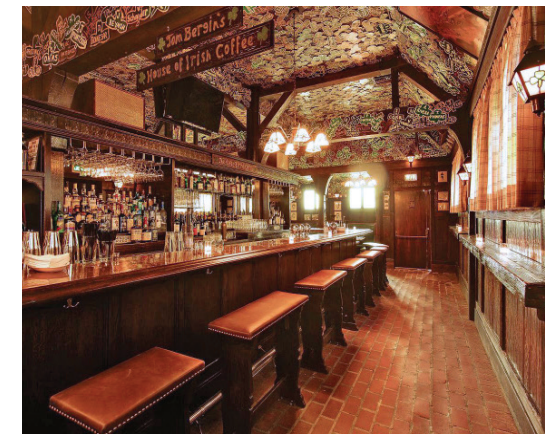
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COMMUNITY OVERVIEW

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PALMS IS A VIBRANT AND ACTIVE WESTSIDE NEIGHBORHOOD

Located just north of Culver City with Cheviot Hills, Beverlywood and Rancho Park to the south, Mid City to the east, and Mar Vista and Venice to the west. Densely populated with roughly 52,052 residents, Palm has an average age range of 19 to 35 years old and is primarily for singles or small families.

Palms offers a plethora of entertainment options, 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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