

FOR LEASE 2ND FLOOR OFFICE SPACE IN RANCHO PARK PLAZA

2520 OVERLAND AVENUE
RANCHO PARK, CA 90064



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PROPERTY OVERVIEW

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SIZE:	Approximately 2,800 square feet
RENT:	\$2.35 per square feet per month, NNN
NNN:	Approximately \$0.60 per square foot per month
TERM:	3-5 years
AVAILABLE:	Immediately
PARKING:	Surface parking in onsite lot along with metered parking along Overland Avenue

UNIT FEATURES

- Exposed Ceilings + Ducts
- Private, Secluded Space
- Treetop Views
- Floor to Ceiling Glass
- 2 Private Restrooms
- Ideal for Office or Tutoring Center
- Accessible Through Multiple Doors

BUILDING AMENITIES

- Pole And Building Signage
- Easy Access From Overland Exit On 10 Freeway
- Great Signage + Identity
- Within Walking Distance From UCLA's New 600,000 SF Research And Study Facility At One Westside
- Active, Walkable Community With Popular Local Amenities

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ADJACENT DEVELOPMENTS

2520 OVERLAND AVENUE
RANCHO PARK, CA 90064

CENTURY CITY



37 story office tower 700,000 SF
office with supporting retail

WEST END



Creative office campus
234,089 SF

ONE WESTSIDE



UCLA to occupy
687,000 SF

11001 PICO



89 unit apartments over 14,000
SF of retail space

LINEA



595 unit apartments over 14,000
SF of retail space

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AREA OVERVIEW

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RANCHO PARK COMMUNITY PROFILE

The property is located in the Rancho Park neighborhood of Los Angeles between Cheviot Hills and West L.A. Rancho Park's tree-lined streets give it an almost suburban feel, as well as provide a rare opportunity for Angelenos to see fall foliage without a long drive north. Those same trees provide plenty of shade of pedestrians taking the short walk to the shops and the restaurants on Pico or to play a round of golf at one of the nearby courses. With its own Expo Line station easy access to the 10 and 405 freeways, and many arterial streets nearby, Rancho Park makes commuting slightly more convenient.

The property is located in an affluent submarket of Los Angeles where the Zillow Home Value Index is \$1,917,082. The trade area is densely populated with 195,294 people within a 3-mile radius and an average HHI of \$135,958 within one mile.

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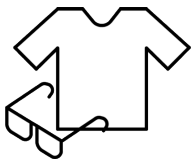
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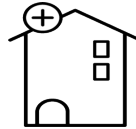
AREA DEMOGRAPHICS

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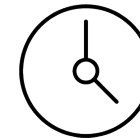
WITHIN 1 MILE RADIUS



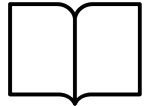
Apparel, Food/Entertainment & Services
\$238,751
2022 yearly consumer spending



Median Home Value
\$1,113,047



Estimated Population
30,045



Educational Attainment
65%
with college or higher degree



Average Household Income
\$148,987



Housing Units
14,533

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2029 Projected Population	29,500	337,994	743,277
2024 Estimated Population	30,045	757,941	757,941
2010 Census Population	29,411	740,748	740,748
Growth 2024-2029	-1.81%	-1.93%	-1.93%
Growth 2024	3.20%	2.32%	2.32%
2024 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 +			
\$50,000-\$74,999	1,486	40,398	40,398
\$75,000-\$99,000	1,357	36,454	36,454
\$100,000 +	7,532	171,139	171,139
TOTAL	10,375	247,991	247,991
2024 Estimated Average HH Income	\$148,987	131,596	\$131,596
2024 Estimated Households	13,054	344,821	344,821

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