

**3679 MOTOR AVENUE**  
Palms, CA 90034

OFFICE SPACES  
**FOR LEASE**

3679

**NOW AVAILABLE**  
310-204-0472

**CAUTION**  
DO NOT ENTER  
OUTWARD

**ARTHUR PETER**  
310.395.2663 x101  
arthur@parcommercial.com  
Lic#01068613

**JEFF JAROW**  
310.395.2663 x105  
jeff@parcommercial.com  
Lic#00870996





## Property Characteristics

# 3679 MOTOR AVENUE

## Palms, CA 90034

**SUITE 200:** Approximately 1,807 rentable square feet  
• Bull pen area, 3 windowed offices, 3 interior offices

**SUITE 205:** Approximately 1,550 rentable square feet  
• 1 windowed office with washroom

**SUITE 300:** Approximately 1,296 rentable square feet  
• 4 offices, reception and bull pen

**SUITE 301:** Approximately 1,680 rentable square feet  
• 5 windowed offices, kitchen and reception

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

- 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 per month

**TERM:** 3-5 years



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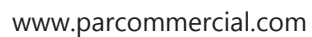
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Architectural floor plan showing a central corridor and several rooms. The corridor is labeled "CORRIDOR" and is shaded with diagonal lines. The plan includes various dimensions in feet and inches, indicating room sizes, wall thicknesses, and opening widths. The layout shows a central corridor connecting different areas of the building, with rooms of varying sizes and shapes. The dimensions are as follows:

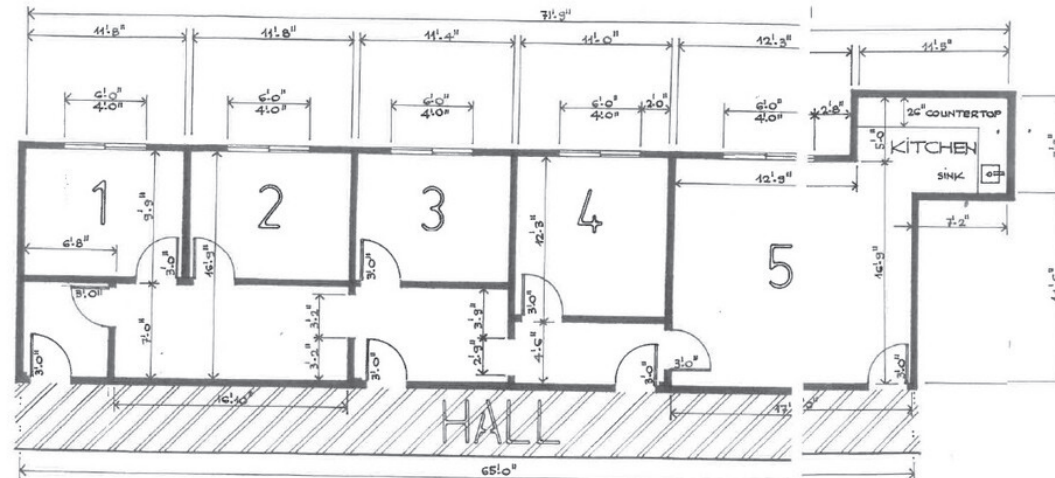
- Overall dimensions (top): 10'-0", 12'-0", 15'-2", 12'-0", 15'-0"
- Room dimensions (top left): 6'-0", 6'-0", 6'-0", 3'-6"
- Room dimensions (top right): 4'-10", 27'-8", 4'-6", 3'-3", 8'-2", 15'-7"
- Room dimensions (middle left): 3'-0", 9'-3", 10'-3", 16'-10", 3'-3", 3'-0", 3'-7", 6'-9", 15'-8"
- Room dimensions (middle right): 6'-3", 12'-8", 8'-5", 6'-0", 3'-6", 5'-2", 3'-5", 8'-0", 2'-4", 5'-4", 10'-4"
- Room dimensions (bottom right): 1'-9", 3'-9"



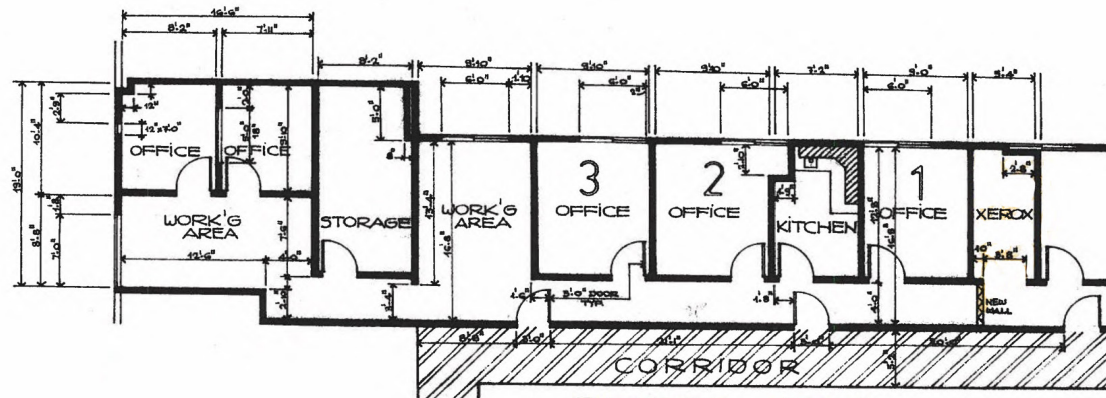
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**Suite 301: 1,680 RSF**



**Suite 302: 1,706 RSF**







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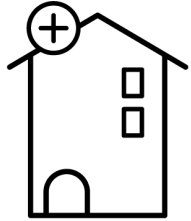
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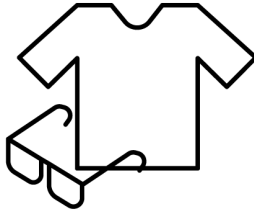
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Median Home Value

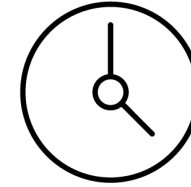
**\$1,075,750**



Apparel, Food/Entertainment & Services

**\$477,756**

2023 yearly consumer spending



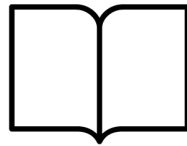
Estimated Population

**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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## PALMS

is a densely populated neighborhood with 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.

