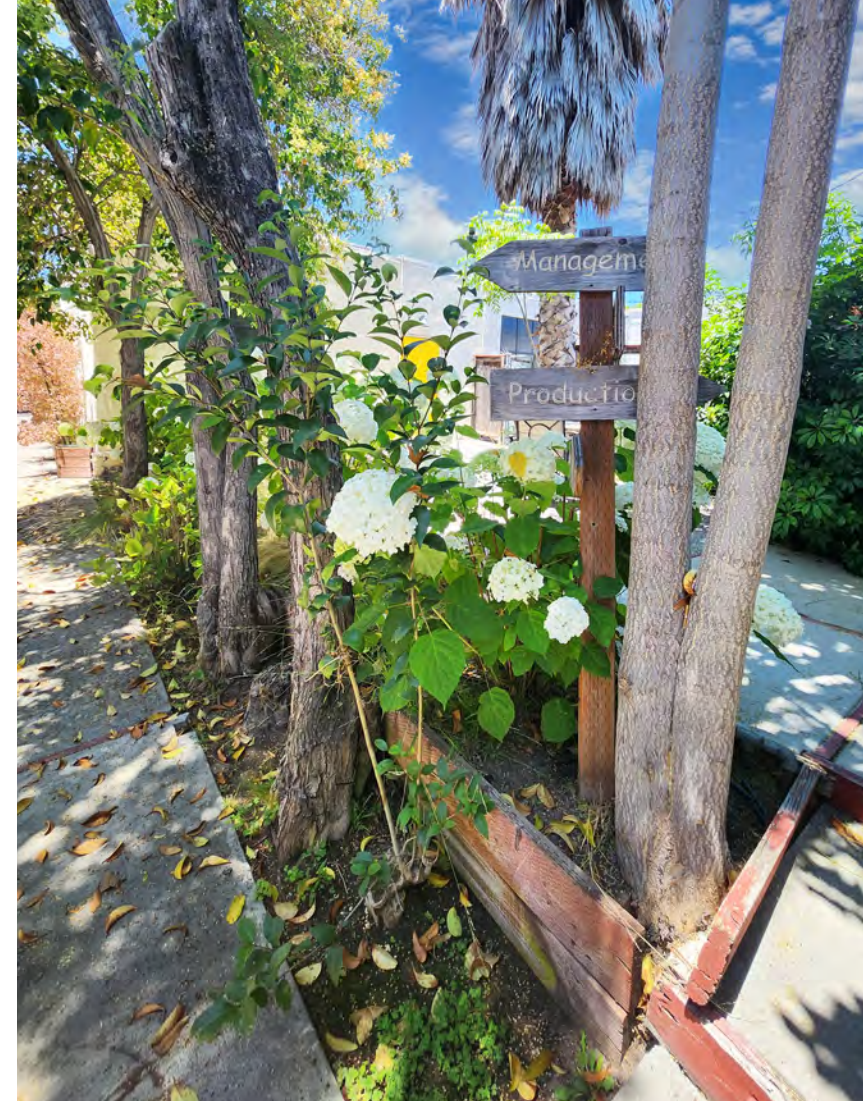


**WATCH
VIDEO**



1108-1112½ TAMARIND AVE. LOS ANGELES, CA 90038



THE STUDIOS

★★★★★on★★★★★

Tamarind

POTENTIAL USES

MEDIA | LIGHT MANUFACTURING | MEDICAL

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

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OVANESS-ROSTAMIAN GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com



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THE OFFERING



Offering Price: \$6,250,000



Address: 1108-1112½ Tamarind Ave. Los Angeles, CA 90038



Highly Functional Studio-Office Campus Hollywood Location



APN: 5534-010-011, 5534-010-012



Existing Building: 8,756 SF



Building 1 - 1112 Tamarind Avenue:

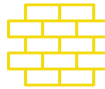
Single-story studio building containing 2,400 square feet; it is of concrete construction with a painted stucco finish and factory-style windows on a concrete slab.



Existing Land: 13,068 SF

Building 2 - 1112½ Tamarind Avenue:

One-story studio building containing 996 square feet; it is a combination of masonry and wood frame and stucco construction atop a concrete slab.



Year Built: 1963, 1949

Building 3 - 1108 Tamarind Avenue:

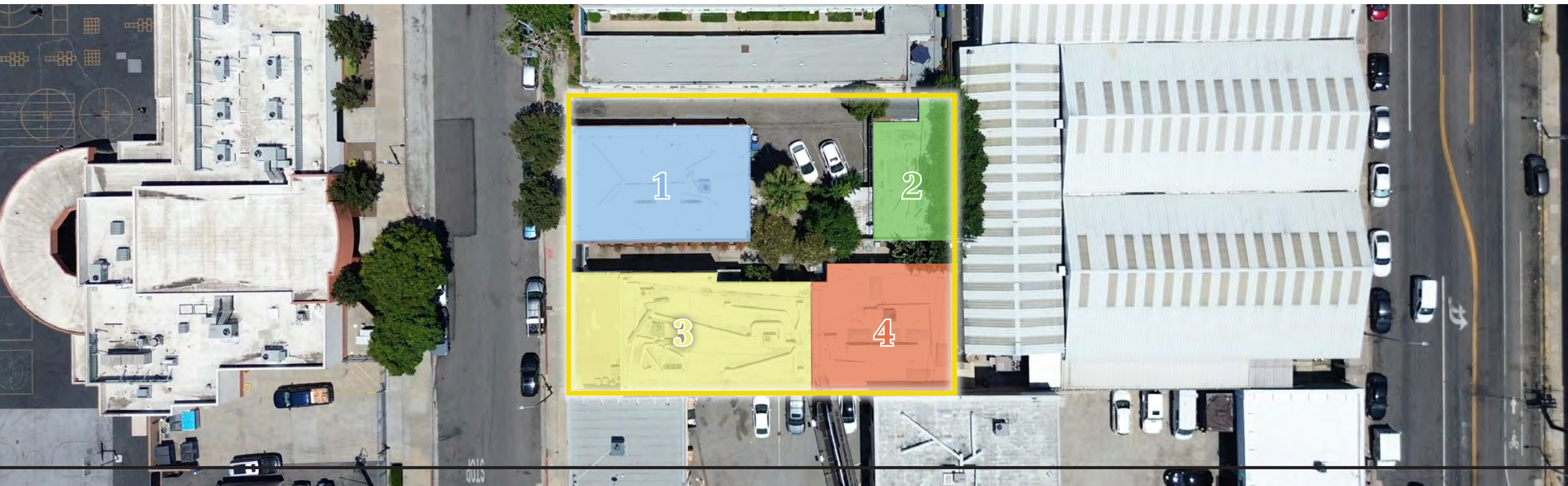
A partial two-story building containing 3,472 square feet; it is of masonry, concrete and wood frame and stucco construction on a concrete slab.



Current Zoning: CM-1VL (AB) 2097 Eligible

Building 4 - 1108½ Tamarind Avenue:

A single-story masonry and wood frame and stucco studio building with 1,888 square feet that is attached to the 1108 building on the east.



INVESTMENT OVERVIEW & HIGHLIGHTS

Located at 1108 to 1112½ Tamarind Avenue in Los Angeles, California, this property offers an exceptional investment opportunity for studio use. Once the residence and studio of the late June Claire Wayne (1918-2011), the property has a rich history as the birthplace of the Tamarind Lithography Workshop, founded with the support of the Ford Foundation in 1960. This workshop played a pivotal role in revitalizing lithography in the United States and has left a lasting legacy.

Situated within the Hollywood Studios District and governed by a city-certified Neighborhood Council dedicated to advocating for land uses related to movie and media production, this property is strategically positioned for success in the entertainment industry.

The property's physical attributes make it an excellent fit for media, light manufacturing or medical uses. It comprises four separate buildings, offering a total of 8,756 square feet of leasable space on a generous 13,068-square-foot lot. A central patio seamlessly connects these buildings, fostering a collaborative and inspiring campus-like atmosphere that encourages creative work environments.

The live/work component of the property provides flexibility for artists and creative professionals, making it a comprehensive studio solution. It comes equipped with two full kitchens and one half kitchen, ensuring culinary needs are met. Additionally, it offers 24 private offices, dozens of support staff desks, including a built-in six-office cubicle, accommodating various studio-related operations.

With six bathrooms and four showers, convenience is paramount for studio users. The open floor plans are move-in ready, minimizing setup time and costs, making it an efficient choice for studio operations.

The property's zoning, CM-1VL (Commercial Manufacturing) in the City of Los Angeles, is well-suited for various commercial, limited manufacturing, and medical uses, making it an attractive option for studio operations, including art and media studios, lithography, and film production. The flexible zoning allows for creative adaptation to meet the specific needs of users. The property also benefits from assembly bill (AB) 2097 - reduced parking requirements.

Strategically located just off Santa Monica Boulevard in the heart of Hollywood's entertainment industry, the property benefits from its proximity to major studios, including Netflix and Paramount Studios. It also enjoys convenient access to iconic Hollywood landmarks, such as Sunset Boulevard and the Hollywood Walk of Fame.

This property offers unique and sought-after features for studio users, including high ceilings and a distinctive campus-like layout, making it an ideal investment for those in the creative industry seeking an inspiring and functional studio space with a rich artistic history and an adaptable zoning designation.

• **Rich History:** This Property, Once the Residence and Studio of Renowned Lithographer June Claire Wayne, Boasts a Storied History as the Birthplace of the Tamarind Lithography Workshop, a Pivotal Contributor to the American Print Renaissance.

• **Strategic Location:** Situated within the Hollywood Studios District, this Property is Strategically Positioned at the Heart of the Entertainment Industry, Offering Convenient Access to Major Studios and Supporting Amenities.

• **Multiple Buildings:** Comprising Four Separate Buildings, this Property Provides 8,756 Square Feet of Leasable Space, with a Central Patio that Encourages Collaboration and Creative Synergy Among Occupants.

• **Live/Work Flexibility:** The Inclusion of a Live/Work Component Allows for Versatility in Utilization, Making it an Ideal Choice for Artists, Creative Professionals, and Studios with Diverse Needs.

• **Well-Equipped Facilities:** Equipped with Multiple Kitchens, 24 Private Offices, Dozens of Support Staff Desks, and Ample Amenities, the Property is Ready for Immediate Use, Minimizing Setup Time and Expenses.

• **Prime Location:** Located just off Santa Monica Boulevard, the Property Offers Proximity to Major Studios and Iconic Hollywood Landmarks, Making it a Strategic Asset for Studios in the Entertainment Industry.

• **Unique Features:** The Property's High Ceilings and Distinctive Campus-Like Layout Set it Apart, Offering a Unique and Inspiring Environment for Studio Use.

• **Versatile Zoning:** With its CM-1VL Zoning Designation, this Property is Perfectly Suited for Creative Studios and Production Spaces, Accommodating a Wide Range of Artistic and Commercial Activities.

This property combines a rich artistic legacy, strategic location, versatile zoning, and essential facilities, making it a compelling investment for studios, users and investors seeking an inspiring and functional creative space for their endeavors.



PROPERTY PHOTOS

BUILDING EXTERIOR

Building 1 - 1112 Tamarind Avenue

Building 2 - 1112½ Tamarind Avenue

Building 3 - 1108 Tamarind Avenue

Building 4 - 1108½ Tamarind Avenue

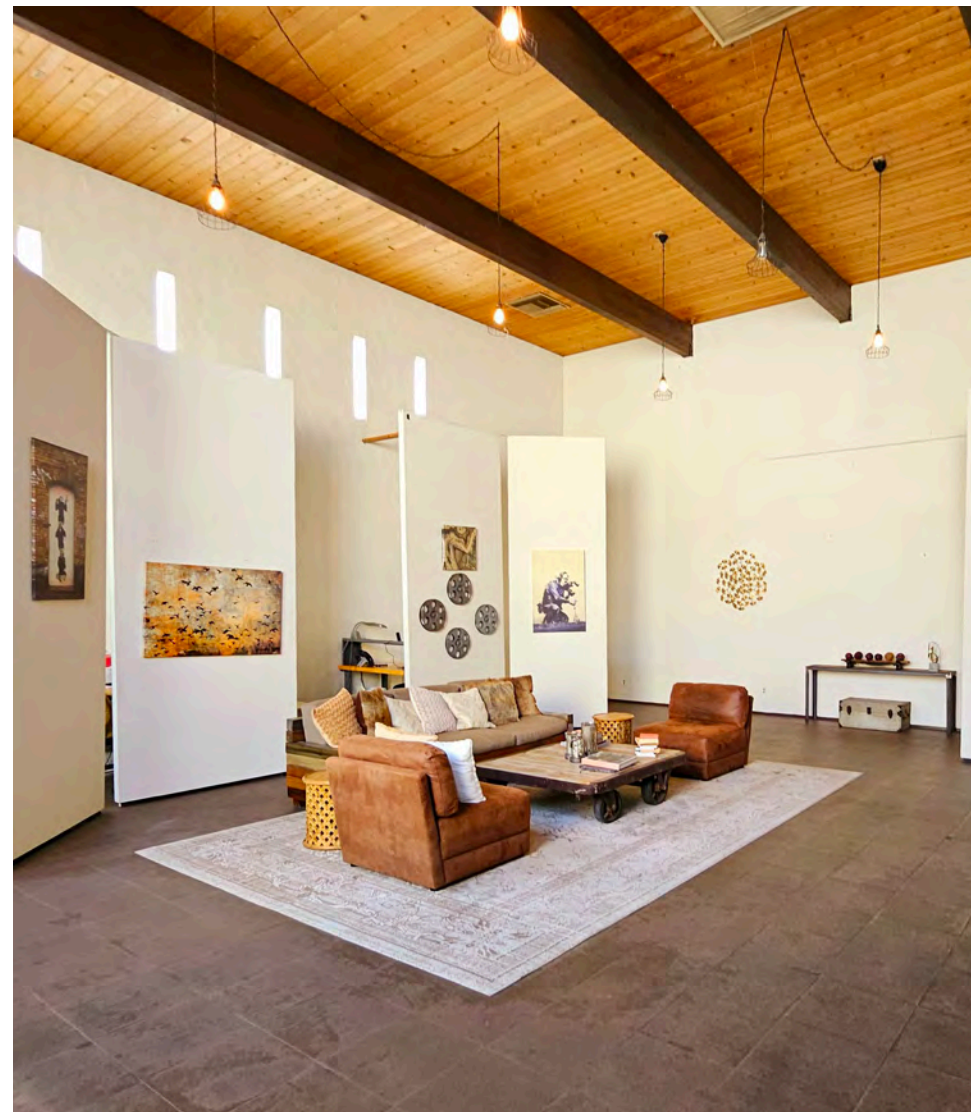


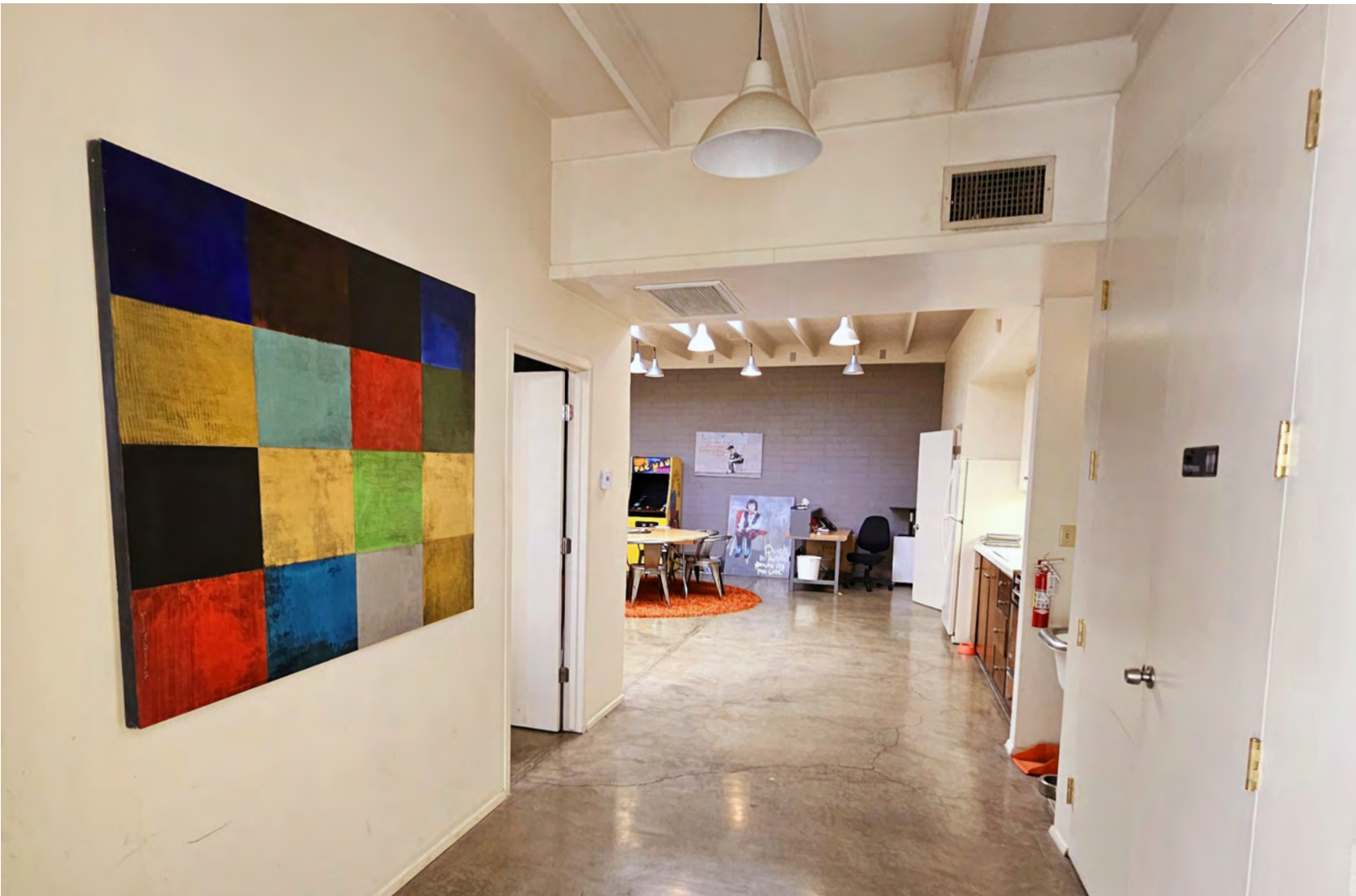


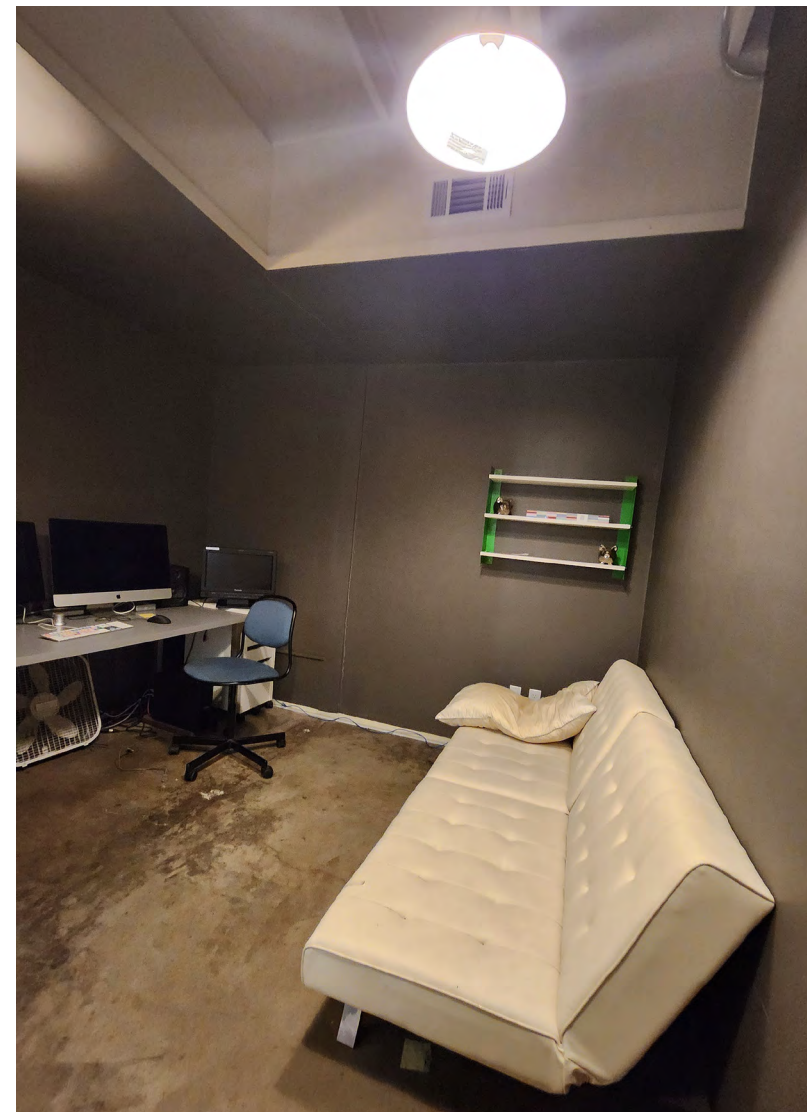


PROPERTY PHOTOS

BUILDING INTERIOR











BEAUTY & Essex
RESTAURANT • LOBBY • RAWI • SHEEP

TAO

EQUINOX CHASE

BED BATH & BEYOND **LOS ANGELES**
THE HOLLYWOOD PALLADIUM
EST. 1940

Walgreens
McDonald's
Target **WSS**
Shoes. Style. Selection.

Sunset Blvd.

39,610
CARS PER DAY

tendergreens **24 FITNESS** **McDonald's** **ARCLIGHT CINEMAS**
Bank of America **STAPLES**
The Dome Entertainment Centre

TRADER JOE'S

Denny's **Starbucks COFFEE**
T-Mobile **Roscoe's**
SUGARFISH
BY SUSHI NOZAWA

Arbys **Exxon**
AMERICAN TIRE DEPOT
Complete Auto Care

Hollywood Fwy.

223,000
CARS PER DAY

41,400
CARS PER DAY

Office DEPOT **Pollo Loco**

SUBJECT
THE STUDIOS

Tamarind

3,846
CARS PER DAY

37,500
CARS PER DAY

BERNSTEIN
660 Students

Santa Monica Blvd.

Starbucks COFFEE **Mobil** **Jack in the box**

33,907
CARS PER DAY

40,689
CARS PER DAY

US
101

North Highland Ave.

Vine St.

North El Centro Ave.

North Grover St.

North Bronson Ave.

Western Ave.

49,463
CARS PER DAY

CVS

PAVILIONS

HOLLYWOOD FOREVER CEMETERY

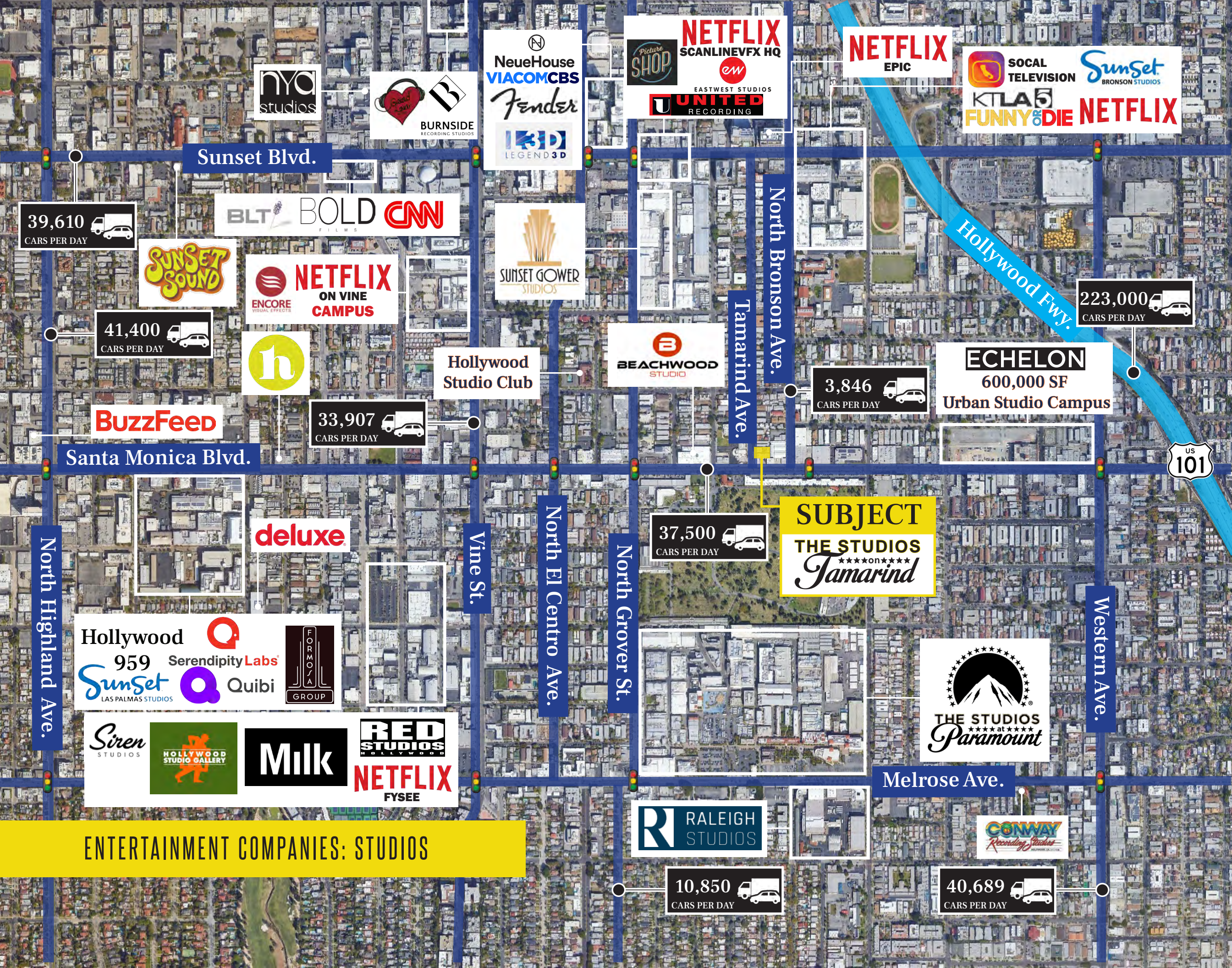
49,463
CARS PER DAY

Melrose Ave.

Wilshire Country Club

10,850
CARS PER DAY

AERIAL MAP



39,610
CARS PER DAY

BLT BOLD CNN

SUNSET SOUND

ENCORE VISUAL EFFECTS
NETFLIX ON VINE CAMPUS

SUNSET GOWER STUDIOS

41,400
CARS PER DAY

h

Hollywood Studio Club

BEACHWOOD STUDIO

3,846
CARS PER DAY

ECHELON
600,000 SF
Urban Studio Campus

223,000
CARS PER DAY

BuzzFeed

33,907
CARS PER DAY

Santa Monica Blvd.

SUBJECT
THE STUDIOS
*****on*****
Tamarind

37,500
CARS PER DAY

North Highland Ave.

deluxe

Vine St.

North El Centro Ave.

North Grover St.

Western Ave.

Hollywood 959 Serendipity Labs
Sunset LAS PALMAS STUDIOS Quibi FORMOSA GROUP

THE STUDIOS
*****at*****
Paramount

Siren Studios HOLLYWOOD STUDIO GALLERY Milk NETFLIX FYSEE RED STUDIOS HOLLYWOOD

Melrose Ave.

RALEIGH STUDIOS

10,850
CARS PER DAY

CONWAY Recording Studios

40,689
CARS PER DAY

ENTERTAINMENT COMPANIES: STUDIOS

THE LOS ANGELES FILM SCHOOL
BEAUTY & Essex
BED BATH & BEYOND

CHASE
NYC studios
TAO
TRADER JOE'S
EQUINOX

STAPLES
tender greens
The Dome Entertainment Centre
ARCLIGHT CINEMAS
Bank of America
BOLD FILMS
McDonald's
BLT CNN

VIACOMCBS
THE HOLLYWOOD PALLADIUM
Fender
NeueHouse

PANTAGES
Capitol RECORDS

BURNSIDE RECORDING STUDIOS

SUNSET GOWER STUDIOS
EM EASTWEST STUDIOS
UNITED RECORDING
NETFLIX
SCANLINEVFX HQ

Denny's
T Mobile
STARBUCKS COFFEE

LA FITNESS
enterprise
THE FONDA THEATRE

Roscoe's SUGARFISH BY SUSHI HOZANA

HOLLYWOOD WALK OF FAME

NETFLIX EPIC

Arbys

Exxon AMERICAN TIRE DEPOT

SOCAL TELEVISION
KTLA 5
Sunset BRONSON STUDIOS
FUNNY OR DIE

HELEN BERNSTEIN HIGH SCHOOL
660 Students

NETFLIX

SUBJECT
THE STUDIOS
on Tamarind

13,402 CARS PER DAY

37,500 CARS PER DAY

Santa Monica Blvd.

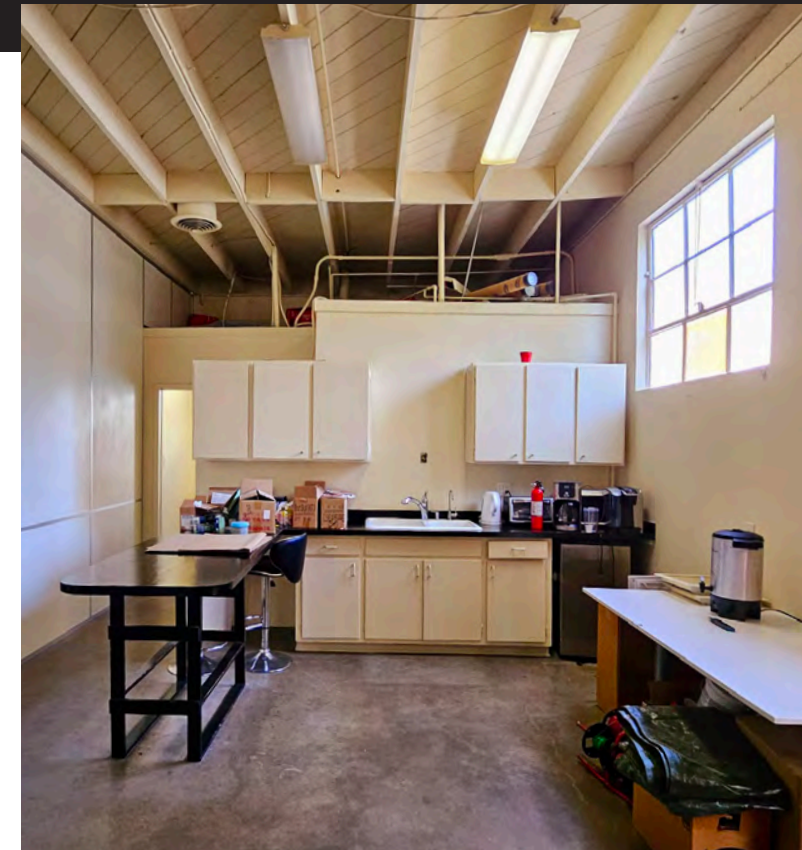
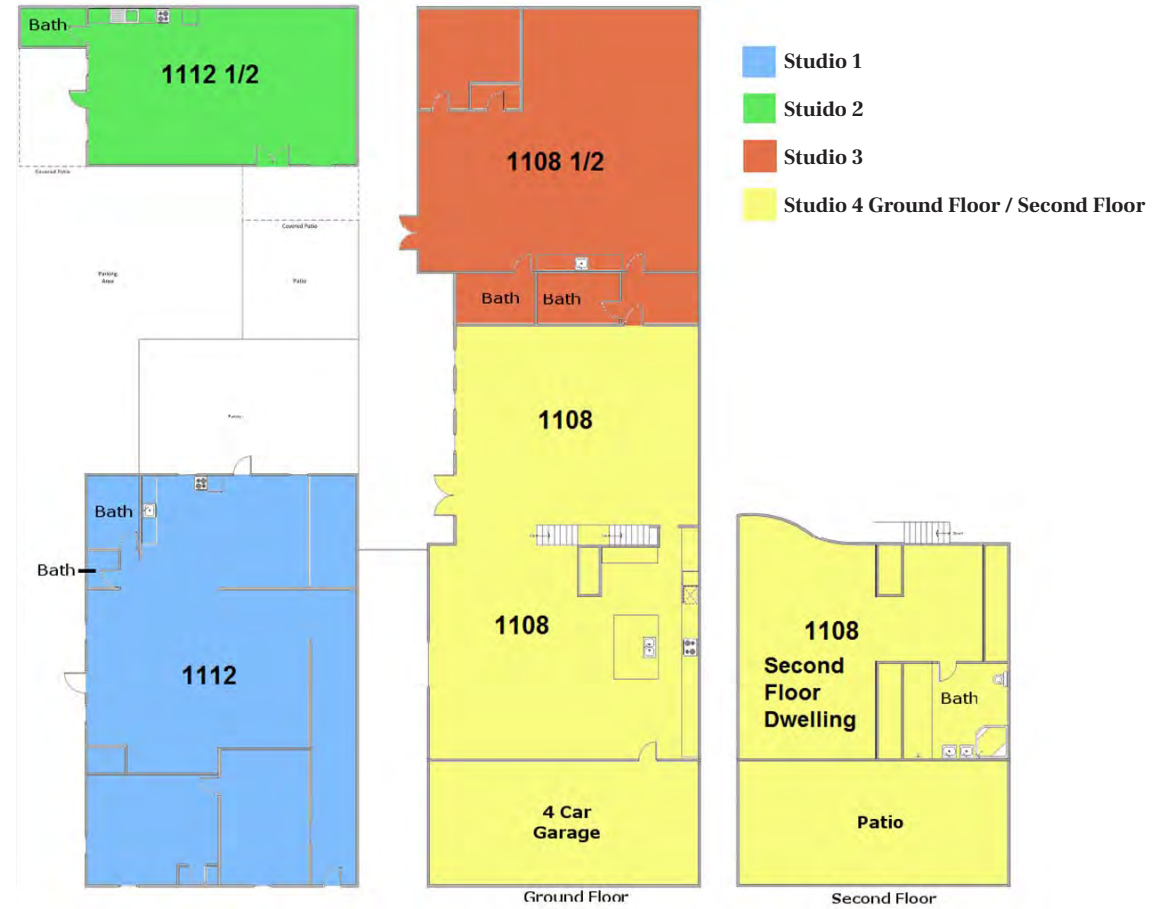
Tamarind Ave.

North Bronson Ave.



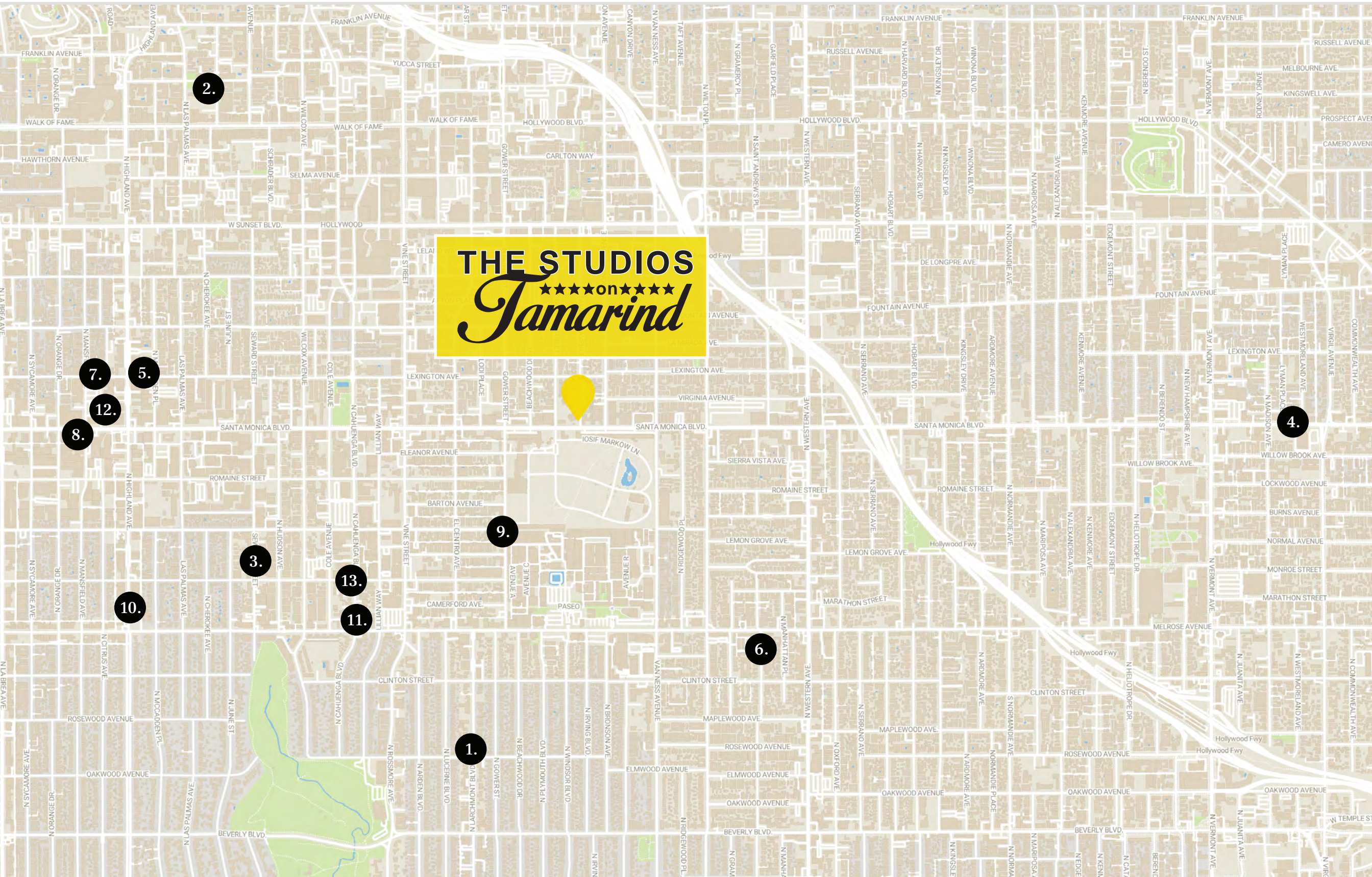
FLOOR PLAN DETAILS

Space Type	Floor Plan Color	Building Area (SF)
Studio 1	Blue	2,241
Studio 2	Green	869
Studio 3	Orange	1,803
Gallery - Ground Floor	Yellow	2,270
Gallery - Second Floor	Yellow	850
<i>Sub-Total</i>		8,033
Garage	None	741
Patio	None	741
Grand Total		9,515



SOLD & FOR SALE COMPARABLES

SOLD & FOR SALE COMPARABLES



SOLD COMPARABLES

	Description	Address	Submarket	Sale Price	Building SF	Building \$/PSF	Land Area SF	Land \$/PSF	Year Built	Sale Date	Market Time (Days)
1.	Office	503 N. Larchmont Blvd Los Angeles, CA 90004	Hollywood	\$2,850,000	3,700	\$770	6,970	\$409	1978	3/29/2024	108
2.	Creative Office	1741 N. Cherokee Ave Los Angeles, CA 90028	Hollywood	\$5,375,000	6,743	\$797	18,000	\$299	2012	3/1/2024	-
3.	Light Manufacturing	830 Seward St Los Angeles, CA 90038	Hollywood	\$4,941,500	6,208	\$796	6,970	\$709	1971	1/31/2024	491
4.	Showroom	4565 Santa Monica Blvd Los Angeles, CA 90029	Hollywood	\$3,000,000	3,900	\$769	5,227	\$574	1964	10/31/2023	994
5.	Office	6769 Lexington Ave Los Angeles, CA 90038	Hollywood	\$1,075,000	1,625	\$662	2,178	\$494	1968	10/30/2023	-
6.	Office	648 N. St. Andrews Pl Los Angeles, CA 90004	Hollywood	\$2,950,000	4,492	\$657	6,098	\$484	1967	7/21/2023	129
AVERAGES				\$3,365,250	4,445	\$742	7,574	\$495	1977		431

FOR SALE COMPARABLES

	Description	Address	Submarket	Sale Price	Building SF	Building \$/PSF	Land Area SF	Land \$/PSF	Year Built	Market Time (Days)	
7.	Loft/Creative Space	6860 Lexington Ave Los Angeles, CA 90038	Hollywood	\$11,750,000	20,000	\$588	18,818	\$624	1968	52	
8.	Loft/Creative Space	6910-6912 Santa Monica Blvd Los Angeles, CA 90038	Hollywood	\$4,999,500	6,666	\$750	6,098	\$820	1945	56	
9.	Creative Office	5802-5806 Willoughby Ave Los Angeles, CA 90038	Hollywood	\$6,995,000	9,500	\$736	6,534	\$1,071	2013	95	
10.	Loft/Creative Space	752-758 N. Highland Ave Los Angeles, CA 90038	Hollywood	\$6,950,000	10,720	\$648	11,761	\$591	1948	142	
11.	Office	726 N. Cahuenga Blvd Los Angeles, CA 90038	Hollywood	\$3,495,000	3,600	\$971	5,767	\$606	1984	179	
12.	Flex/Office	1140 N. Citrus Ave Los Angeles, CA 90038	Hollywood	\$9,765,000	12,600	\$775	20,275	\$482	1951	245	
13.	Office	6007-6011 Waring Ave Los Angeles, CA 90038	Hollywood	\$2,950,000	3,089	\$955	3,398	\$868	1962	793	
AVERAGES				\$6,700,643	9,454	\$775	10,379	\$723	1967		223

PRICING DETAILS

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

OWNER-USER-SBA VS. CONVENTIONAL

VALUATION SUMMARY

	SBA FINANCING		CONVENTIONAL FINANCING	
Price	\$6,250,000		\$6,250,000	
Required Equity	\$625,000	10%	\$2,187,500	35%
Total Building Sq. Ft.	8,756		8,756	
Land Sq. Ft.	13,068		13,068	
Land Price / SF	\$478		\$478	
Building Price / SF	\$714		\$714	

OPERATING COST

Property Expenses	(\$98,417)	(\$98,417)
Expense Reimbursement	\$0	\$0
Mortgage Payment	(\$414,509)	(\$299,368)
Carrying Cost	(\$512,926)	(\$397,784)
Monthly Carry Cost	(\$42,744)	(\$33,149)
Monthly Carry \$/PSF	(\$4.88)	(\$3.79)

FINANCING

	SBA 20 YRS. Loan	CONVENTIONAL
Loan To Value	\$5,625,000	\$4,062,500
Term	20	10
Interest Rate	5.50%	5.50%
Amortization	25	25
Annual Mortgage Payment	\$414,509	\$299,368
Interest Payment	\$306,684	\$221,494
Principle Payment	\$107,825	\$77,874

TAX BENEFITS

	SBA 20 YRS. Loan	CONVENTIONAL
Standard Depreciation Per Year	\$120,192	\$120,192
Interest Write Off Per Year	\$306,684	\$221,494
Property Tax	\$72,845	\$72,845
Total Annual Write Off	\$499,721	\$414,531

OPERATING EXPENSES

	\$ Per Yr.	\$ Per SF
Property Tax	\$72,845	\$8.32
Insurance	\$7,005	\$0.80
CAM	\$6,567	\$0.75
Maintenance/Repair	\$12,000	\$1.37
Total Expenses	(\$98,417)	(\$0.94)

THE STUDIOS
★★★★ at ★★★★★
Tamarind

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

PARAMOUNT

Paramount Studios, located in Hollywood, is one of the most iconic and historic film studios in the world. The studio's location places it in the center of the entertainment industry, making it easily accessible to other major studios, production companies, and the famous Hollywood Boulevard. The studio lot covers approximately 65 acres of prime real estate in the heart of Hollywood. It includes sound stages, backlots, production offices, and various facilities dedicated to film and television production. The studio lot has a rich history and is known for its classic Hollywood architecture. They offer tours and insights into the history of the studio and often include visits to famous movie sets and soundstages. Paramount Studios is renowned for its role in shaping the entertainment industry. It has been the home to legendary directors, actors, and filmmakers. The studio's iconic mountain logo is synonymous with Hollywood itself. Paramount has received numerous Academy Awards and played a pivotal role in the development of the film industry. Paramount Studios in Hollywood is not only a historic and iconic film studio but also a popular tourist destination. Its central location, history, and contributions to the world of cinema make it a significant part of the entertainment landscape in Los Angeles and the global film industry.



NETFLIX

Netflix has expanded its presence in Hollywood in various ways, including leasing office space, production facilities, and content creation. The company has invested significantly in real estate in the area to support its film and television production efforts. Netflix established a prominent presence in Hollywood, Los Angeles, by leasing and developing several facilities. The company's main offices, production studios, and other key assets are strategically located in and around Hollywood, which is a hub of the entertainment industry. The choice of Hollywood as a central location underlined Netflix's commitment to becoming a major player in the traditional film and television industry. Being in Hollywood allowed the company to collaborate closely with creative talent, production teams, and other industry professionals.



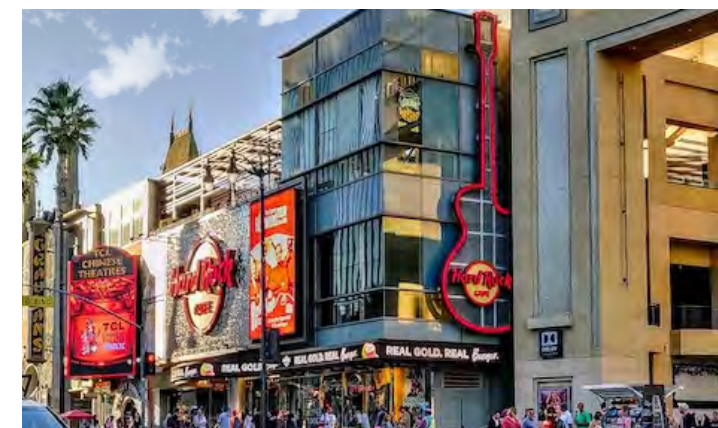
SUNSET GOWER STUDIOS

Sunset Gower Studios is situated at 1438 North Gower Street in the heart of Hollywood. It's conveniently located in a neighborhood that's synonymous with the entertainment industry, making it easily accessible to other studios, post-production facilities, and various entertainment businesses. The studio has a rich history dating back to the early days of Hollywood. It was originally established in 1912 as Columbia Pictures Studio, one of the first studios to be located in Hollywood. Over the years, Sunset Gower Studios has been the filming location for numerous well-known movies and television shows. Some productions that have used the facilities at Sunset Gower Studios include "The Golden Girls," "Mad About You," "The Fresh Prince of Bel-Air," and "The Shield," among many others. The studio has been renovated and modernized to meet the needs of contemporary filmmakers. It offers state-of-the-art equipment, soundstages, and production facilities to accommodate the demands of the entertainment industry.



HOLLYWOOD WALK OF FAME

Hollywood, often referred to as the "Entertainment Capital of the World," is known for its worldwide recognition in the fields of fame, entertainment, movies, and being a major tourist hub. Hollywood is at the epicenter of the global entertainment industry and is the birthplace of the American film industry including the location of major studios such as Warner Bros., Universal, and Paramount. The neighborhood hosts countless events, premieres, and awards ceremonies, including the Academy Awards (Oscars), which are among the most prestigious in the film industry. Hollywood Boulevard is one of the most iconic streets in the world, known for its Walk of Fame which features more than 2,600 brass stars embedded in the sidewalk, each bearing the name of a notable celebrity from various entertainment fields. This street is also home to historic theaters like the TCL Chinese Theatre and the Dolby Theatre, where the Oscars are held. It's a hub for tourists and a central attraction in the neighborhood. Hollywood is a global epicenter of fame and entertainment, with its iconic Hollywood Boulevard and the nearby studios being major attractions. It's a place where people come to experience the magic of the entertainment industry, see their favorite stars' names on the Walk of Fame, and soak in the history and glamour of the film and music worlds.



ABOUT LOS ANGELES, CA

THE STUDIOS
★★★★★
Tamarind

1-Mile

3-Mile

5-Mile

Los Angeles is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to 10.1 million residents. The city of Los Angeles accounts for more than four million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are two of the largest and busiest ports in the nation, making the metropolitan area a key link in the international supply chain.



JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities attract companies and residents to the sizable metro.



1,042,733

2023 Total Population
within 5-Mile Radius



\$102,016

Average Household Income
within 5-Mile Radius



\$69,993

Total Average Household Retail Expenditure
within 5-Mile Radius

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	74,457	486,843	1,068,690
2023 Estimate			
Total Population	70,360	471,950	1,042,733
2020 Census			
Total Population	64,936	453,153	1,013,412
2010 Census			
Total Population	64,829	455,752	1,001,430
Daytime Population			
2023 Estimate	80,955	465,628	1,213,347
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	33,721	228,077	468,091
2023 Estimate			
Total Households	31,450	219,963	453,882
Average (Mean) Household Size	2.2	2.1	2.3
2010 Census			
Total Households	30,105	215,099	445,448
2010 Census			
Total Households	26,863	202,381	412,823
Occupied Units			
2028 Projection	37,088	246,463	508,238
2023 Estimate	34,676	237,748	493,087
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$150,000 or More	8.7%	15.3%	16.7%
\$100,000-\$149,999	12.2%	14.1%	14.1%
\$75,000-\$99,999	11.2%	11.7%	11.6%
\$50,000-\$74,999	16.5%	16.1%	15.1%
\$35,000-\$49,999	12.1%	11.0%	10.5%
Under \$35,000	39.3%	31.8%	32.0%
Average Household Income	\$73,244	\$98,452	\$102,016
Median Household Income	\$48,137	\$60,558	\$61,851
Per Capita Income	\$33,447	\$46,247	\$44,876

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$61,779	\$69,722	\$69,993
Consumer Expenditure Top 10 Categories			
Housing	\$23,196	\$26,189	\$26,223
Transportation	\$11,334	\$12,380	\$12,312
Food	\$8,071	\$9,007	\$9,004
Personal Insurance and Pensions	\$6,570	\$7,784	\$7,779
Healthcare	\$4,056	\$4,523	\$4,636
Entertainment	\$2,252	\$2,647	\$2,684
Apparel	\$1,557	\$1,759	\$1,777
Cash Contributions	\$1,505	\$1,748	\$1,832
Gifts	\$1,159	\$1,260	\$1,329
Education	\$849	\$1,013	\$1,054
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	70,360	471,950	1,042,733
Under 20	17.4%	16.6%	18.7%
20 to 34 Years	28.1%	27.2%	26.9%
35 to 39 Years	9.3%	10.0%	9.2%
40 to 49 Years	14.8%	15.4%	14.5%
50 to 64 Years	18.2%	17.9%	17.5%
Age 65+	12.2%	12.8%	13.2%
Median Age	37.3	38.0	37.3
Population 25+ by Education Level			
2023 Estimate Population Age 25+	53,571	368,354	781,204
Elementary (0-8)	13.6%	10.0%	12.7%
Some High School (9-11)	8.5%	6.5%	7.4%
High School Graduate (12)	19.7%	16.4%	16.8%
Some College (13-15)	15.2%	14.9%	15.3%
Associate Degree Only	5.4%	5.6%	5.6%
Bachelor's Degree Only	28.0%	32.8%	28.8%
Graduate Degree	9.7%	13.7%	13.3%

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