



3219-3249 OVERLAND AVENUE

OFFERING MEMORANDUM — LOS ANGELES, CALIFORNIA 90034

Marcus & Millichap
LAAA TEAM

 ZACUTO GROUP

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Activity ID #ZAG0120338

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3219-3249 OVERLAND AVENUE

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3219-3249 OVERLAND AVENUE

Overview

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Executive Summary

This offering presents a rare, unentitled development opportunity in the Palms neighborhood of West Los Angeles, comprising three contiguous parcels totaling approximately 39,666 square feet (~0.91 acres). Zoned R3-1 and offered as a single combined site, the property includes two vacant lots and one improved parcel with a 10-unit rent-stabilized building. Its strategic Westside location, flexible zoning, and eligibility for a wide range of incentive programs make it an attractive candidate for large-scale market-rate or affordable housing development.

The site qualifies for multiple high-impact development pathways, including the City of Los Angeles's Mixed-Income Incentive Program (MIIP), California's State Density Bonus Law (SDBL) with AB 1287 enhancements, and SB 684's ministerial approval process (applicable to the two vacant parcels). Each path offers a distinct mix of density potential, affordability requirements, and entitlement complexity—allowing developers to tailor the project to their financing strategy and business plan.

Further enhancing its viability, the site is designated as both a HUD Difficult Development Area (DDA) and a “Highest Resource” Area under the 2025 TCAC/HCD Opportunity Area Maps. These designations provide a 30% basis boost for LIHTC-eligible costs (DDA) and improved scoring competitiveness for 9% tax credits and other state funding programs (Highest Resource).

Developers may pursue one of four primary entitlement strategies:

By-Right:	~49 Market-Rate Units, 3.0:1 FAR, Standard Discretionary Entitlement Process.
SDBL + AB 1287:	Up to ~100 Units (with 11% VLI + 15% Moderate Income set-asides), ~4.05:1 FAR, with Waiver Incentives and likely Parking Exemptions
SB 684 (Vacant Lots Only):	10 Units per Vacant Parcel (20 total), Ministerial Approval, No Affordability Requirement.
MIIP OC-2 / TOIA 1:	Highest Yield Scenario—4.5:1 FAR and ~178,497 SF GFA, up to 6 Stories, no Parking Required, with set-aside options of 12% VLI, 11% ELI, or 25% LI.

Located in a TOC Tier 2 area and a Low VMT zone, the property also benefits from eligibility for parking reductions and ministerial approval processes under AB 2097 and AB 2334. The site is being marketed unpriced via a Request for Offer process. Whether a developer is pursuing a high-density market-rate plan or a LIHTC-financed mixed-income project, this unified assemblage offers one of the most versatile and scalable infill opportunities on the Westside.

Site & Planning Context

APNs	4254-011-037, 4254-011-038, 4254-011-028	Zoning	R3-1
Addresses	3219 (or 3233), 3239, and 3249 S Overland Avenue, Los Angeles, CA 90034	General Plan Land Use	Medium Residential
Total Lot Area	Approximately 39,666 square feet (~0.91 acres) (Buyer to verify) Parcel 4254-011-037: ~17,600 sq ft (~0.40 acres) Parcel 4254-011-038: ~12,400 sq ft (~0.28 acres) Parcel 4254-011-028: ~9,666 sq ft (~0.22 acres)	Height District	1
		Community Plan Area	Exposition Corridor Transit Neighborhood Plan West LA Transportation Improvement and Mitigation Plan
		Specific Plans	Palms - Mar Vista - Del Rey



Site & Planning Context

Verified Incentive Eligibility:

- TOC Tier 2: Eligibility for TOC Tier 2 establishes qualification for the MIIP program. The MIIP program provides an alternative development standard that may be elected instead of the standard TOC incentives.
- MIIP OC-2 / TOIA 1
- AB 2097 (Parking Waiver): Site is located within a half-mile of a major transit stop, allowing for potential parking minimum exemptions.
- SB 684 (vacant lots only): Allows ministerial approval for up to 10 units per eligible parcel.
- AB 2334 (Low VMT area): This state law provides a pathway for ministerial approval and exemption from minimum parking requirements for 100% affordable housing projects on eligible sites, which include High Resource and Low VMT areas like this one.
- HUD Difficult Development Area (DDA)
- 2025 TCAC/HCD “Highest Resource” Area

Topography / Grading:

The site is not officially located within a Hillside Area per LAMC, but it is flagged as a Special Grading Area in ZIMAS, indicating the presence of slope. Developers should anticipate potential additional grading requirements and the need for retaining structures.

Unentitled Site:

The site is unentitled with no active development entitlements, plans, or applications currently in process.



INVESTMENT OVERVIEW

3219-3249 OVERLAND AVENUE

Existing Building Summary

Address	3249 S Overland Avenue
Year Built	1961
Gross SF	Approximately 13,858 SF
Units	10 (Regulated under the City of Los Angeles Rent Stabilization Ordinance - RSO)
Unit Mix	8 x 2 Bed / 1.5 Bath units at approximately 1,250 SF each 2 x 3 Bed / 2 Bath units at approximately 1,600 SF each
Current Rents & Occupancy (as of May 2025)	5 units are currently vacant (Units 3, 4, 6, 7, 8). Total Collected Rent for May 2025: \$9,506.65 Rent Range for Occupied Units: \$1,253.90 - \$2,500/month

RSO Applicability:

Redevelopment involving the demolition of this building triggers tenant relocation assistance and unit replacement requirements in accordance with LAMC Section 151.28 and regulations established by the Los Angeles Housing Department (LAHD). Potential buyers should factor these requirements into their development feasibility analysis.



Development Options Comparison Table

Option	Governing Program	Max Units (Est.)	Affordability Required	Max FAR	Max GFA (SF)	Max Height / Stories	Parking	Approval Pathway
1. By-Right	LAMC 12.10 (Base R3-1)	~49	None	3.0:1	~118,998	45 ft / 3 stories	Standard R3	Discretionary
2. SDBL + AB 1287	LAMC 12.22 A.37 + AB 1287	~100 (Theoretical)	Yes (e.g., 11% VLI + 15% Moderate)	~4.05:1 (Estimated Maximum)	~160,657	~56 ft (Estimated)	Likely Waived	Streamlined Discretionary
3. SB 684 (Vacant)	SB 684 (State Law)	10 + 10 on Vacant Lots	None	Base R3-1 (3.0:1)	~89,000 (2 lots)	45 ft / 3 stories	Likely Waived	Ministerial (2 parcels)
4. MIIP OC-2 / TOIA 1	LAMC 12.22 A.38 (Ordinance 188179)	Design Dependent	12% VLI or 11% ELI or 25% LI	4.5:1 (Verified)	~178,497	6 stories / ~67 ft	None Required	Streamlined Discretionary

Note regarding Affordable Options (2 & 4): Development pathways including affordable units may benefit financially from the site's HUD Difficult Development Area (DDA) status, which provides a 30% boost to the LIHTC eligible basis for qualifying affordable units, and its Highest Resource status, which improves competitiveness for state funding programs, including Low Income Housing Tax Credits (LIHTC).

INVESTMENT OVERVIEW

3219-3249 OVERLAND AVENUE

Detailed Development Options

Option 1: By-Right Development (R3-1 Zoning)

This base zoning scenario provides a conservative, market-rate development path under existing entitlements, without affordability mandates.

Zoning	R3-1 (Residential, Medium Density)
Lot Area	~39,666 SF (~0.91 acres)
Estimated Unit Count	~49 units (1 unit per 800 SF of land)
Floor Area Ratio (FAR)	3.0:1
Max Gross Floor Area (GFA)	~118,998 SF
Height Limit	45 feet / 3 stories
Parking	Subject to standard R3 code requirements
Affordability	No affordable units required
Approval Path	Standard discretionary entitlement process

This option may appeal to developers seeking a simpler, lower-density project without inclusionary housing requirements.



INVESTMENT OVERVIEW

3219-3249 OVERLAND AVENUE

Detailed Development Options

Option 2: State Density Bonus + AB 1287 (Maximized Density with Affordability)

This scenario utilizes California's State Density Bonus Law (SDBL) and AB 1287 to double the base unit count while satisfying required affordability set-asides.

Base Unit Count	49 units
Potential with 100% Bonus	~100 units
Affordability Set-Asides (per AB 1287)	11% Very Low Income (VLI) 15% Moderate Income
Estimated FAR	~4.05:1
Estimated GFA (Note: FAR is estimated based on typical bonus modeling, not a statutory cap under SDBL)	~160,657 SF
Height Limit	~56 feet (achievable via incentives/waivers)
Parking	Likely waived under AB 2097 (within ½-mile of major transit stop)
Approval Path	Standard discretionary entitlement process

Additional Benefits:

- HUD DDA designation provides a 30% LIHTC basis boost
- Highest Resource Area improves funding competitiveness

This option offers a balanced path between density and entitlement complexity, while unlocking public financing advantages.



INVESTMENT OVERVIEW

3219-3249 OVERLAND AVENUE

Detailed Development Options

Option 3: SB 684 (Ministerial Path for Vacant Parcels Only)

SB 684 enables streamlined development on eligible small sites without affordability requirements—but applies only to the vacant parcels.

Applicable Parcels	APN 4254-011-037 (~17,600 SF) APN 4254-011-038 (~12,400 SF)
Total Site Area	~30,000 SF (vacant parcels only)
Maximum Unit Count	10 units per parcel > Up to 20 units
Unit Size Limit	Average of 1,750 SF Net Habitable Area
Estimated GFA	~89,000 SF (based on feasible unit sizing)
FAR	Base R3-1 applies (3.0:1 max)
Height	45 feet / 3 stories
Parking	Likely waived via AB 2097
Affordability	None required
Approval Path	Fully ministerial for the two vacant lots



Important Note: SB 684 applies only to parcels that are vacant and do not contain existing residential units. As such, APN 4254-011-028, which includes a 10-unit RSO-regulated apartment building, is not eligible for ministerial approval under SB 684. A developer pursuing this path would need to establish a separate strategy for this third parcel—either by retaining the existing building as a value-add component or redeveloping it under a different entitlement path, such as By-Right, State Density Bonus + AB 1287, or MIIP.

Detailed Development Options

Option 4: Mixed-Income Incentive Program (MIIP – OC-2 / TOIA 1)

MIIP (Ordinance 188179, LAMC 12.22 A.38) provides enhanced development rights in exchange for deeper affordability, leveraging the site's strategic location within both an Opportunity Corridor (Tier 2) and a Transit Oriented Incentive Area (Tier 1).

Maximum FAR	4.5:1
Estimated GFA	~178,497 SF
Unit Count	No fixed cap – determined by unit efficiency within FAR
Height	Up to 67 feet / 6 stories
Parking	None required for residential uses
Affordability Set-Asides (choose one):	12% Very Low Income (VLI) 11% Extremely Low Income (ELI) 25% Low Income (LI)
Additional Incentives	Eligible for up to 4 development concessions (e.g., setbacks, open space)
Parking	Likely waived via AB 2097
Affordability	None required
Approval Path	Expedited discretionary process (EAR route)

Additional Benefits:

- HUD DDA and Highest Resource Area designations support LIHTC and other public funding
- MIIP offers the most generous entitlements for developers pursuing a mixed-income, tax-credit-financed development strategy.

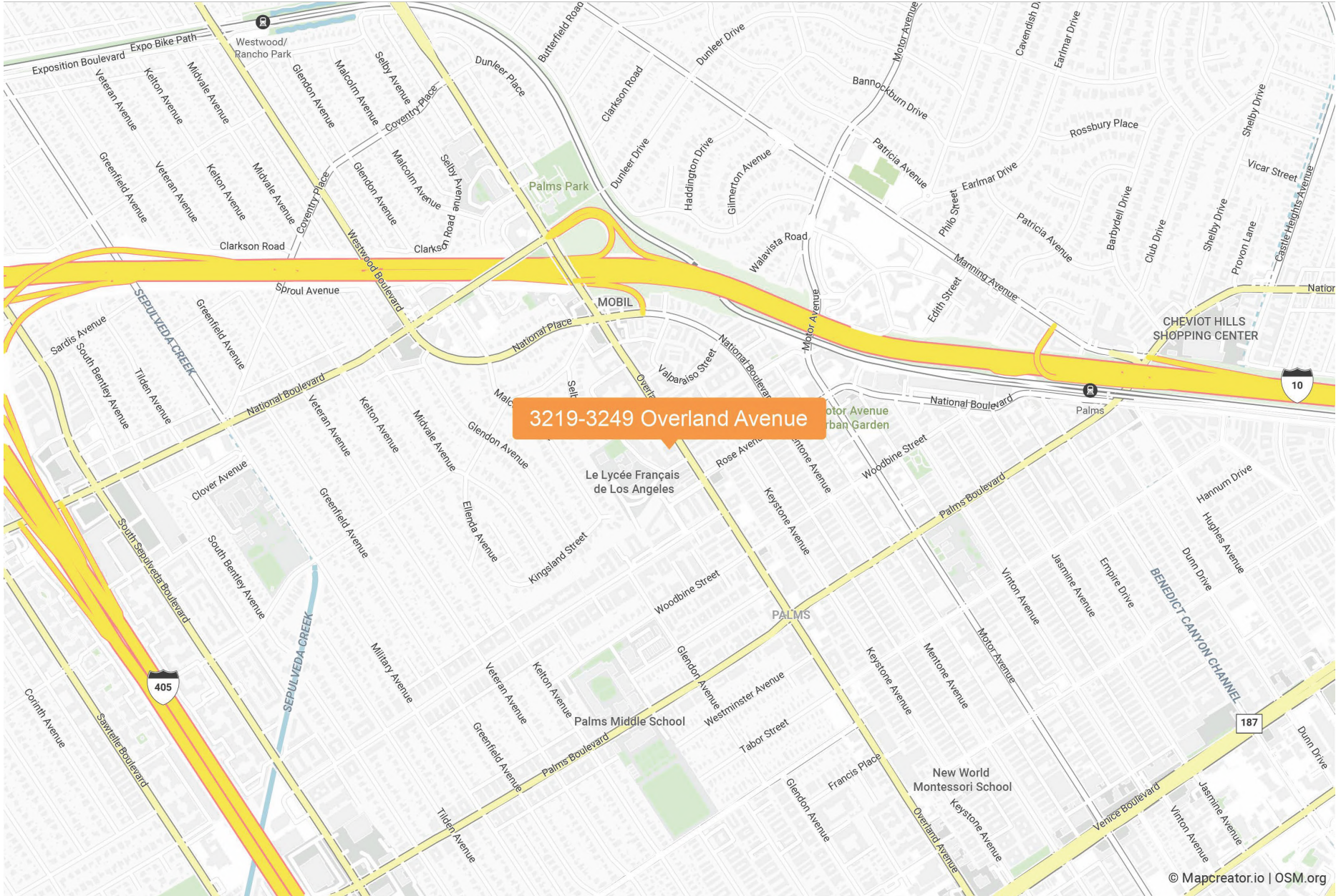


3219-3249 OVERLAND AVENUE



LOCAL MAP

3219-3249 OVERLAND AVENUE



RETAILER MAP

3219-3249 OVERLAND AVENUE



SEC.2

3219-3249 OVERLAND AVENUE

Market Overview

- Los Angeles, California
- Demographics

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LOS ANGELES

The Los Angeles-Long Beach metro 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 nearly 10 million residents. The city of Los Angeles accounts for nearly 3.9 million people, and 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.

METRO HIGHLIGHTS



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 the largest and busiest ports in the nation, making the metro a key link in the international supply chain.



JOB AND POPULATION GROWTH

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



TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide. This list includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN

15.6

MILLION TEU CONTAINERS ARE
SHIPPED THROUGH THE PORTS OF
LOS ANGELES AND LONG BEACH
ANNUALLY, RANKING THEM FIRST
AND SECOND IN THE NATION.

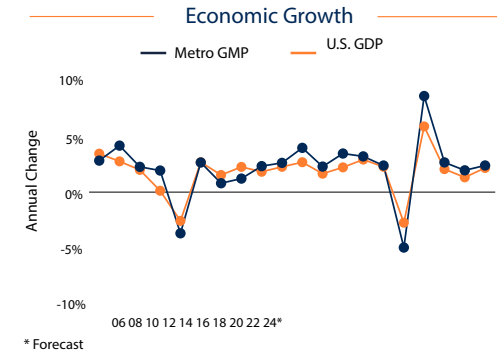


ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy. The resolution of strikes by Hollywood last year should aid hiring in the segment moving forward.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Ten Fortune 500 companies are headquartered in the metro, including Walt Disney, Molina Healthcare, Edison International, Reliance Steel & Aluminum, Live Nation, Avery Dennison and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed approximately 4.565 million individuals at the onset of 2024, a record count.
- The metro's two ports make the area a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp. • Amazon
- Home Depot
- Providence Health & Services



SHARE OF 2023 TOTAL EMPLOYMENT



7%
MANUFACTURING



15%
PROFESSIONAL AND
BUSINESS SERVICES



13%
GOVERNMENT



11%
LEISURE AND
HOSPITALITY



5% FINANCIAL
ACTIVITIES



19%
TRADE,
TRANSPORTATION, AND
UTILITIES



3%
CONSTRUCTION



19%
EDUCATION AND
HEALTH SERVICES



5%
INFORMATION



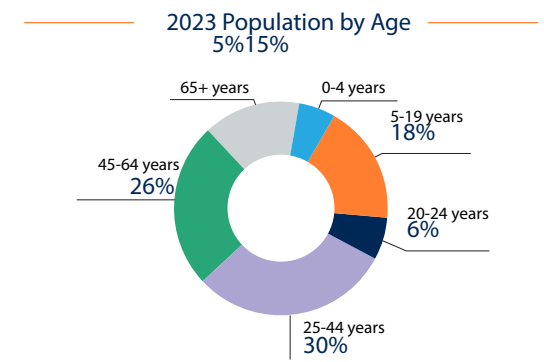
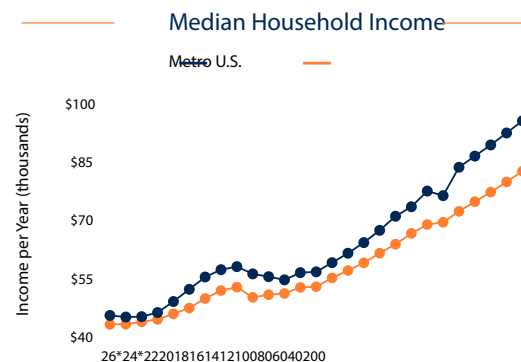
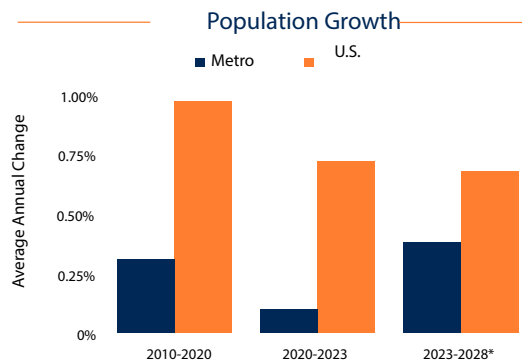
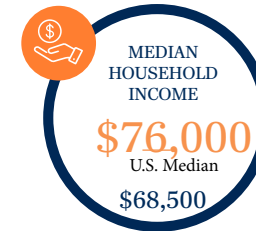
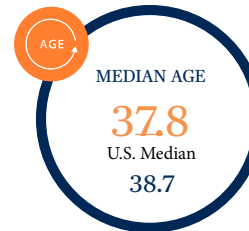
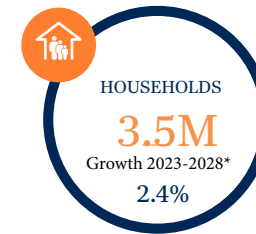
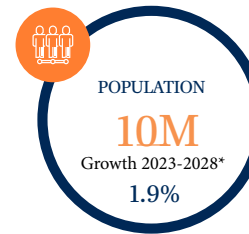
3% OTHER
SERVICES

Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The population of nearly 10 million people makes Los Angeles County the most populous metropolitan area in the U.S.
- Nearly 190,000 new residents are expected through 2028, a dynamic that will positively impact the local economy and commercial real estate sector, following pandemic-related population declines.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate that is well below the national level.
- Approximately 30 percent of residents ages 25 and older have attained at least a bachelor's degree. More than 10 percent also hold a graduate or professional degree.

QUICK FACTS



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUALITY OF LIFE

Los Angeles County enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus of the University of California system and six California State University campuses. Private institutions, such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art, and the Natural History Museum of Los Angeles County.

MEDIAN HOME PRICE

\$844,000

MUSEUMS

100+

MILES OF SHORELINE

81

SPORTS

Baseball	MLB	LOS ANGELES DODGERS
Football	NFL	LOS ANGELES RAMS
Basketball	NBA	LOS ANGELES LAKERS
Hockey	NHL	LOS ANGELES KINGS
Soccer	MLS	LOS ANGELES GALAXY
Basketball	NBA	LOS ANGELES CLIPPERS
Football	NFL	LOS ANGELES CHARGERS
Soccer	MLS	LOS ANGELES FC

EDUCATION

- UNIVERSITY OF CALIFORNIA, LOS ANGELES
- UNIVERSITY OF SOUTHERN CALIFORNIA
- CALIFORNIA INSTITUTE OF TECHNOLOGY
- LOYOLA MARYMOUNT UNIVERSITY
- CALIFORNIA STATE UNIVERSITY, LOS ANGELES
- CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
- PEPPERDINE UNIVERSITY

ARTS & ENTERTAINMENT

- LOS ANGELES ZOO & BOTANICAL GARDENS
- LOS ANGELES COUNTY MUSEUM OF ART
- NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY
- THE GREEK THEATRE

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS

3219-3249 OVERLAND AVENUE

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	92,338	610,652	1,141,916
2023 Estimate			
Total Population	89,344	593,573	1,114,974
2020 Census			
Total Population	84,976	570,748	1,086,119
2010 Census			
Total Population	89,819	578,006	1,071,243
Daytime Population			
2023 Estimate	60,297	543,011	1,309,188
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	36,481	263,702	485,775
2023 Estimate			
Total Households	35,099	254,614	470,912
Average (Mean) Household Size	2.5	2.3	2.3
2020 Census			
Total Households	34,302	249,240	462,103
2010 Census			
Total Households	33,223	234,686	425,626

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	3.5%	5.3%	6.2%
\$200,000-\$249,999	1.8%	2.6%	3.2%
\$150,000-\$199,999	3.5%	5.2%	6.1%
\$125,000-\$149,999	4.2%	4.8%	5.2%
\$100,000-\$124,999	8.1%	8.1%	8.5%
\$75,000-\$99,999	12.0%	11.1%	11.3%
\$50,000-\$74,999	16.9%	16.3%	15.1%
\$35,000-\$49,999	13.4%	11.8%	10.8%
\$25,000-\$34,999	11.1%	9.5%	8.5%
\$15,000-\$24,999	11.8%	10.1%	9.4%
Under \$15,000	13.9%	15.2%	15.8%
Average Household Income	\$76,665	\$89,374	\$96,753
Median Household Income	\$49,884	\$54,708	\$58,803
Per Capita Income	\$30,296	\$38,770	\$41,602

DEMOGRAPHICS

3219-3249 OVERLAND AVENUE

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate	89,344	593,573	1,114,974
0 to 4 Years	4.9%	4.9%	4.8%
5 to 14 Years	10.7%	9.5%	9.4%
15 to 17 Years	3.2%	2.8%	2.8%
18 to 19 Years	1.9%	1.8%	2.3%
20 to 24 Years	5.8%	5.8%	6.7%
25 to 29 Years	9.1%	10.1%	9.7%
30 to 34 Years	10.1%	11.3%	10.7%
35 to 39 Years	8.8%	9.5%	9.0%
40 to 49 Years	14.9%	14.8%	14.3%
50 to 59 Years	13.2%	12.4%	12.3%
60 to 64 Years	5.7%	5.1%	5.2%
65 to 69 Years	4.4%	4.0%	4.0%
70 to 74 Years	3.2%	3.1%	3.3%
75 to 79 Years	1.9%	2.0%	2.2%
80 to 84 Years	1.2%	1.4%	1.5%
Age 85+	1.1%	1.5%	1.7%
Median Age	37.3	37.0	36.9

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	65,666	446,769	824,364
Elementary (0-8)	15.4%	14.4%	13.9%
Some High School (9-11)	9.7%	8.1%	8.2%
High School Graduate (12)	20.6%	17.8%	17.6%
Some College (13-15)	13.9%	14.5%	15.6%
Associate Degree Only	4.8%	5.4%	5.5%
Bachelor's Degree Only	27.0%	28.5%	26.9%
Graduate Degree	8.6%	11.3%	12.3%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	38,634	283,796	527,474
2023 Estimate	37,242	274,208	511,673
Owner Occupied	4,534	35,302	90,184
Renter Occupied	30,565	219,312	380,728
Vacant	2,144	19,595	40,762
Persons in Units			
2023 Estimate Total Occupied Units	35,099	254,614	470,912
1 Person Units	32.1%	38.5%	39.5%
2 Person Units	27.3%	29.3%	28.9%
3 Person Units	16.0%	13.2%	12.6%
4 Person Units	13.2%	9.9%	9.5%
5 Person Units	6.4%	4.9%	5.0%
6+ Person Units	5.0%	4.1%	4.5%

DEMOGRAPHICS

3219-3249 OVERLAND AVENUE



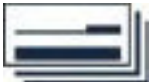
POPULATION

In 2023, the population in your selected geography is 1,114,974. The population has changed by 4.08 since 2010. It is estimated that the population in your area will be 1,141,916 five years from now, which represents a change of 2.4 percent from the current year. The current population is 51.4 percent male and 48.6 percent female. The median age of the population in your area is 36.9, compared with the U.S. average, which is 38.7. The population density in your area is 14,194 people per square mile.



HOUSEHOLDS

There are currently 470,912 households in your selected geography. The number of households has changed by 10.64 since 2010. It is estimated that the number of households in your area will be 485,775 five years from now, which represents a change of 3.2 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2023, the median household income for your selected geography is \$58,803, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 56.65 since 2010. It is estimated that the median household income in your area will be \$69,310 five years from now, which represents a change of 17.9 percent from the current year.

The current year per capita income in your area is \$41,602, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$96,753, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 570,874 people in your selected area were employed. The 2010 Census revealed that 56.7 percent of employees are in white-collar occupations in this geography, and 19.2 percent are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$851,273 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 86,204.00 owner-occupied housing units and 339,424.00 rent-occupied housing units in your area.



EDUCATION

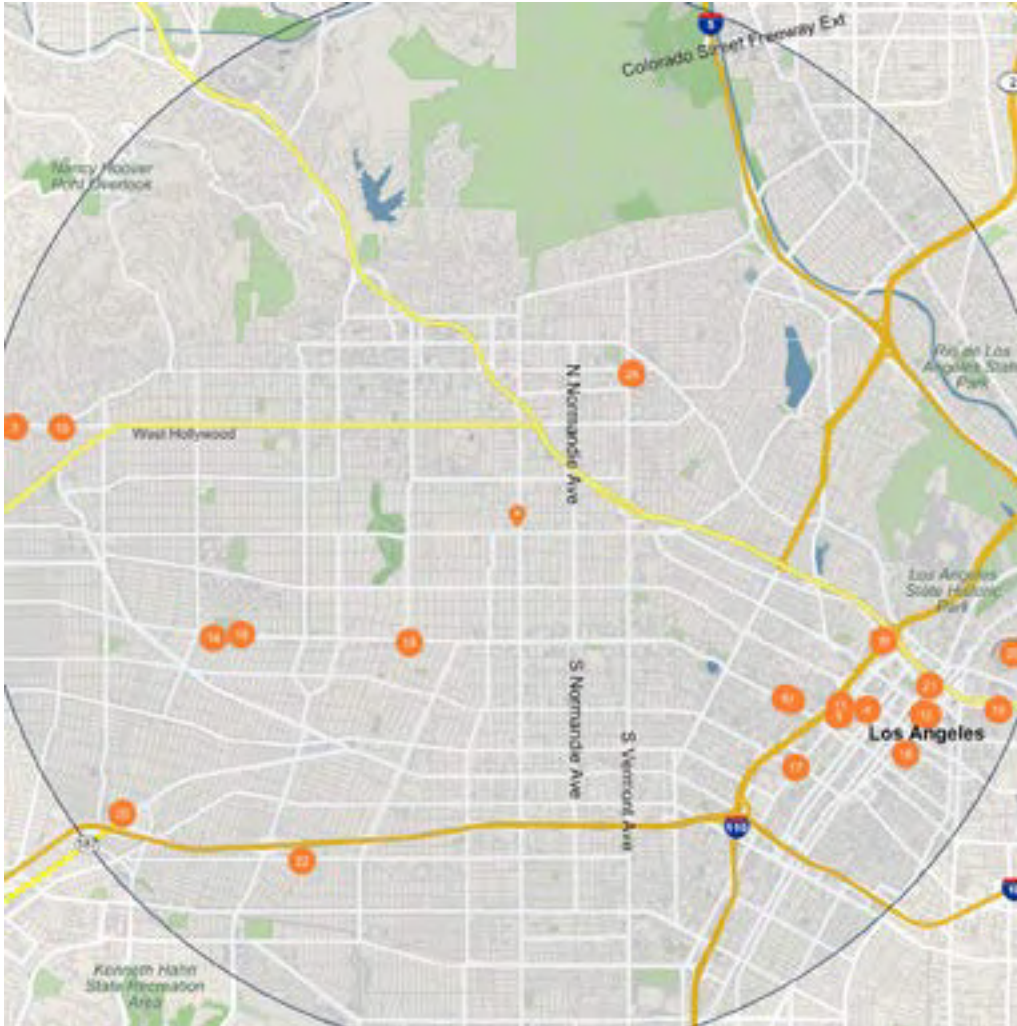
The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 12.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 26.9 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 5.5 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 17.6 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 15.6 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS

3219-3249 OVERLAND AVENUE



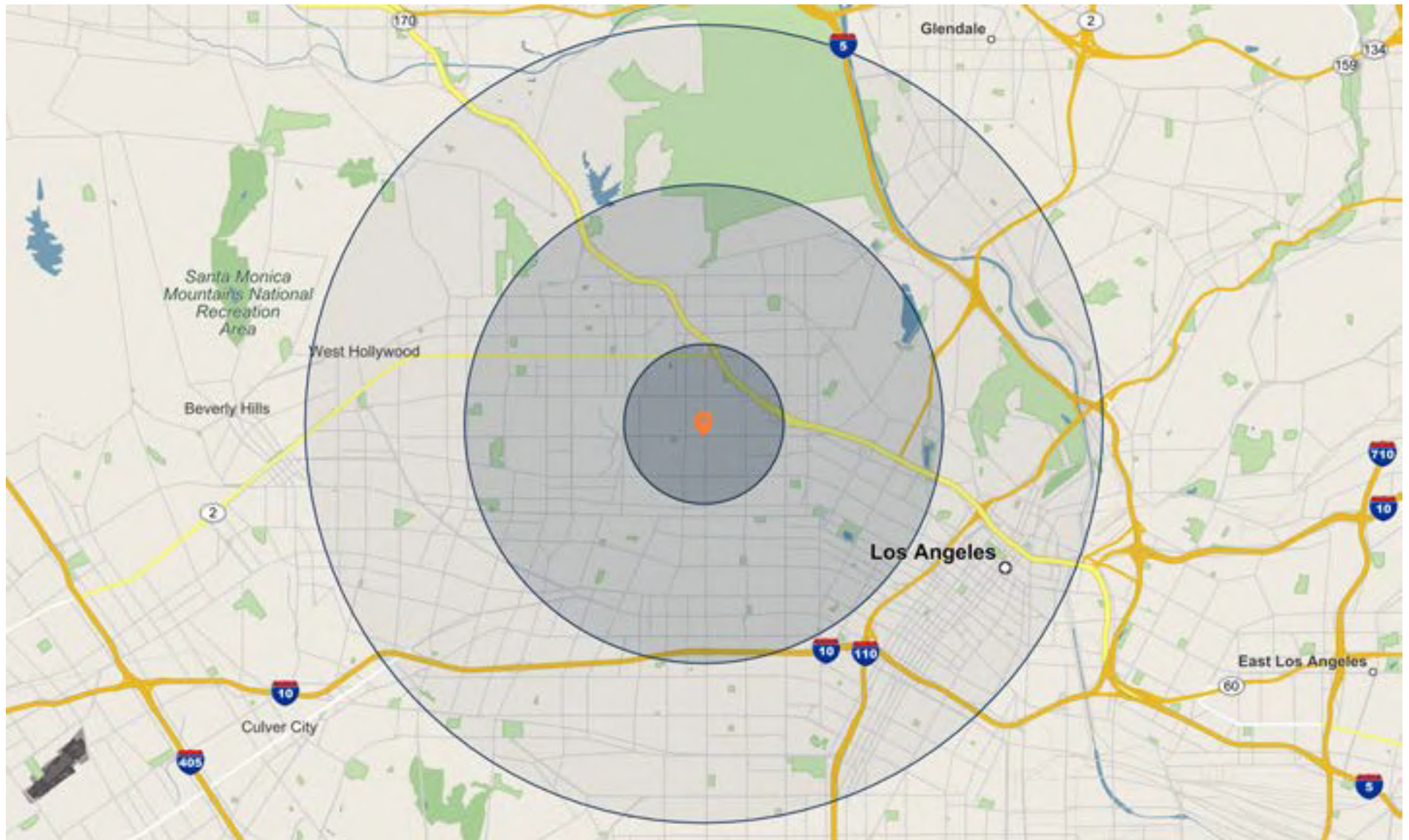
Major Employers

Employees

1 City of Los Angeles	40,000
2 City of Los Angeles-Dept of Transportation	25,000
3 Yf Art Holdings Gp LLC	10,600
4 Ocm Pe Holdings LP	10,000
5 Fox BSB Holdco Inc-L A Dodgers	5,566
6 The Orthopedic Institute of	5,026
7 Samaritan Imaging Center	5,019
8 Disneyland International-Disneyland	5,000
9 Disneyland International-Disneyland	5,000
10 Ticketmaster Entertainment LLC	4,390
11 Mufg Union Bank Foundation	4,200
12 Wynn Las Vegas LLC	3,153
13 City of Los Angeles-Police Dept	3,000
14 Stockbridge/Sbe Holdings LLC-SBE	3,000
15 Mercury Insurance Services LLC	2,977
16 Golden International	2,968
17 Sbeeg Holdings LLC	2,693
18 Castle Harlan Partners III LP-Marie Callenders Pie Shops	2,548
19 Shryne Group Inc	2,500
20 Kaiser Foundation Hospitals-Kaiser Prmnnte W Los Angeles Me	2,368
21 County of Los Angeles-Sheriffs Dept	2,314
22 Wand Topco Inc	2,234
23 Los Angeles Cnty Dst Attys Off-Lada	2,222
24 Childrens Hospital Los Angeles	2,212
25 Los Angles Cnty Mtro Trnsp Aut-Lacmta	2,132

DEMOGRAPHICS

3219-3249 OVERLAND AVENUE



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Offering Memorandum

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