

# PRIME LOCATION IN PACIFIC PALISADES - OFFICE SPACE/MEDICAL OFFICE FOR LEASE



860 VIA DE LA PAZ  
PACIFIC PALISADES, CA 90272



COMMERCIAL  
ASSET GROUP



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- THE ATRIUM BUILDING
  - OFFICE SPACES AVAILABLE IN PREMIER PALISADES VILLAGE BUILDING ON VIA DE LA PAZ
  - PRESTIGIOUS BUILDING WITH SUBTERRANEAN PARKING & ATTENDANT, AFTER HOURS SECURITY BUILDING, ELEVATOR
  - BUSY STREET WITH LOTS OF FOOT TRAFFIC
  - HIGH PROFILE PACIFIC PALISADES LOCATION ALONGSIDE COUNTLESS EATERIES, CAFES, BOUTIQUES & ART GALLERIES
  - SEEKING OFFICE USE, FACIAL, MASSAGE, MICROBLADING, SALON, FITNESS USE, MEDICAL OFFICE
  - MAJOR THOROUGHFARE
  - DENSE POPULATION DEMOGRAPHICS
  - 1-MILE AVERAGE HOUSEHOLD INCOME: \$184,000

**GROUND FLOOR  
SUITE C3:**  
MEDICAL USE OR FITNESS USE  
±2,110 SQFT

**D3-A:**  
±939 SQFT

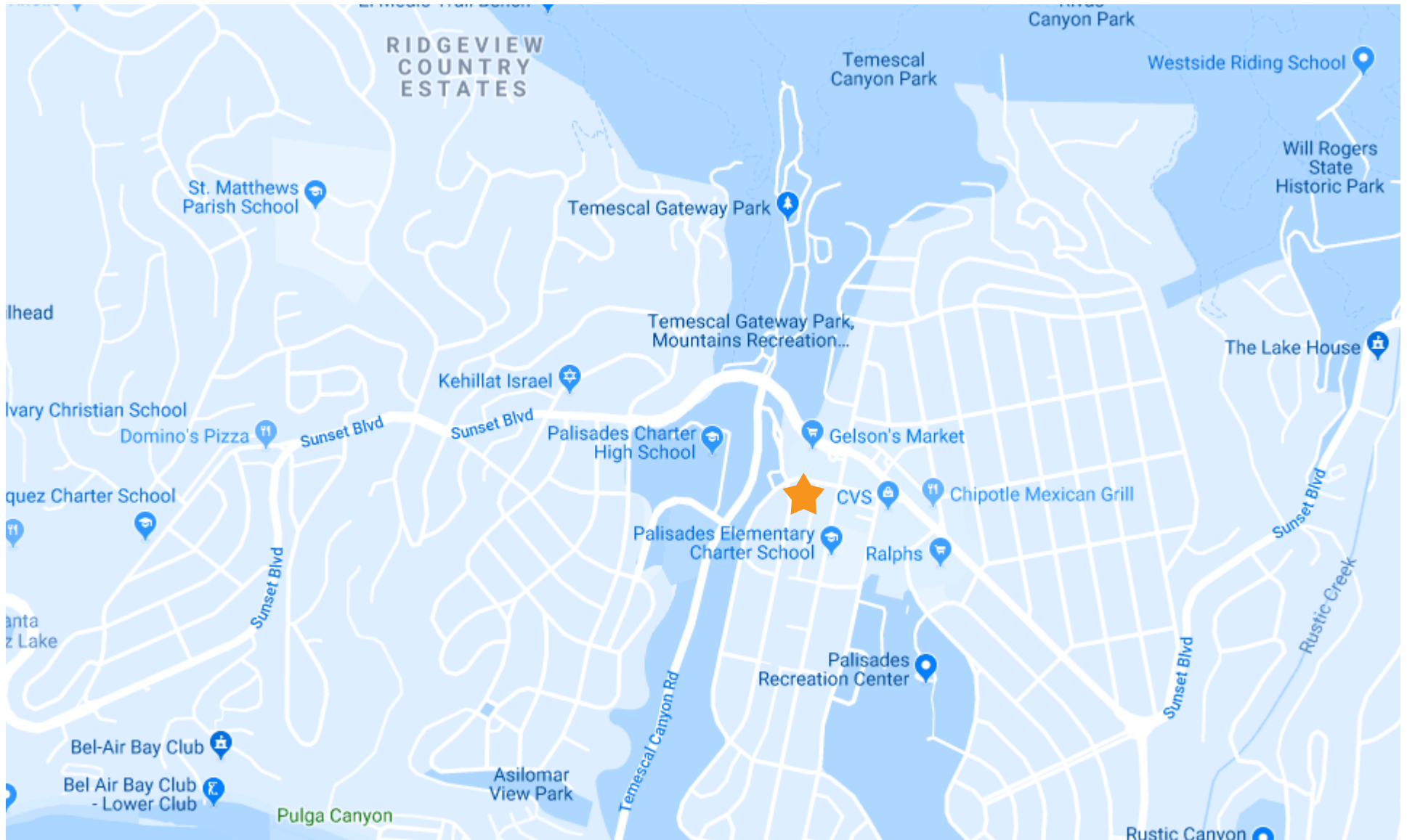
**E3-C:**  
±794 SQFT + PATIO ACCESS

**F4:**  
±677 SQFT

**F10:**  
±521 SQFT

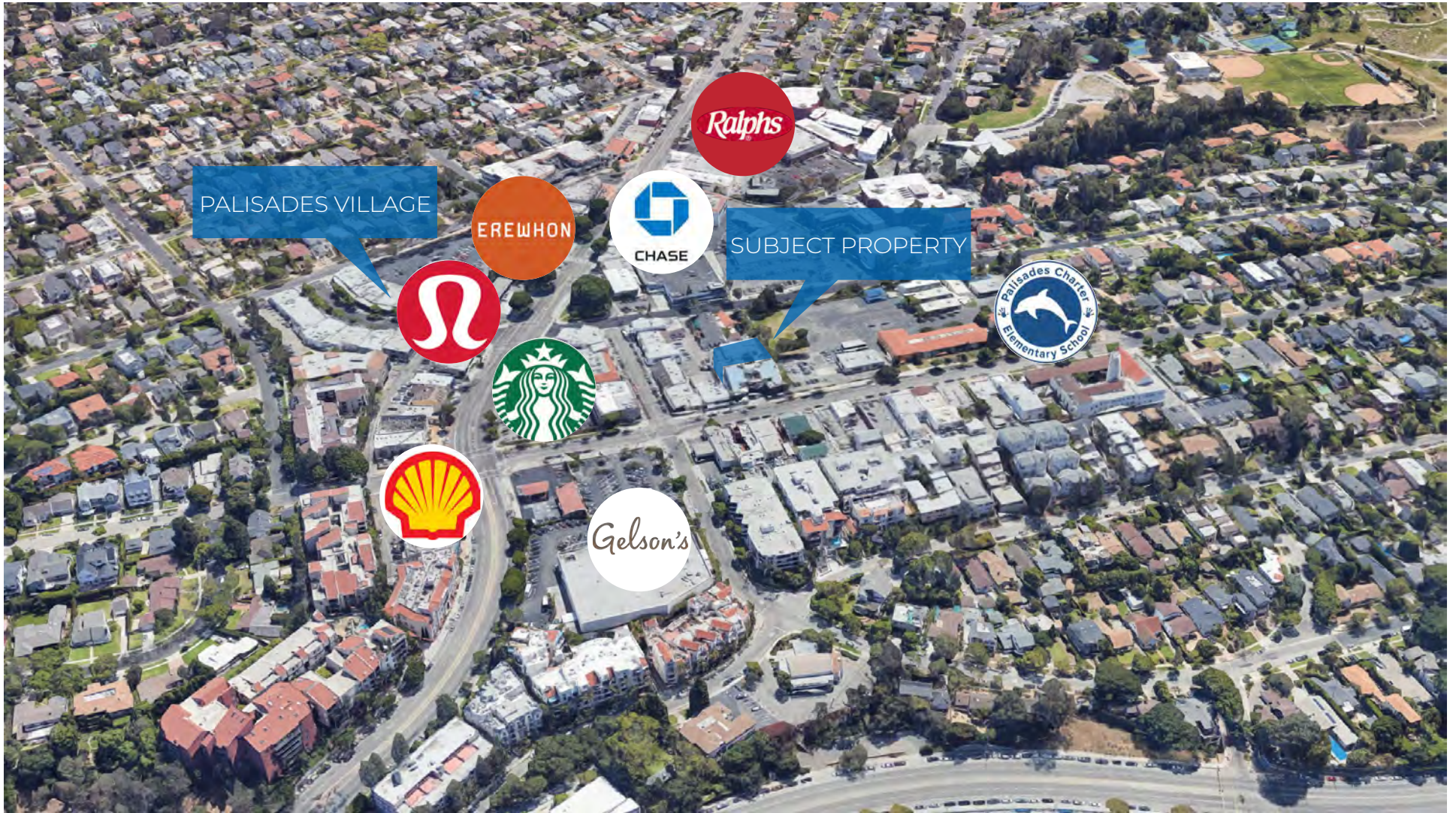
**A4:**  
GROUND FLOOR 2ND  
GENERATION TAKE-OUT  
±1,143 SQFT

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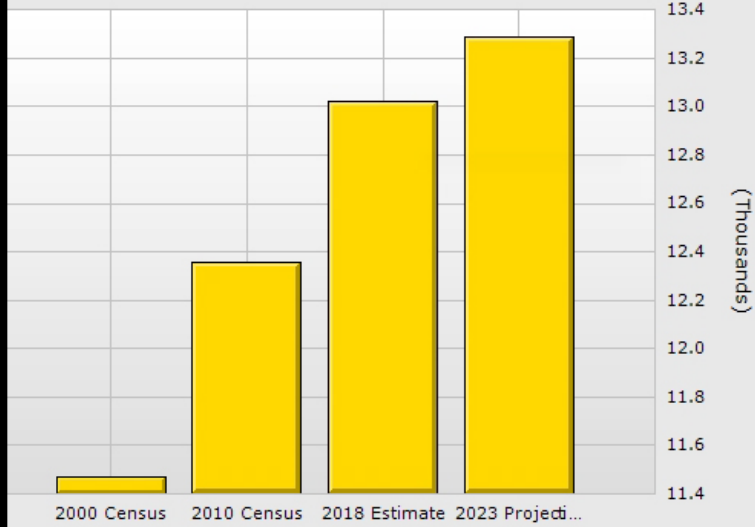


MAP





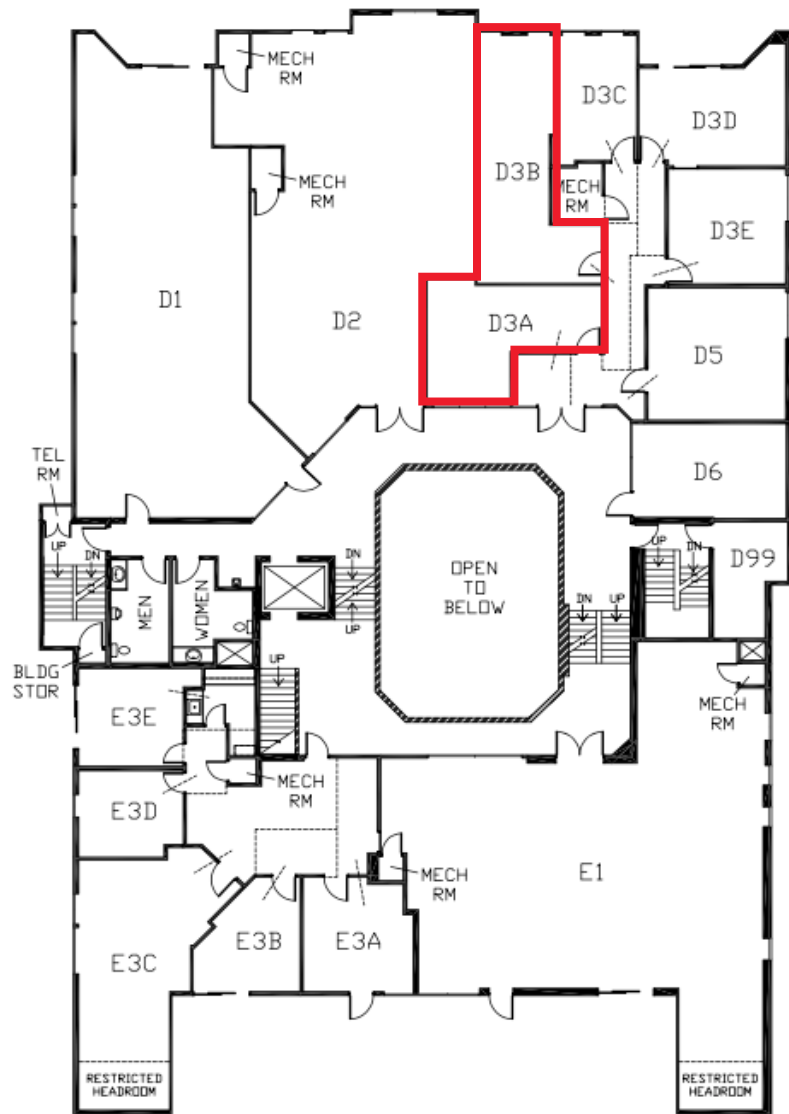
AERIAL



Population	1 Mile	2 Mile	3 Mile
2018 Total Population:	13,021	31,808	83,364
2023 Population:	13,290	32,477	85,060
Pop Growth 2018-2023:	2.07%	2.10%	2.03%
Average Age:	44.00	44.80	43.70
Households			
2018 Total Households:	5,188	13,280	39,415
HH Growth 2018-2023:	1.81%	1.94%	1.81%
Median Household Inc:	\$184,807	\$168,728	\$123,814
Avg Household Size:	2.50	2.40	2.00
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$1,112,976	\$1,113,591	\$1,093,342
Median Year Built:	1957	1958	1963

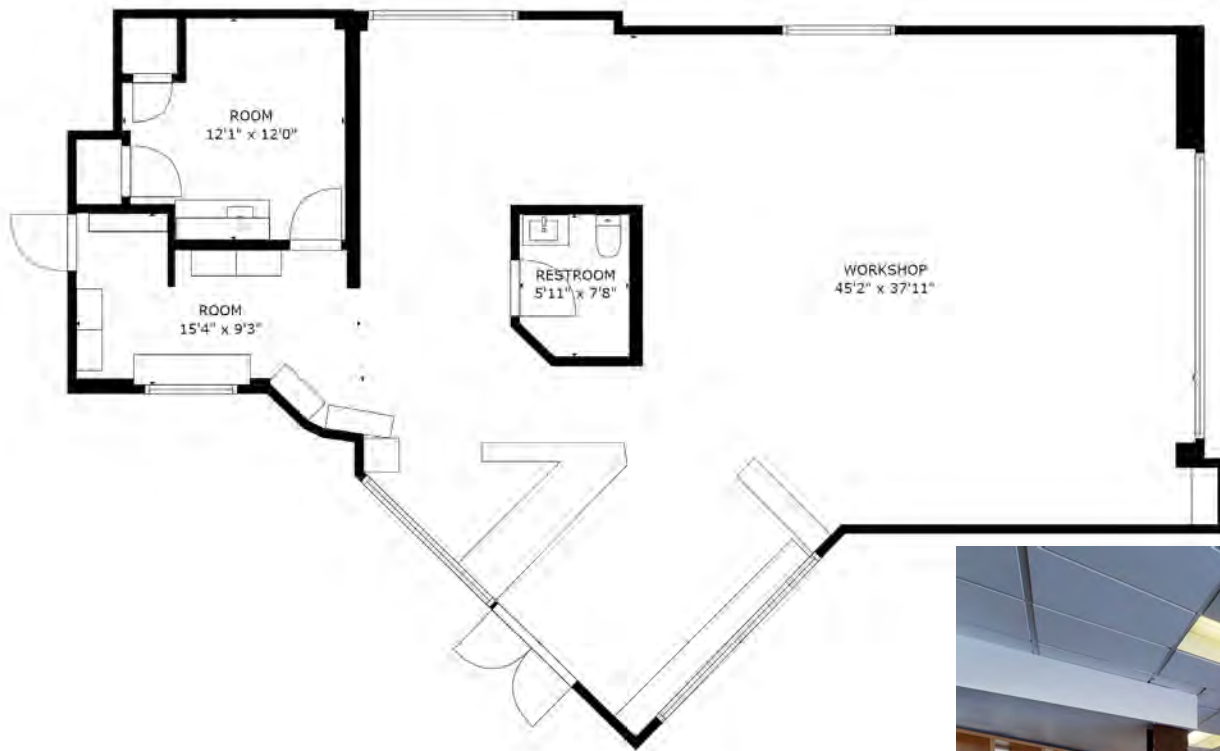
DEMOGRAPHICS





**VIRTUAL TOUR**  
UNIT D3-A

UNIT D3-A DETAILS



## VIRTUAL TOUR

UNIT C-3



## UNIT C-3 DETAILS



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