

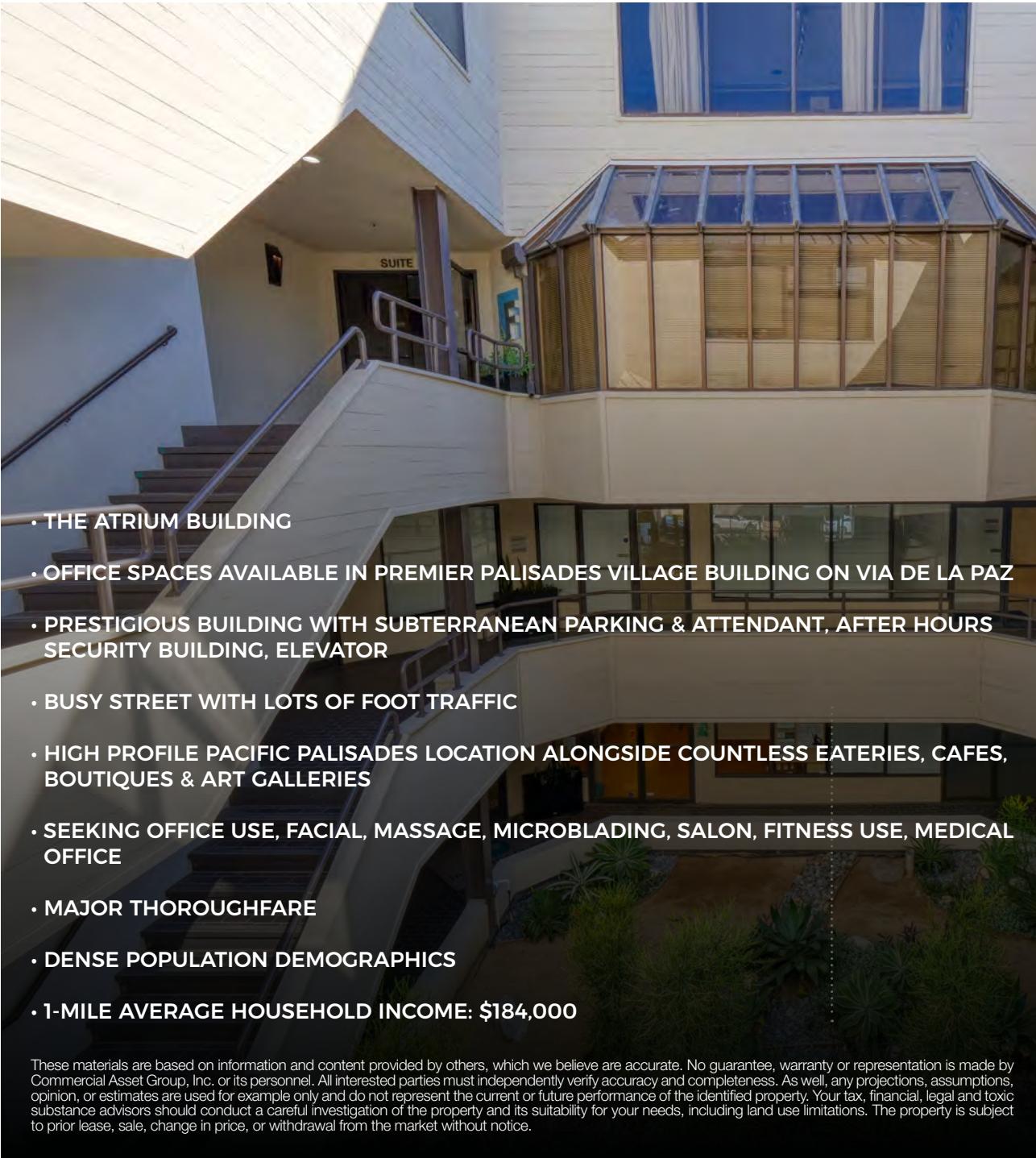
# PRIME LOCATION IN PACIFIC PALISADES - OFFICE SPACE/MEDICAL OFFICE FOR LEASE



860 VIA DE LA PAZ  
PACIFIC PALISADES, CA 90272



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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

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## GROUND FLOOR SUITE C3:

MEDICAL USE OR FITNESS USE  
±2,110 SQFT

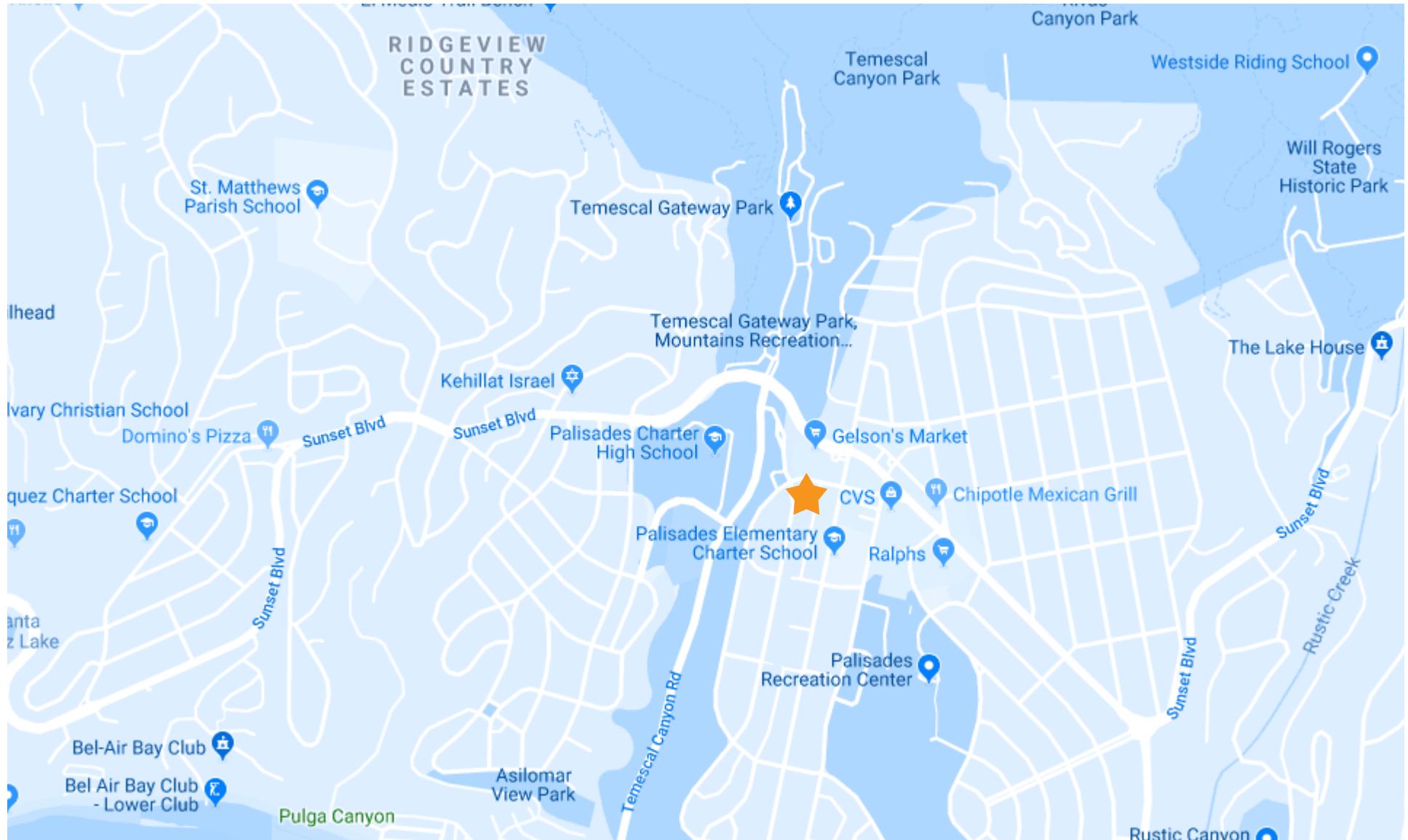
D3-A:  
±939 SQFT

E3-C:  
±794 SQFT + PATIO ACCESS

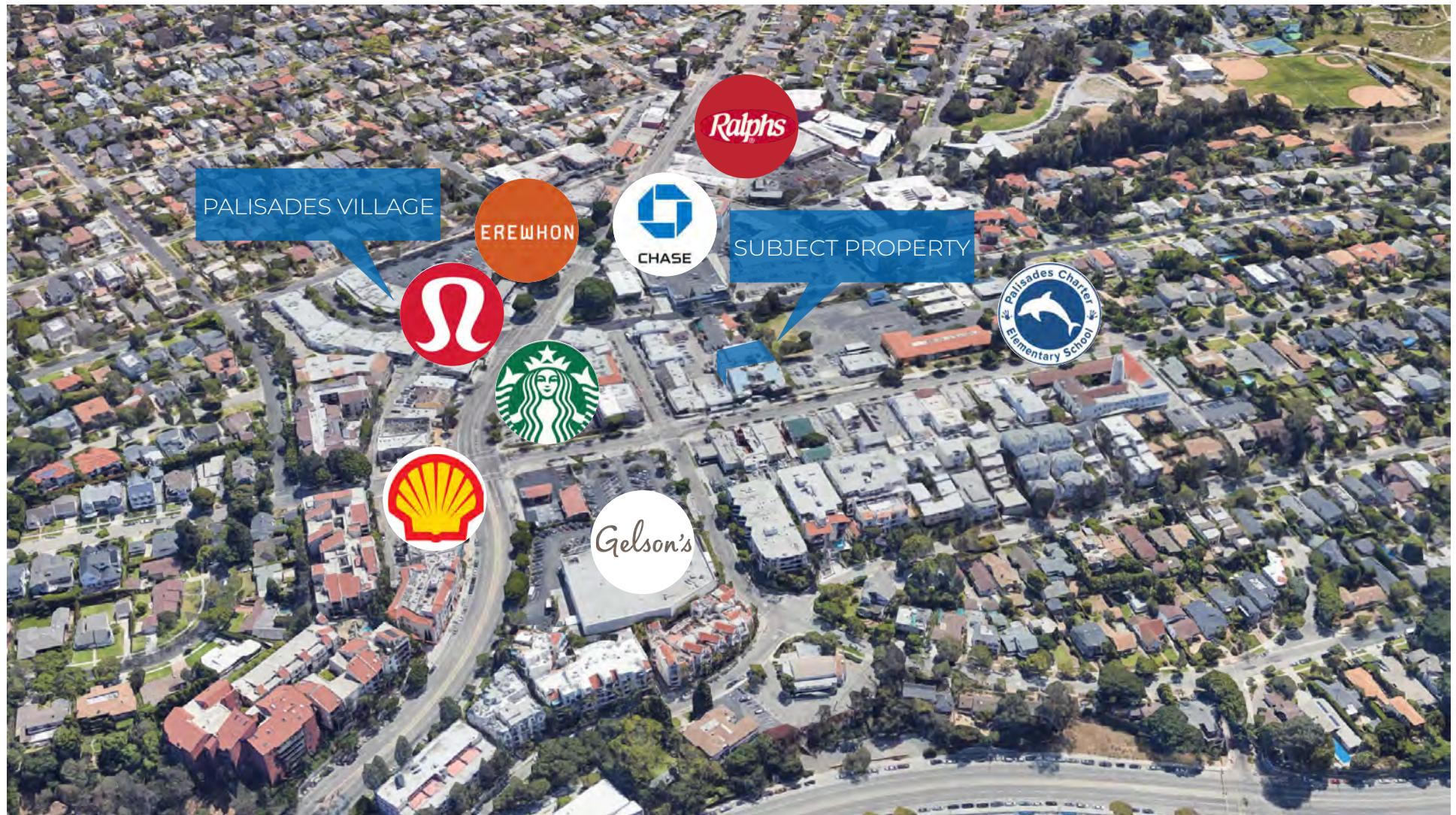
F4:  
±677 SQFT

F10:  
±521 SQFT

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



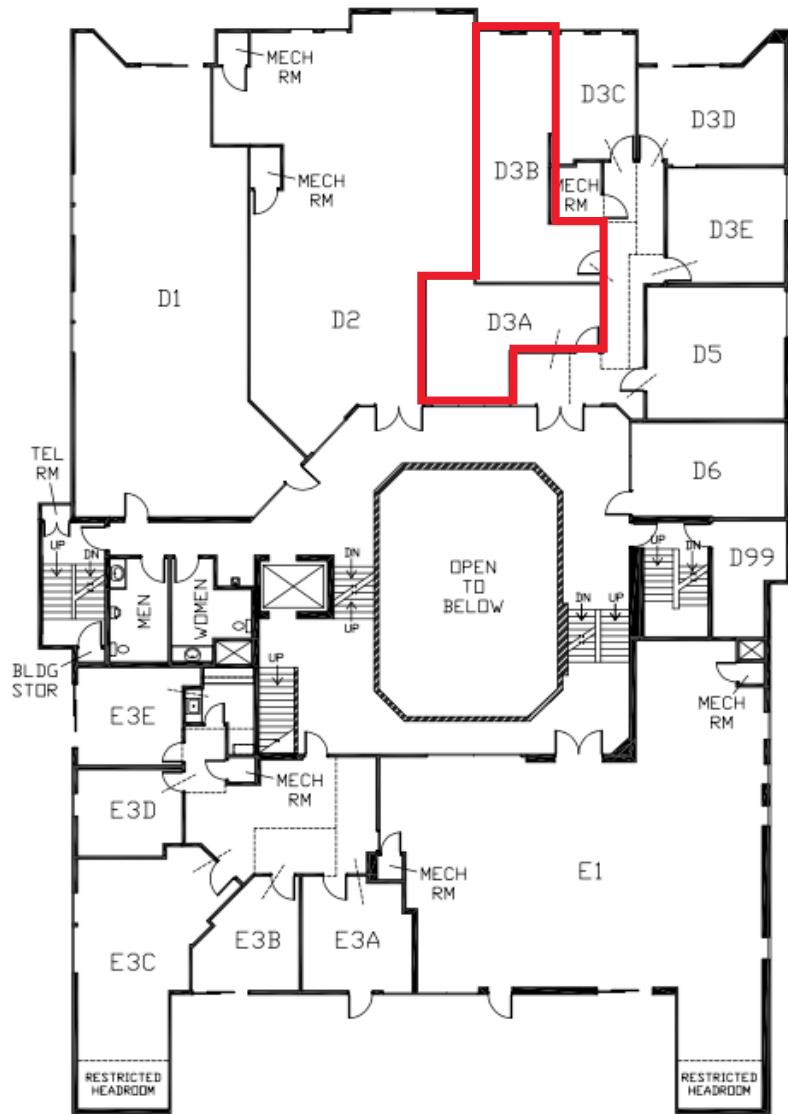
MAP



AERIAL



# DEMOGRAPHICS



# UNIT D3-A DETAILS

**VIRTUAL TOUR**  
UNIT D3-A



**VIRTUAL TOUR**  
UNIT C-3



UNIT C-3 DETAILS



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