

# FOR LEASE

OFFICE SPACE

3679 MOTOR AVENUE  
PALMS, CA 90034



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# PROPERTY OVERVIEW

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**SUITE 300:** Approximately 1,951 rentable square feet, 4 offices, reception and bull pen

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

**SUITE 303:** Approximately 1,080 rentable square feet, 3 windowed offices

*SUITES 300 AND 302 CAN BE COMBINED FOR A TOTAL  
OF 3,657 SQUARE FEET*

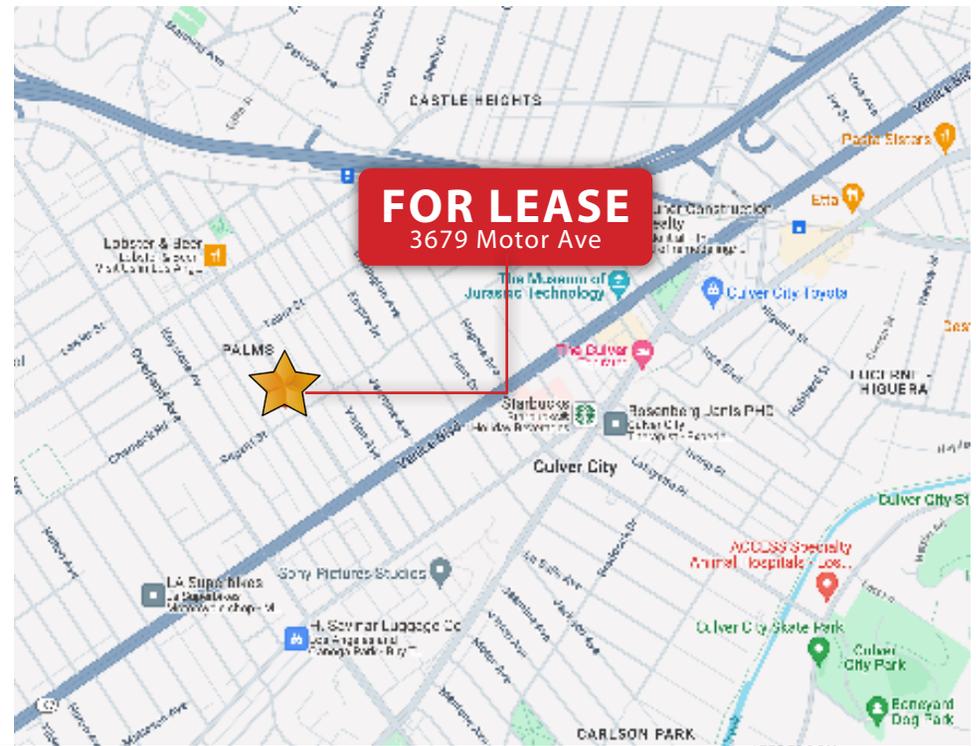
- » Extensively remodeled and professionally managed building
- » Move-in ready offices with operable windows
- » Close to Sony Studios, Century City, Santa Monica, Downtown Los Angeles and Downtown Culver is just minutes away
- » Easy access to both 405 and 10 freeways
- » Ideal for creative offices 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 monthly

**TERM:** 3 - 5 years



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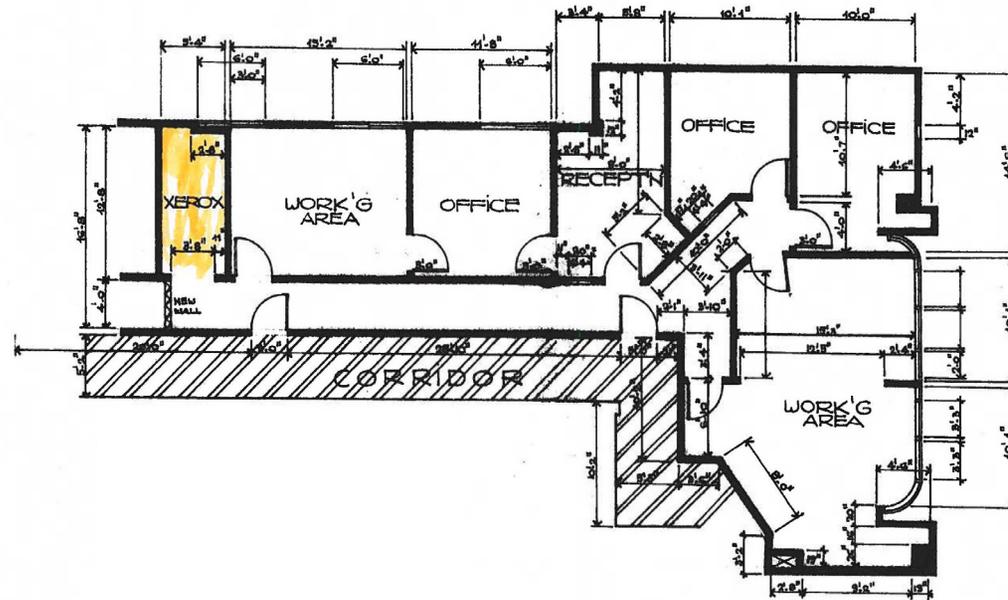


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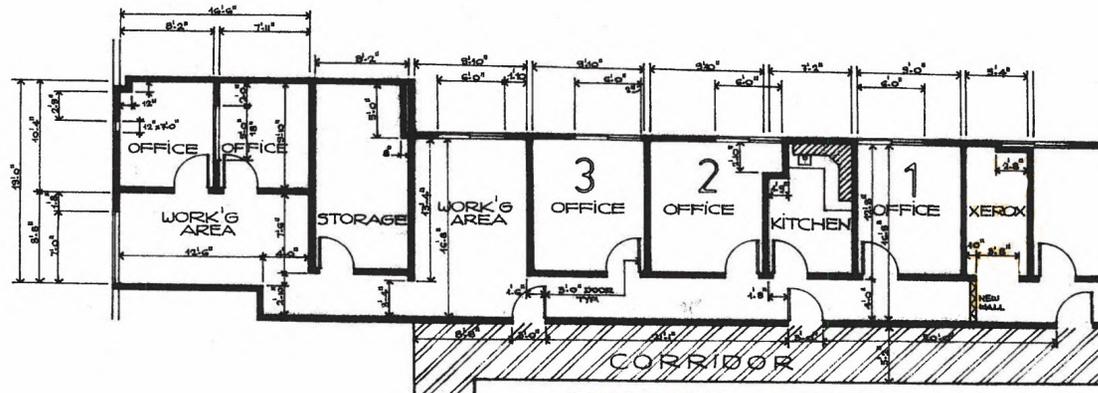
# FLOOR PLAN

3679 MOTOR AVENUE  
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**Suite 300: 1,951 RSF**



**Suite 302: 1,706 RSF**



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# OVERVIEW MAP

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# AREA DEMOGRAPHICS

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Median Home Value

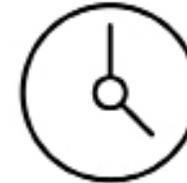
**\$1,075,750**



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%
<b>2023 HOUSEHOLDS BY HH INCOME \$50,000 +</b>			
\$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
<b>TOTAL</b>	<b>18,107</b>	<b>98,160</b>	<b>253,613</b>
2023 Estimated Average HH Income	\$110,840	\$124,679	\$126,054
2023 Estimated Households	24,731	132,585	347,986

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# COMMUNITY HIGHLIGHTS

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## WELCOME TO PALMS

This densely populated neighborhood boasts 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.



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