

**3400 OVERLAND AVE/10640 WOODBINE ST**  
**Palms, CA 90034**

RETAIL SPACE/FOOD USE  
**FOR LEASE**

**AVAILABLE**



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**SIZE:** Approximately 800 square feet

**RATE:** \$3.50 per square foot per month, NNN

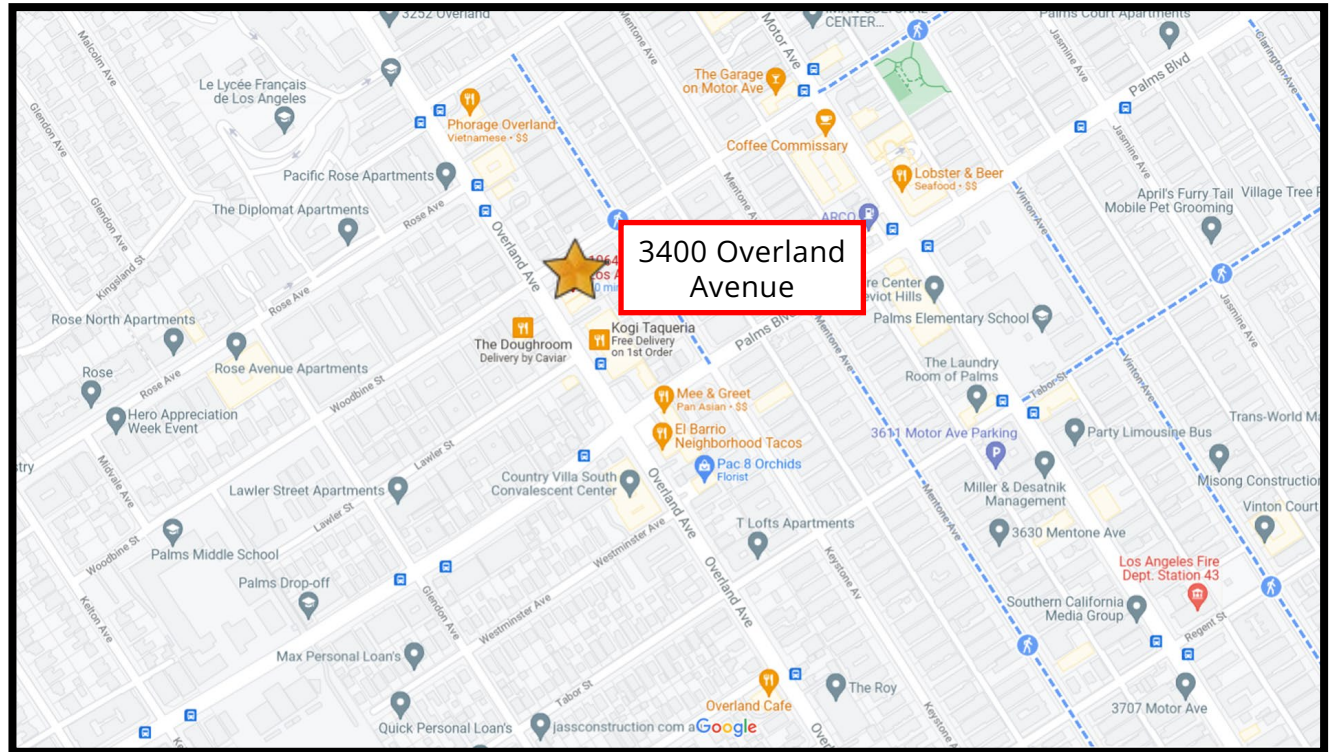
**NNN:** Estimated to be \$1.09 per square foot per month

**AVAILABLE:** Immediately

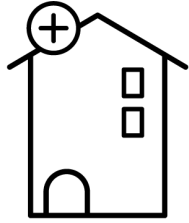
**PARKING:** 7 shared spaces

**TERM:** 3 - 5 years

- **Great street visibility with signage available**
- **Ample shared parking for retail center**
- **Right off the 10 freeway from the Overland exit**
- **Active, walkable community with popular local amenities**
- **Located in a dense population with heavy foot and auto traffic**
- **Former tenant was a restaurant user. New tenant to verify its use.**

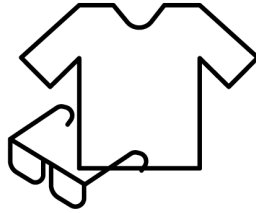






Median Home Value

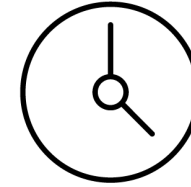
**\$1,075,750**



Apparel, Food/Entertainment & Services

**\$477,756**

2023 yearly consumer spending



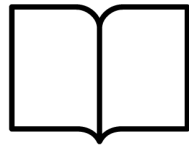
Estimated Population

**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





# PALMS

is a densely populated neighborhood with 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.

