

3679 MOTOR AVENUE
Palms, CA 90034

OFFICE SPACES
FOR LEASE

3679

NOW AVAILABLE
310-208-0873

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SUITE 301: Approximately 1,680 rentable square feet

- Five windowed offices, kitchen and reception

SUITE 302: Approximately 1,706 rentable square feet

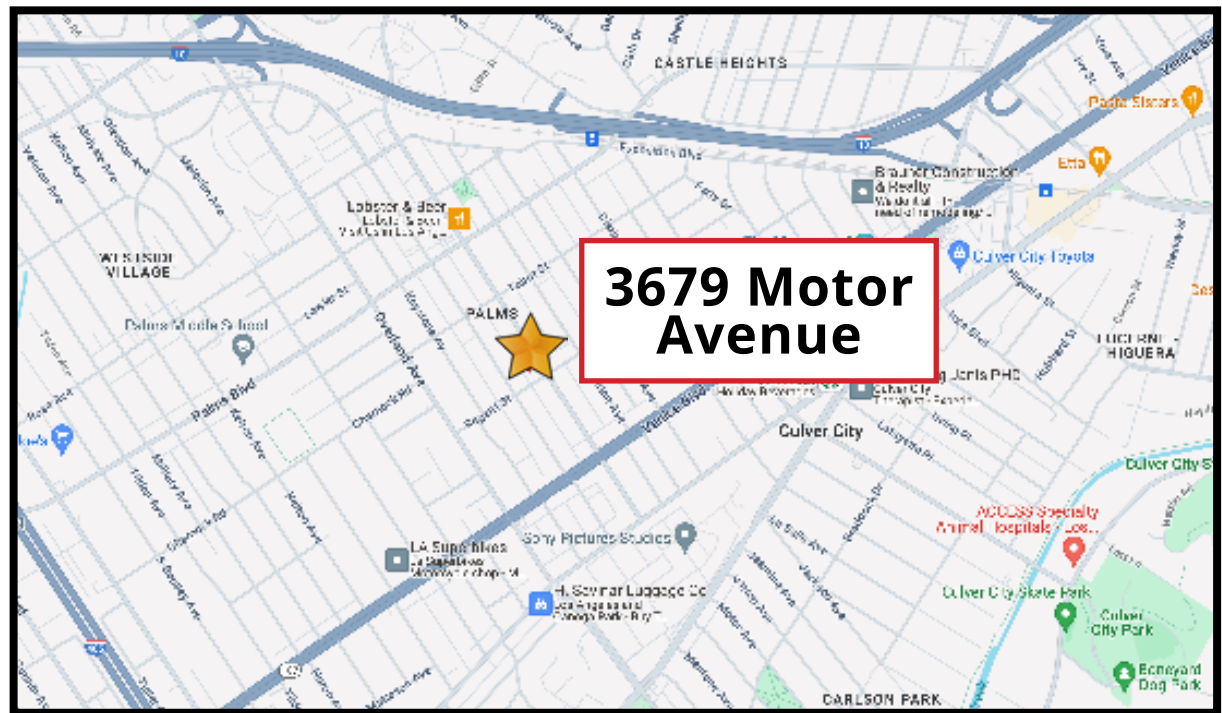
- Six offices, small bullpen, storage area and kitchen

RATE: \$2.75 per square foot per month, Full Service Gross

AVAILABLE: Immediately

PARKING: \$100 per space per month

- 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
- Walkable distance to Expo Line - Palms Station



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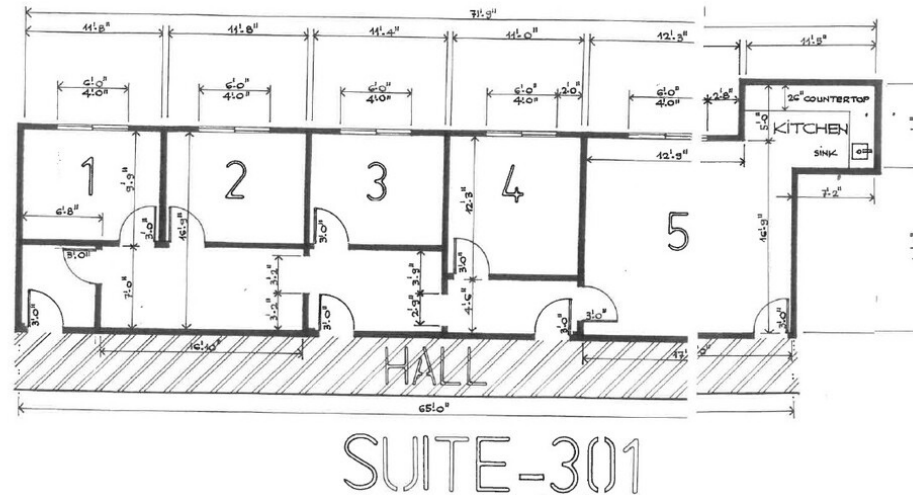
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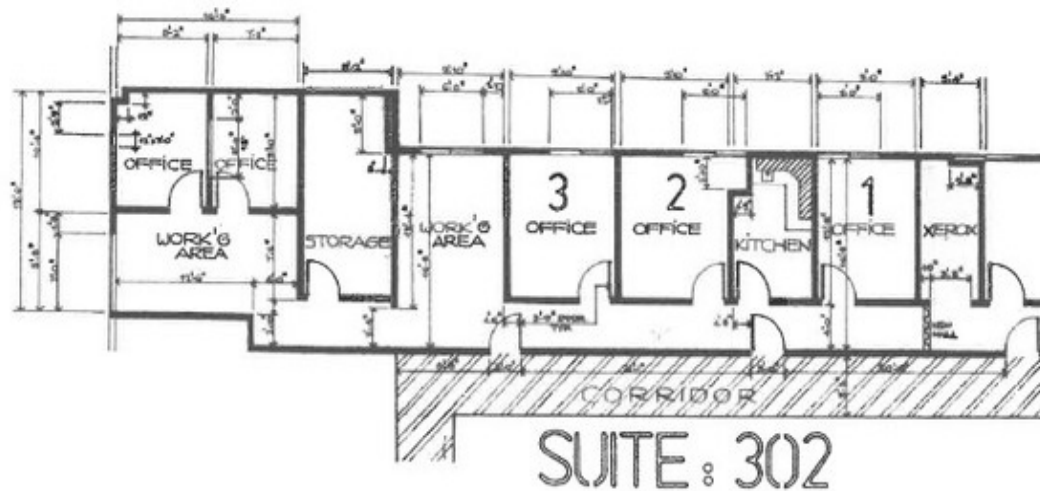
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Median Home Value

\$1,075,750



Apparel, Food/Entertainment & Services

\$477,756

2023 yearly consumer spending



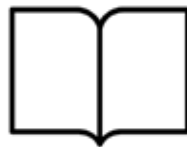
Estimated Population

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%

2023 HOUSEHOLDS BY HH INCOME \$50,000 +

\$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

TOTAL

18,107

98,160

253,613

2023 Estimated Average HH Income

\$110,840

\$124,679

\$126,054

2023 Estimated Households

24,731

132,585

347,986



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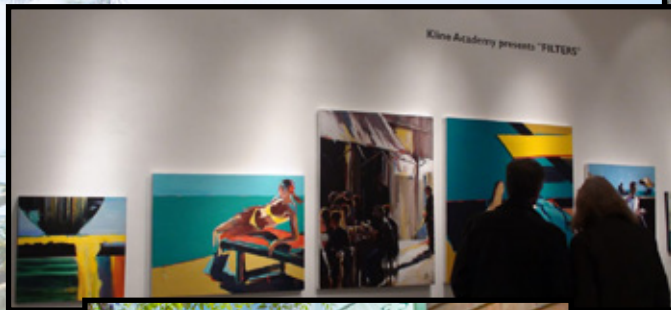
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PALMS

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.



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