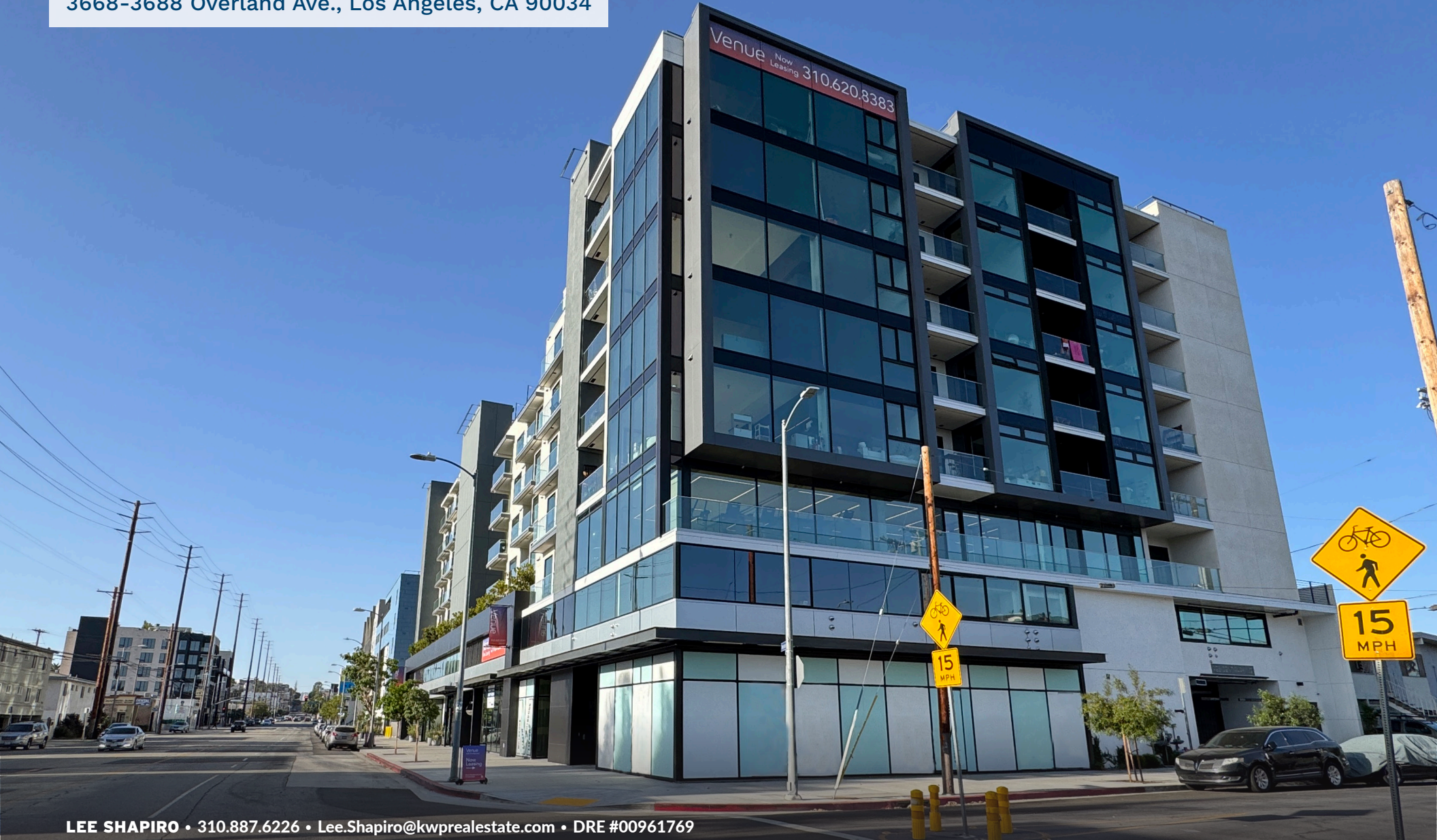


VENUE • OVERLAND DISTRICT

One Space Left for Lease

KWP
REAL ESTATE

3668-3688 Overland Ave., Los Angeles, CA 90034



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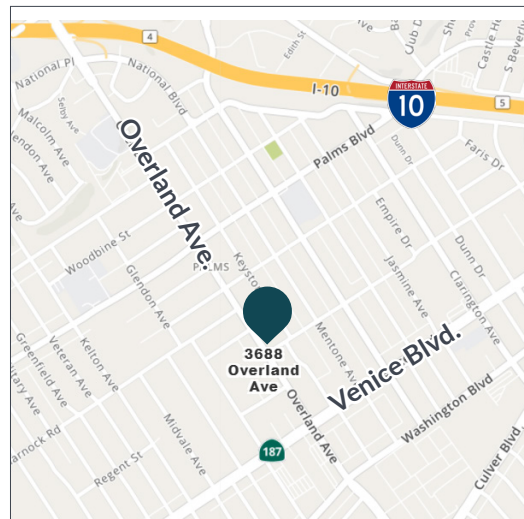
AVAILABLE

Size: ±1,079 SF
 Rent: \$5.00 PSF/Mo., NNN
 NNN: ±\$1.00 PSF/Mo.
 Visitor Parking: Available
 Available: Immediately

PROPERTY HIGHLIGHTS

- Mixed-use development with outdoor patio seating below 204 residential units
- In the heart of the Overland District; home to several prominent restaurants (Pizzeria Sei, n/naka, Mee & Greet, The Little Marionette etc.)
- Property is surrounded by ±800 luxury apartments newly completed or under development
- Centrally located between booming Culver City (Amazon, Apple, HBO campuses), One Westside (600,000 SF Google Campus), Mar Vista, and Cheviot Hills/Century City
- Strong surrounding demographics with average HHI within two miles of ±\$180,362
- ±63,171 cars per day at Overland and Palms

** Prospective tenants are hereby advised that all uses are subject to City approval*



TRADE AREA

WARNER MEDIA



amazonstudios

Google



TRADER JOE'S



The **DOUGHROOM**



n/naka

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*All rents are per square foot per month, plus NNN

Overland Ave.

Regent St.



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TRADE AREA



Overland Corridor Area Eateries

The Venue is located in the Overland Corridor neighborhood of Los Angeles, a West L.A. enclave undergoing rapid redevelopment and known for its understated but acclaimed local restaurants and nightlife, including:



VENUE • OVERLAND DISTRICT

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THE VENUE

FUTURE MIXED USE
130 Units

THE ROY
92 Units

THE JAGGER
74 Units

FUTURE MIXED USE
180 Units

ARYA
119 Units

VENUE • OVERLAND DISTRICT

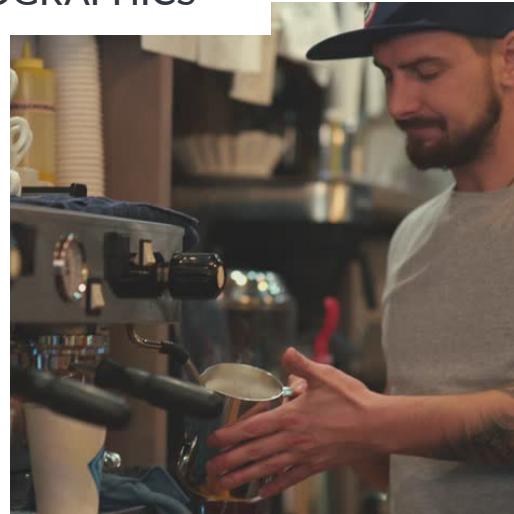
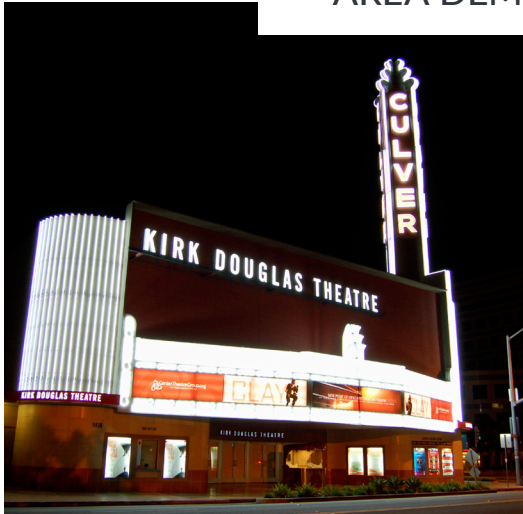
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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2025 Estimated Population	22,575	53,641	140,097
2030 Projected Population	22,205	51,417	133,775
2020 Census Population	21,436	52,080	138,873
2010 Census Population	20,873	51,260	134,966
Projected Annual Growth 2025 to 2030	-0.3%	-0.8%	-0.9%
Historical Annual Growth 2010 to 2025	0.5%	0.3%	0.3%
2025 Median Age	34.1	36.0	38.2
HOUSEHOLDS			
2025 Estimated Households	11,183	25,329	60,610
2030 Projected Households	11,388	25,151	59,743
2020 Census Households	10,637	25,077	60,592
2010 Census Households	10,041	24,261	58,762
Projected Annual Growth 2025 to 2030	0.4%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	0.8%	0.3%	0.2%
RACE & ETHNICITY			
2025 Estimated White	44.0%	46.8%	48.8%
2025 Estimated Black or African American	8.2%	7.4%	6.4%
2025 Estimated Asian or Pacific Islander	22.8%	21.8%	19.1%
2025 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
2025 Estimated Other Races	23.9%	23.2%	24.7%
2025 Estimated Hispanic	28.9%	27.6%	28.9%
INCOME			
2025 Estimated Average Household Income	\$132,986	\$154,884	\$180,362
2025 Estimated Median Household Income	\$103,441	\$112,907	\$123,121
2025 Estimated Per Capita Income	\$66,174	\$73,404	\$78,351
EDUCATION			
2025 Estimated High School Graduate	8.0%	8.1%	9.6%
2025 Estimated Some College	12.3%	12.1%	12.4%
2025 Estimated Associates Degree Only	4.6%	6.2%	5.5%
2025 Estimated Bachelors Degree Only	42.5%	37.9%	36.3%
2025 Estimated Graduate Degree	26.4%	28.5%	28.5%
BUSINESS			
2025 Estimated Total Businesses	953	3,080	8,869
2025 Estimated Total Employees	5,957	23,456	64,088
2025 Estimated Employee Population per Business	6.3	7.6	7.2
2025 Estimated Residential Population per Business	23.7	17.4	15.8

Venue Now Leasing 310.620.8383



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