

NEC Sepulveda Blvd. and National Blvd.

Medical/General Office Spaces Available



2990 S. Sepulveda Blvd., Los Angeles, 90064



Available

- Suite 201: ±843 RSF · \$3.10 PSF/Mo./FSG
3 offices and dedicated reception
- Suite 203: ±1,611 RSF · \$2.85 PSF/Mo./FSG
Therapy Suite: 4 offices, dedicated reception, and private exit
- Suite 205: ±2,264 RSF · \$2.95 PSF/Mo./FSG
7 private offices, kitchen, and open reception
- Suite 300A: ±1,417 RSF · \$2.85 PSF/Mo./FSG
Six exam rooms, private restroom, dedicated reception area
- Suite 312: ±1,317 RSF · \$2.85 PSF/Mo./FSG
4 large offices, dedicated reception, and second exit

Features

- ▶ Medical offices and general offices available
- ▶ Building lobby and finishes recently renovated
- ▶ Valet assist; 45 minutes free parking for visitors
- ▶ Courtyard atrium provides ample natural light
- ▶ Excellent shopping and dining amenities nearby
- ▶ Adjacent to Northbound exit and Southbound entrance to the 405 Freeway
- ▶ Three parking spaces for every 1,000 SF rented

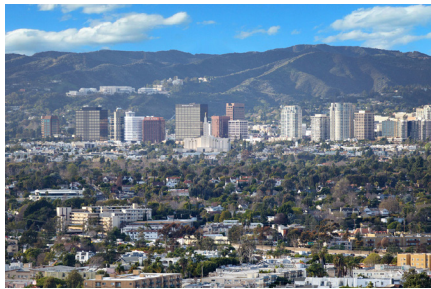
Prospective tenants are hereby advised that all uses are subject to City approval



Property Images



Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2026 Estimated Population	10,214	36,304	155,242
2031 Projected Population	9,868	35,642	153,506
2020 Census Population	10,869	36,290	150,969
2010 Census Population	9,764	34,039	146,747
Projected Annual Growth 2026 to 2031	-0.7%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2026	0.3%	0.4%	0.4%
2026 Median Age	36.0	37.9	38.1
HOUSEHOLDS			
2026 Estimated Households	3,767	15,822	72,864
2031 Projected Households	3,602	15,545	72,302
2020 Census Households	3,911	15,747	70,535
2010 Census Households	4,251	15,315	67,761
Projected Annual Growth 2026 to 2031	-0.9%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2026	-0.7%	0.2%	0.5%
RACE & ETHNICITY			
2026 Estimated White	44.5%	48.6%	51.3%
2026 Estimated Black or African American	5.3%	5.0%	5.2%
2026 Estimated Asian or Pacific Islander	31.0%	24.8%	21.2%
2026 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.8%
2026 Estimated Other Races	18.7%	21.1%	21.6%
2026 Estimated Hispanic	21.0%	24.1%	25.3%
INCOME			
2026 Estimated Average Household Income	\$172,535	\$186,851	\$188,426
2026 Estimated Median Household Income	\$124,936	\$123,812	\$124,821
2026 Estimated Per Capita Income	\$65,622	\$82,170	\$88,767
EDUCATION			
2026 Estimated High School Graduate	6.9%	8.4%	8.7%
2026 Estimated Some College	8.0%	10.4%	11.2%
2026 Estimated Associates Degree Only	3.4%	4.8%	5.4%
2026 Estimated Bachelors Degree Only	40.3%	39.3%	39.1%
2026 Estimated Graduate Degree	36.2%	31.9%	29.6%
BUSINESS			
2026 Estimated Total Businesses	363	2,687	13,481
2026 Estimated Total Employees	2,631	16,307	101,691
2026 Estimated Employee Population per Business	7.3	6.1	7.5
2026 Estimated Residential Population per Business	28.2	13.5	11.5

Your trusted *partners*

Lee Shapiro

Lee.Shapiro@kwprealestate.com
310-887-6226
DRE #00961769

Monica Su

Monica.Su@kwprealestate.com
310-887-3570
DRE #02238341