

NEC SEPULVEDA BLVD. AND NATIONAL BLVD. Medical/General Office Spaces Available



2990 S. Sepulveda Boulevard, Los Angeles, 90064



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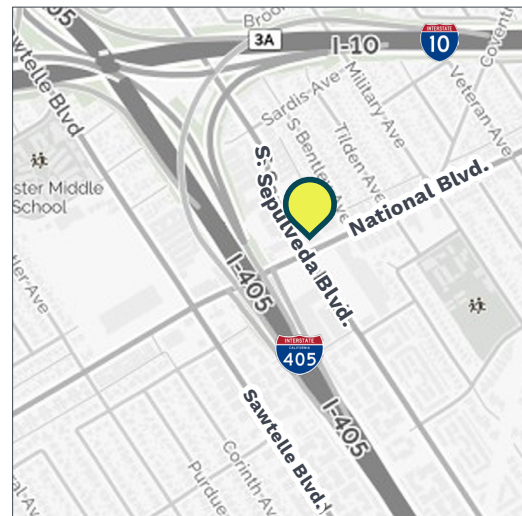
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FOR LEASE

- 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

PROPERTY HIGHLIGHTS

- 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



NEIGHBORING AMENITIES



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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2021 Estimated Population	10,896	36,201	150,599
2026 Projected Population	10,724	35,870	148,102
2010 Census Population	10,784	36,295	150,917
2010 Census Population	9,653	33,890	146,748
Projected Annual Growth 2021 to 2026	-0.3%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2021	1.2%	0.6%	0.2%
2021 Median Age	31.9	36.2	37.2
HOUSEHOLDS			
2021 Estimated Households	3,889	15,612	70,463
2026 Projected Households	3,993	16,166	72,481
2010 Census Households	3,861	15,669	70,534
2010 Census Households	4,211	15,256	67,674
Projected Annual Growth 2021 to 2026	0.5%	0.7%	0.6%
Historical Annual Growth 2010 to 2021	-0.7%	0.2%	0.4%
RACE & ETHNICITY			
2021 Estimated White	34.9%	44.9%	49.2%
2021 Estimated Black or African American	2.8%	3.8%	4.5%
2021 Estimated Asian or Pacific Islander	47.3%	31.1%	22.1%
2021 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.9%
2021 Estimated Other Races	14.7%	19.7%	23.4%
2021 Estimated Hispanic	14.0%	18.2%	23.1%
INCOME			
2021 Estimated Average Household Income	\$130,497	\$130,714	\$133,355
2021 Estimated Median Household Income	\$89,742	\$91,277	\$94,273
2021 Estimated Per Capita Income	\$47,941	\$56,914	\$62,645
EDUCATION			
2021 Estimated High School Graduate	6.6%	8.2%	9.5%
2021 Estimated Some College	13.7%	14.8%	14.5%
2021 Estimated Associates Degree Only	4.3%	4.6%	4.8%
2021 Estimated Bachelors Degree Only	37.1%	38.1%	36.9%
2021 Estimated Graduate Degree	34.4%	28.9%	27.1%
BUSINESS			
2021 Estimated Total Businesses	288	2,222	11,709
2021 Estimated Total Employees	2,662	16,358	95,288
2021 Estimated Employee Population per Business	9.3	7.4	8.1
2021 Estimated Residential Population per Business	37.9	16.3	12.9

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