

THE JAGGER • OVERLAND DISTRICT

Restaurant Space for Lease



3630-3638 Overland Ave., Los Angeles, CA 90034



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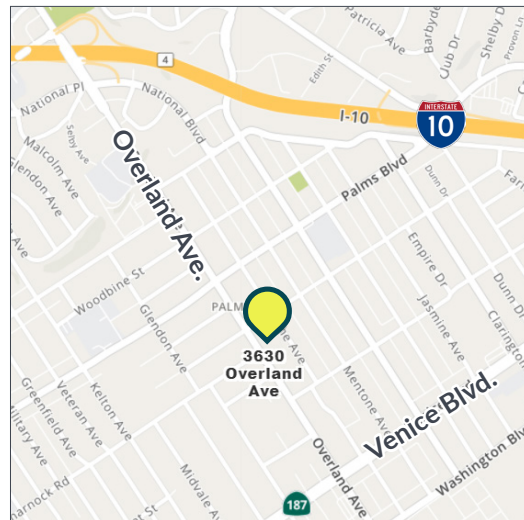
AVAILABLE

Restaurant Space: ±1,895 SF
 Rent: \$5.25 PSF/Mo., NNN
 NNN: ±\$1.00 PSF/Month
 Parking: 25 spaces
 Available: Immediately

PROPERTY HIGHLIGHTS

- Mixed-use development with outdoor patio seating below 74 residential units
- In the heart of the Overland District; home to several restaurants (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 ±\$181,555
- ±63,171 cars per day at Overland and Palms

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



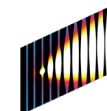
TRADE AREA

WARNER MEDIA



amazonstudios

Google



TRADER JOE'S

SONY PICTURES

The DOUGHROOM



phorage LOS ANGELES

THE LITTLE MARIONETTE



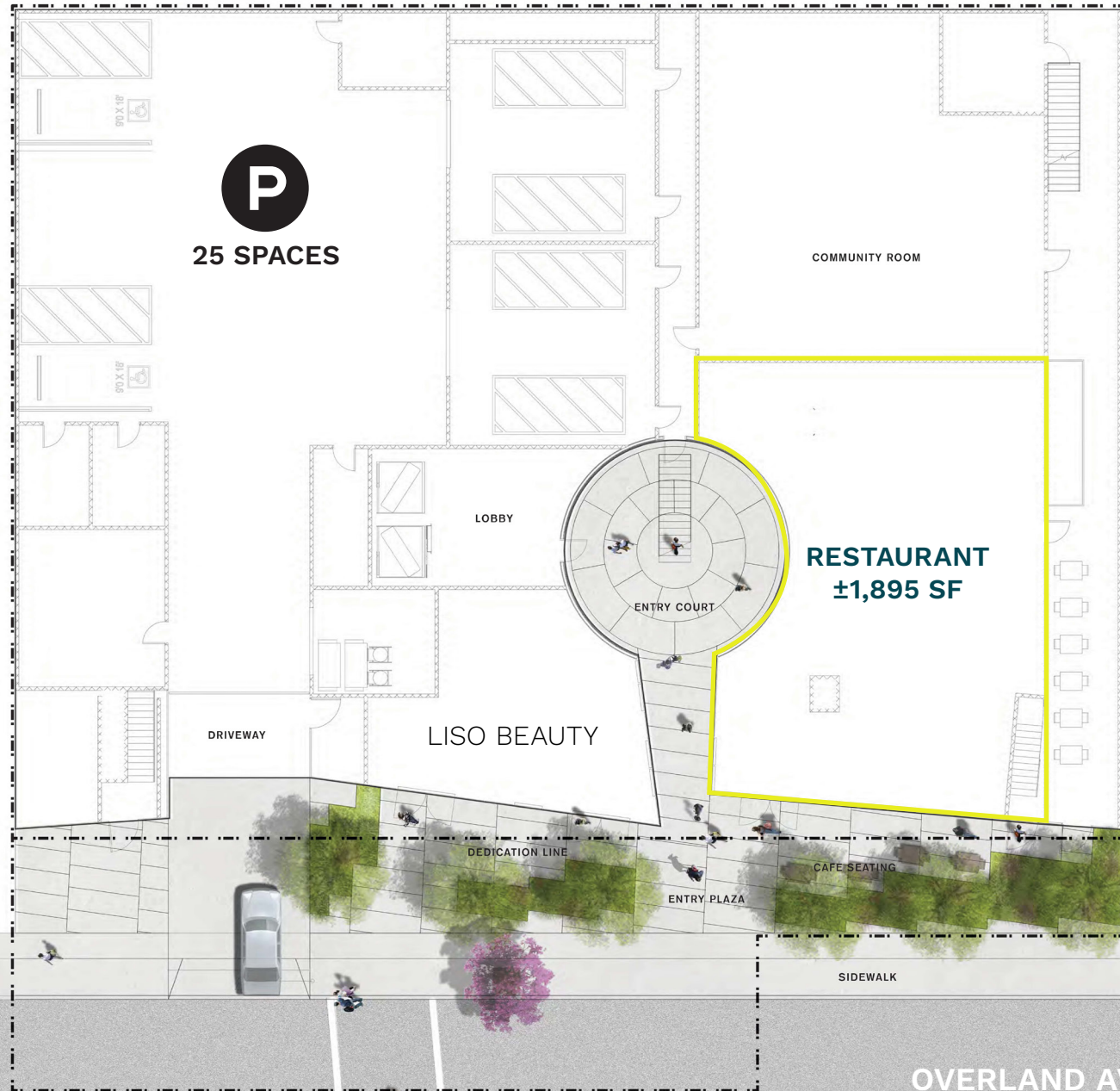
n/naka

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OVERLAND AVE.

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TRADE AREA



Overland Corridor Area Eateries

The Jagger 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:



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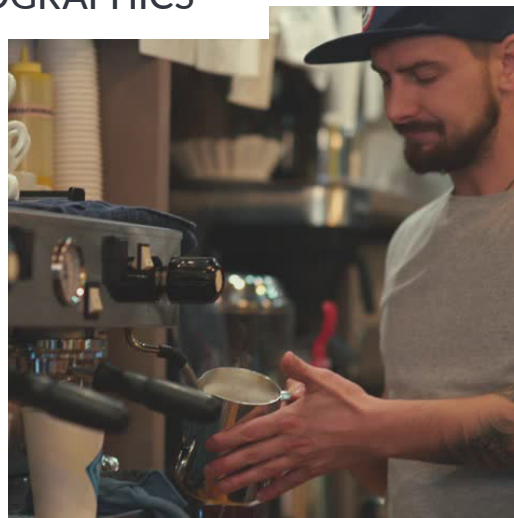
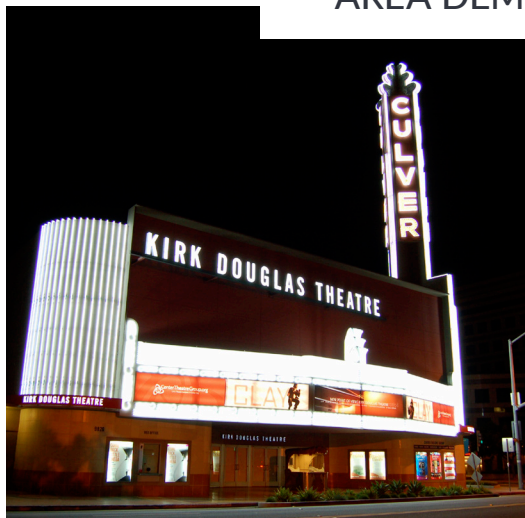
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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2025 Estimated Population	23,149	53,525	139,379
2030 Projected Population	22,734	51,289	133,086
2020 Census Population	21,955	51,881	138,269
2010 Census Population	21,515	51,180	134,295
Projected Annual Growth 2025 to 2030	-0.4%	-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	11,582	25,245	60,393
2030 Projected Households	11,770	25,057	59,530
2020 Census Households	11,058	25,006	60,569
2010 Census Households	10,453	24,213	58,663
Projected Annual Growth 2025 to 2030	0.3%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	0.7%	0.3%	0.2%
RACE & ETHNICITY			
2025 Estimated White	44.1%	46.9%	49.2%
2025 Estimated Black or African American	8.3%	7.4%	6.3%
2025 Estimated Asian or Pacific Islander	22.8%	21.8%	19.2%
2025 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
2025 Estimated Other Races	23.8%	23.0%	24.4%
2025 Estimated Hispanic	28.6%	27.5%	28.5%
INCOME			
2025 Estimated Average Household Income	\$130,132	\$156,353	\$181,555
2025 Estimated Median Household Income	\$102,634	\$113,322	\$123,801
2025 Estimated Per Capita Income	\$65,388	\$74,009	\$78,991
EDUCATION			
2025 Estimated High School Graduate	8.1%	8.0%	9.5%
2025 Estimated Some College	12.1%	11.9%	12.3%
2025 Estimated Associates Degree Only	4.7%	6.2%	5.5%
2025 Estimated Bachelors Degree Only	43.0%	38.1%	36.5%
2025 Estimated Graduate Degree	26.1%	28.6%	28.7%
BUSINESS			
2025 Estimated Total Businesses	899	3,137	9,050
2025 Estimated Total Employees	5,402	23,731	65,131
2025 Estimated Employee Population per Business	6.0	7.6	7.2
2025 Estimated Residential Population per Business	25.7	17.1	15.4

The background of the entire page is a photograph of a modern, multi-story apartment building with a dark facade and many windows. The building is viewed from a low angle, looking up. The sky is a clear, light blue. In the foreground, there are some street elements like a traffic light and a street sign that says "Overland Av".

KWP
REAL ESTATE

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