

RETAIL/OFFICE SPACE

RANCHO PARK

SIGNAGE

FOR LEASE

**2520 Overland Avenue
Los Angeles, CA 90064**



PARCommercial.com

RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188



MATT CRABBS
310.864.9034
MATTCRABBS@COMPASS.COM
DRE 01120751

2520 OVERLAND AVE

Size: 2800 SF

Rate: \$2.35 NNN

NNN: approximately \$0.50 per sf, per month.

Term : 3-5 Years

Description: 2nd floor modern open floor plan, very private, tree top views, floor to ceiling glass, private updated bathrooms, Ideal for office or tutoring center.

Available: Immediately



Building highlights:

- Surface parking lot as well as street parking
- Active, walkable community with popular local amenities
- Walking distance from Google's new 600,000 sf WLA Campus
- Straight shot from Overland exit on I0 freeway
- Pole and building signage



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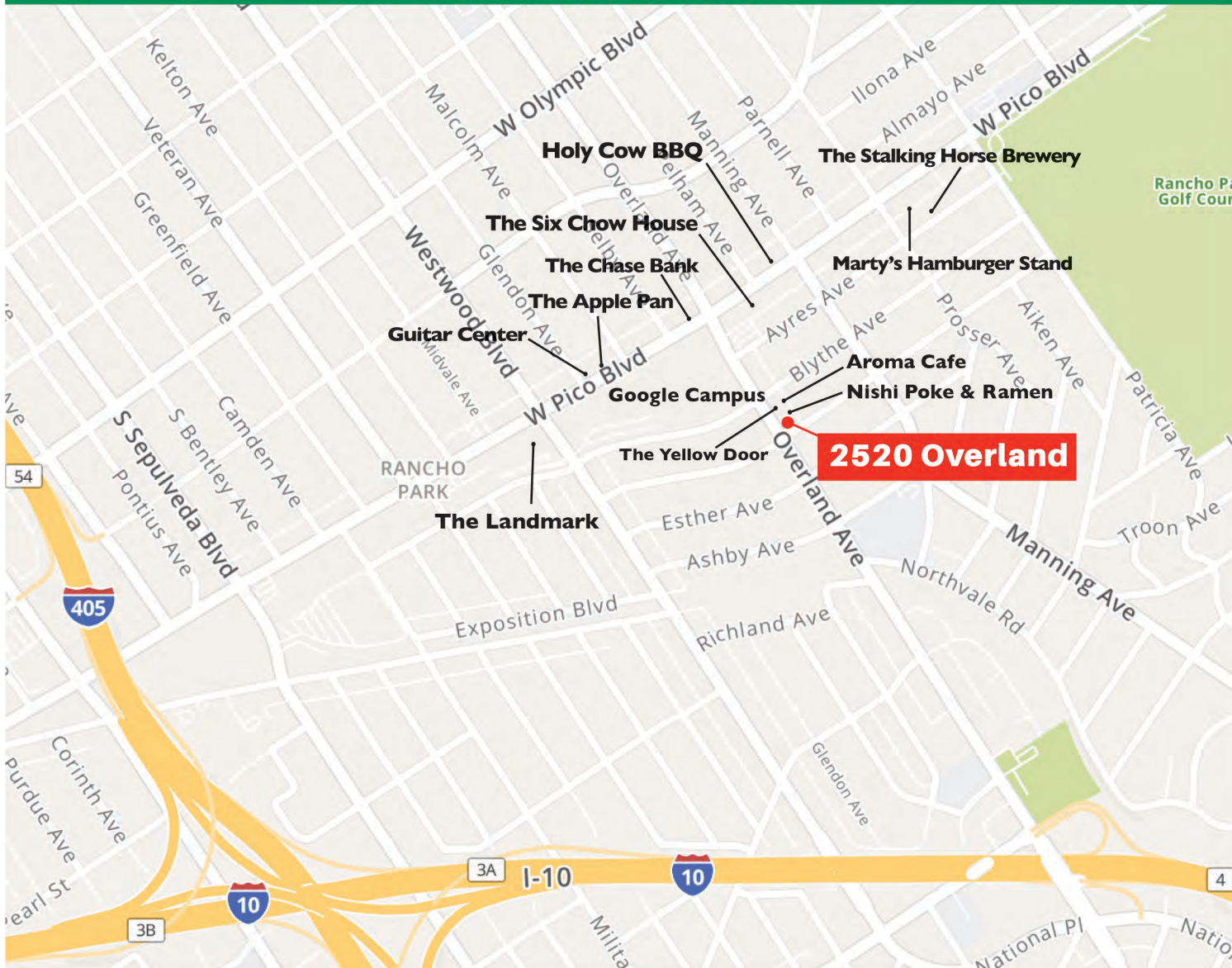
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LOCAL AMENITIES

Rancho Park



The property is located in the Rancho Park neighborhood of Los Angeles between Cheviot Hills and West L.A. Rancho Park's tree-lined streets give it an almost suburban feel, as well as provide a rare opportunity for Angelenos to see fall foliage without a long drive north. Those same trees provide plenty of shade of pedestrians taking the short walk to the shops and the restaurants on Pico or to play a round of golf at one of the nearby courses. With its own Expo Line station easy access to the 10 and 405 freeways, and many arterial streets nearby, Rancho Park makes commuting slightly more convenient.

The property is located in an affluent submarket of Los Angeles where the Zillow Home Value Index is \$1,745,000. The trade area is densely populated with 327,243 people within a 3-mile radius and an average HHI of \$165,745 within one mile.



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