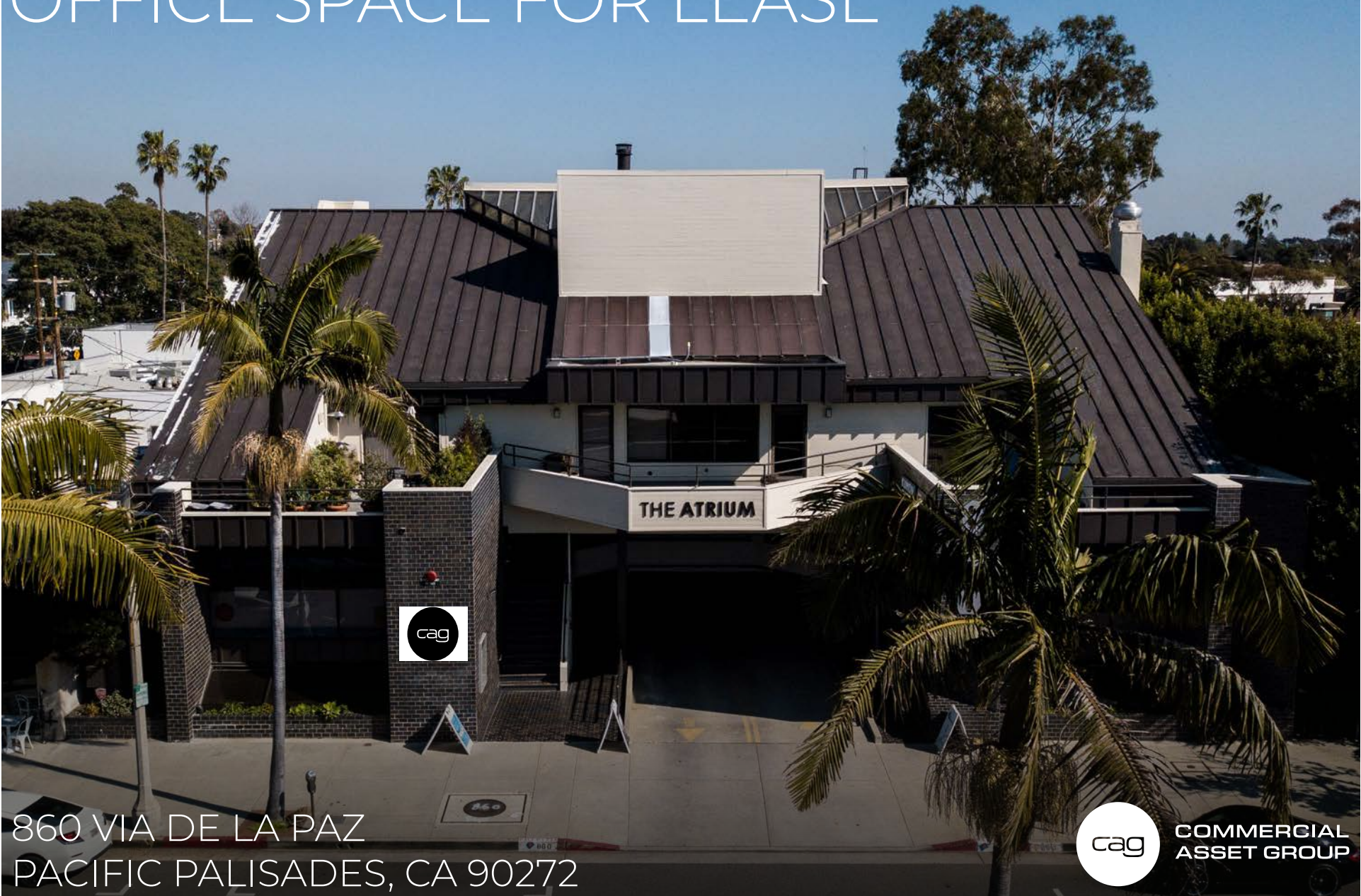


# PRIME LOCATION IN PACIFIC PALISADES OFFICE SPACE FOR LEASE



860 VIA DE LA PAZ  
PACIFIC PALISADES, CA 90272





## **GROUND FLOOR**

FORMER PILATES, FITNESS USE  
2,083 SQFT

## **3RD FLOOR OFFICE SPACE SQUARE FOOTAGE**

401 + 538 COMBINED 939 SQFT

## **LOCATED ON GROUND FLOOR WITH RETAIL VISIBILITY AND PRIVATE RESTROOM**

615 SQFT

## **3RD FLOOR OFFICE**

325 SQFT

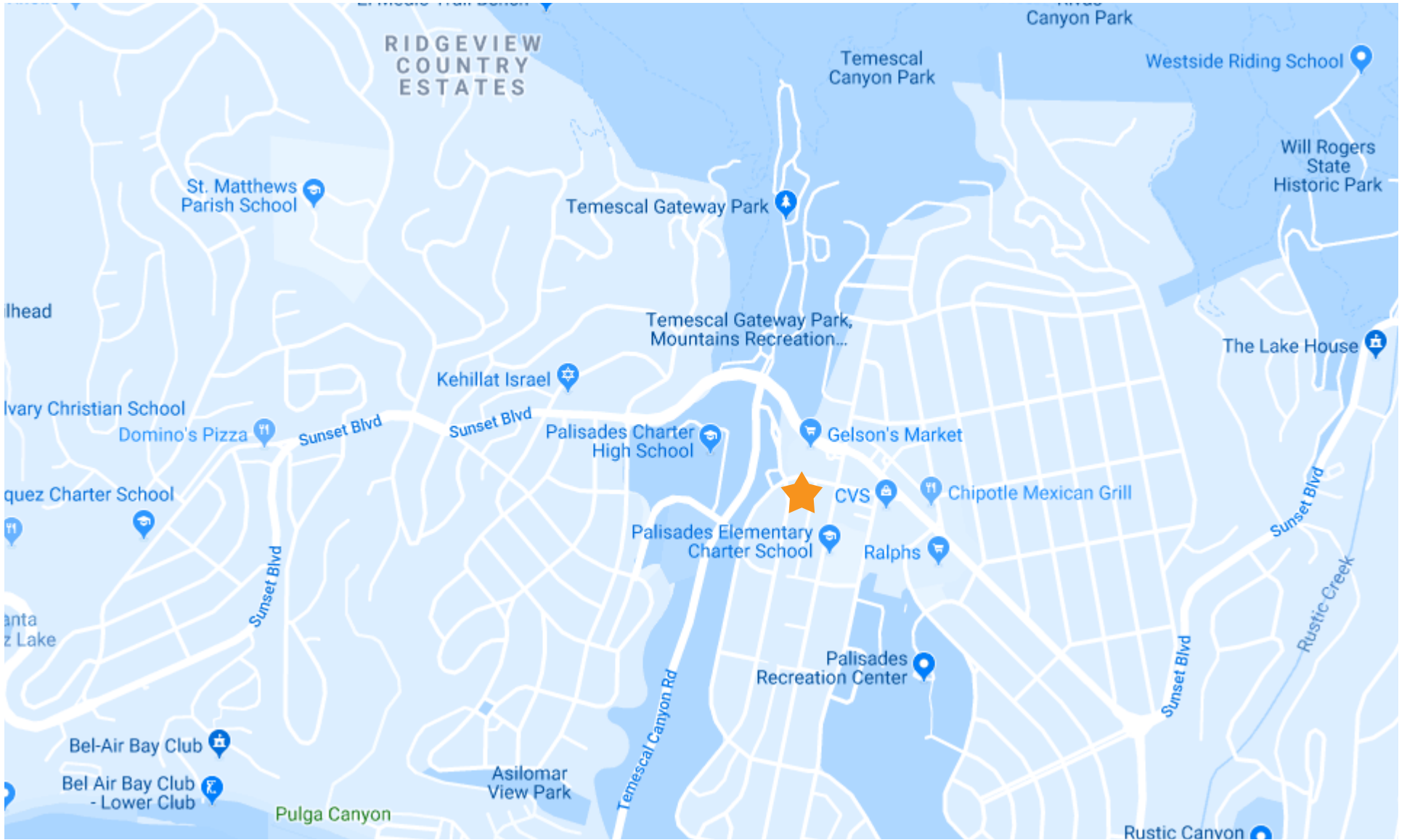
- THE ATRIUM BUILDING 
- OFFICE SPACES AVAILABLE IN PREMIER PALISADES VILLAGE BUILDING ON VIA DE LA PAZ
- PRESTIGIOUS BUILDING WITH SUBTERRANEAN PARKING & ATTENDANT
- BUSY STREET WITH LOTS OF FOOT TRAFFIC
- HIGH PROFILE PACIFIC PALISADES LOCATION ALONGSIDE COUNTLESS EATERIES, CAFES, BOUTIQUES & ART GALLERIES
- SEEKING OFFICE USE, FACIAL, MASSAGE, MICROBLADING, SALON, FITNESS USE
- MAJOR THOROUGHFARE
- DENSE POPULATION DEMOGRAPHICS
- 1-MILE AVERAGE HOUSEHOLD INCOME: \$184,000

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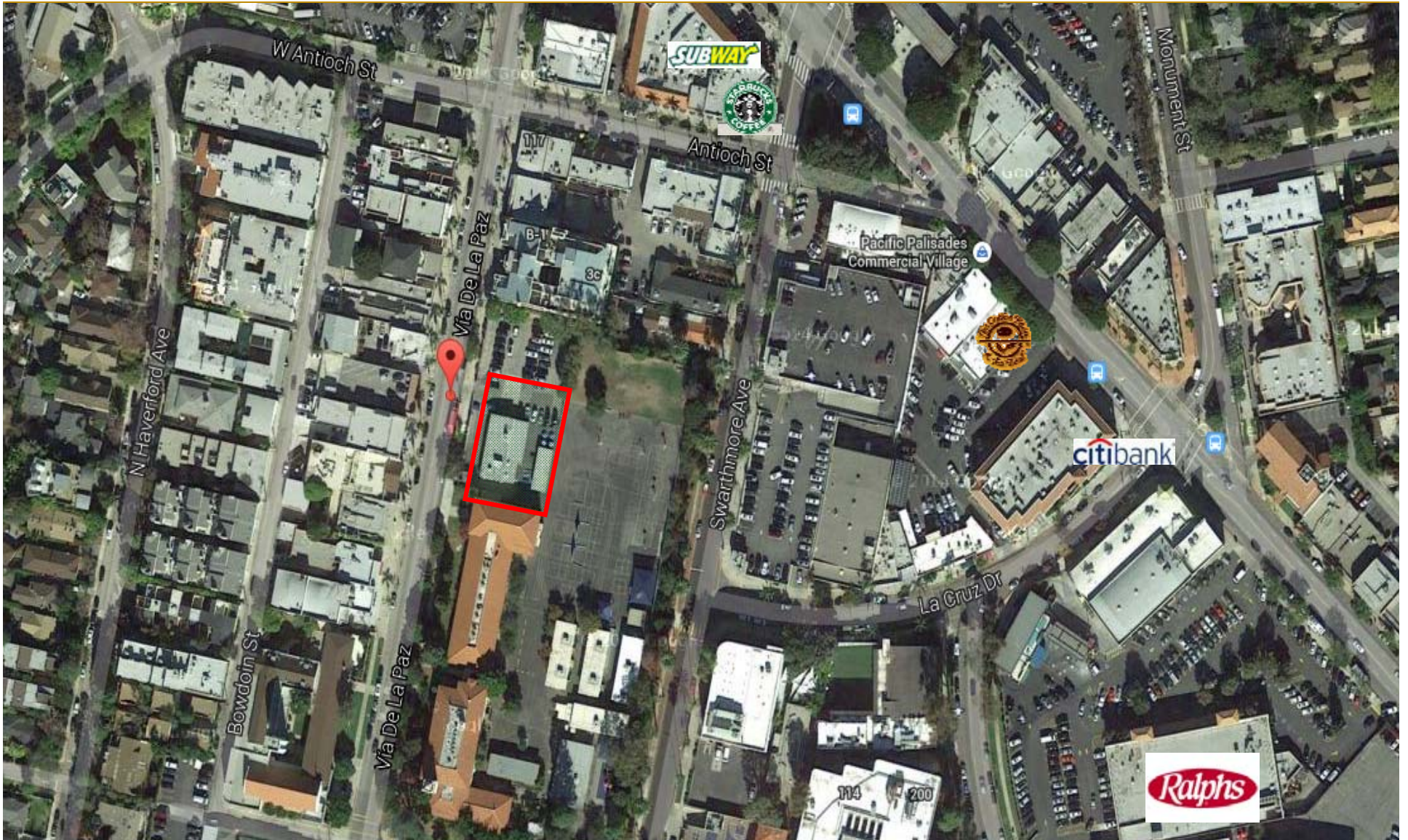


ADDITIONAL PHOTOS

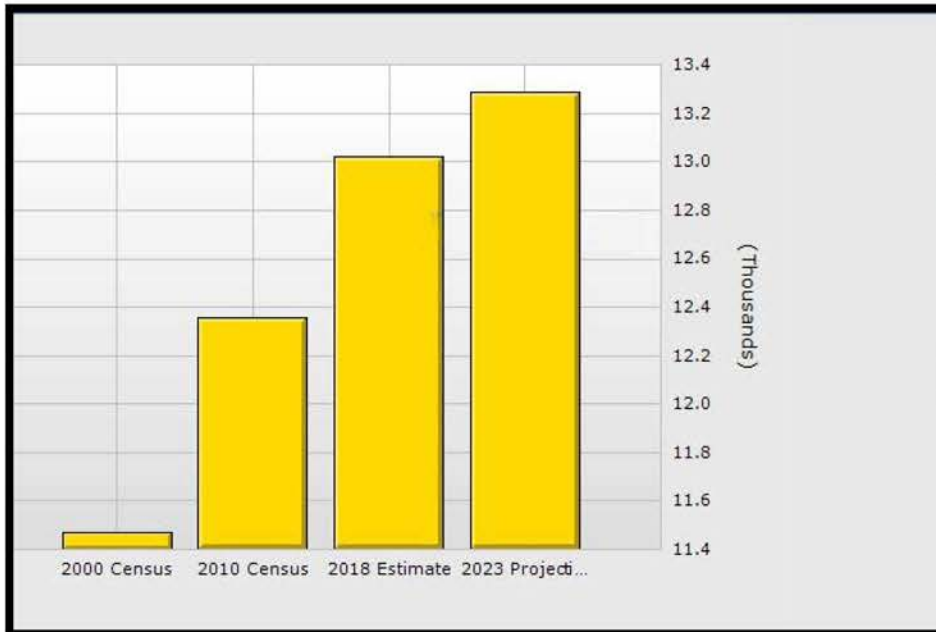


MAP





AERIAL



Population	1 Mile	2 Mile	3 Mile
2018 Total Population:	<b>13,021</b>	<b>31,808</b>	<b>83,364</b>
2023 Population:	<b>13,290</b>	<b>32,477</b>	<b>85,060</b>
Pop Growth 2018-2023:	<b>2.07%</b>	<b>2.10%</b>	<b>2.03%</b>
Average Age:	<b>44.00</b>	<b>44.80</b>	<b>43.70</b>
Households			
2018 Total Households:	<b>5,188</b>	<b>13,280</b>	<b>39,415</b>
HH Growth 2018-2023:	<b>1.81%</b>	<b>1.94%</b>	<b>1.81%</b>
Median Household Inc:	<b>\$184,807</b>	<b>\$168,728</b>	<b>\$123,814</b>
Avg Household Size:	<b>2.50</b>	<b>2.40</b>	<b>2.00</b>
2018 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
Housing			
Median Home Value:	<b>\$1,112,976</b>	<b>\$1,113,591</b>	<b>\$1,093,342</b>
Median Year Built:	<b>1957</b>	<b>1958</b>	<b>1963</b>

# DEMOGRAPHICS



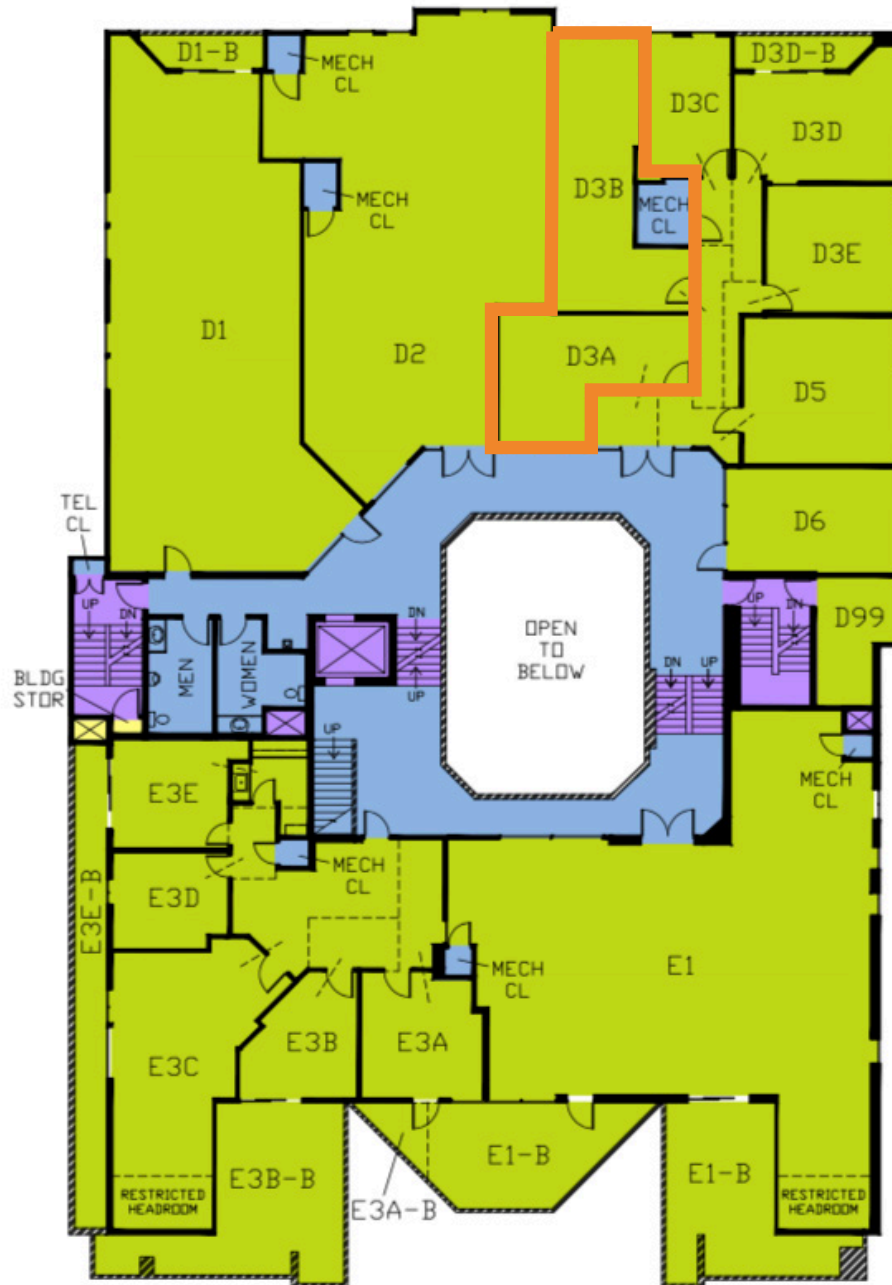


FLOOR PLAN



FLOOR PLAN





FLOOR PLAN



FLOOR PLAN

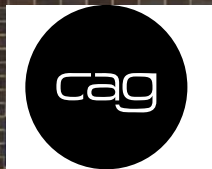




COMMERCIAL  
ASSET GROUP

THE ATRIUM

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