



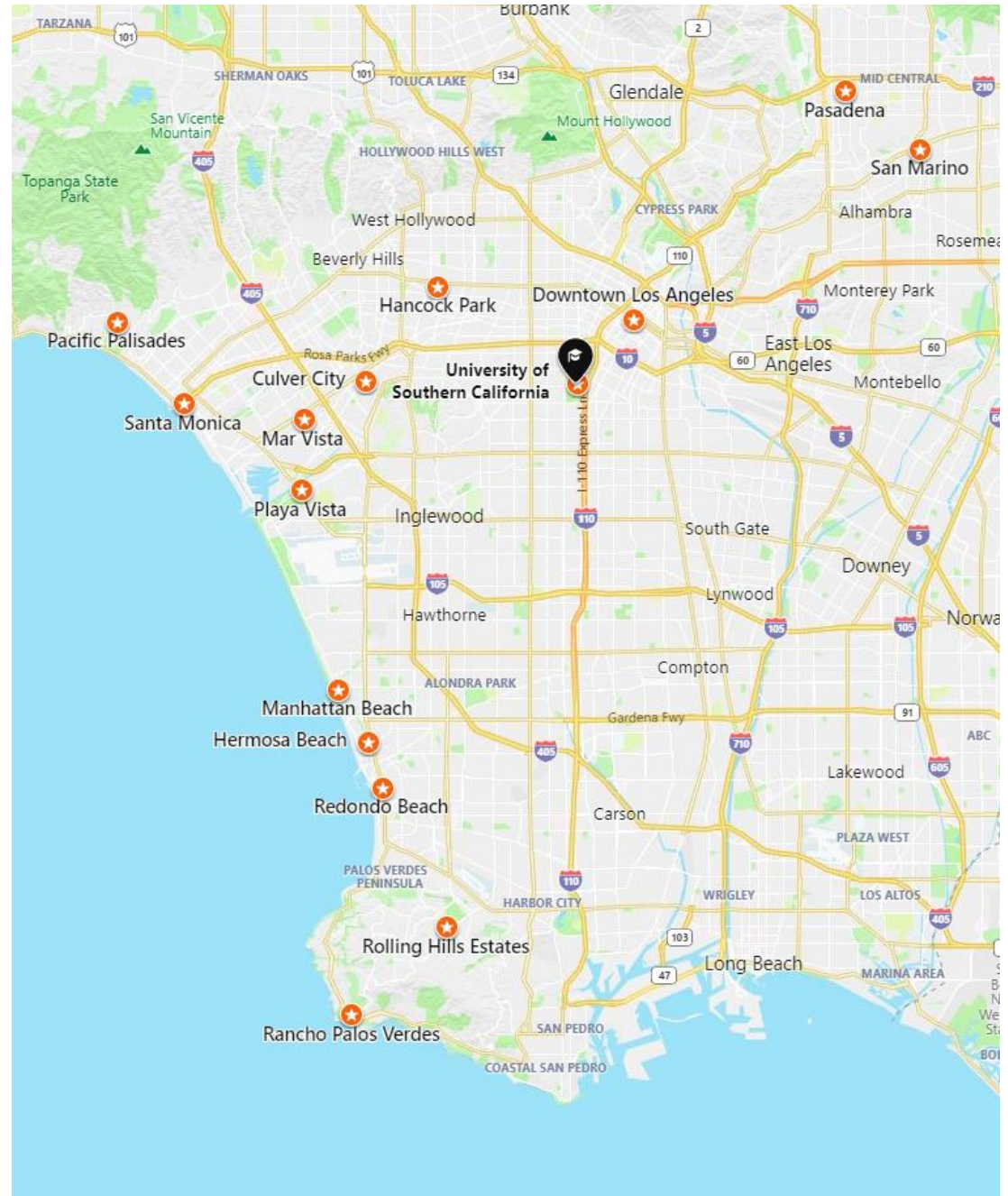
LOS ANGELES REGION HOUSING OPTIONS

2021

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PACIFIC PALISADES



Pacific Palisades – The Palisades has a sophisticated beachy feel, full of beautiful homes with fantastic walkability and strong sense of community. You forget you are in a major city. The recent five-star renovation of Palisades Village provides a vibrant city center that residents love. The Palisades includes some of the most sought after property in Southern California. The area can be tough to get in and out of depending on traffic.

Non-Traffic time to USC - 35 minutes.

Peak traffic time to USC - 60-75 minutes.

Real Estate options – A solid family home in Palisades proper can range from \$3.4M to \$5M depending on location and reasonable homes can be found in the \$2M to \$3M range. A nice townhouse or condo within walking distance to the Caruso center can be found within the \$1.5M to 2.5M range.

Link- <https://palisadesvillageca.com/>

SANTA MONICA



Santa Monica – Santa Monica operates as its own city, providing superior city services compared to most of Los Angeles. It has always been a coveted Westside location with easy access to the beach, shopping and great restaurants. A diverse community known for its amazing weather, walkability and entertaining options.

Non-Traffic drive time to USC - 20-25 minutes.

Peak traffic times to USC – 60-75 minutes (getting across the 405 is the big issue in terms of peak traffic). This is mostly felt when schools are back in session after Labor Day weekend.

The Metro line is also an option, 40 minute ride.

Real estate options – North Santa Monica is one of the most highly coveted places to live in the world with single family homes selling north of \$4M. A nice townhouse or condo can be found in the \$1.5 to \$2.5M range. South Santa Monica is extremely popular right now with young families, providing more affordability, easier access to the freeway and the Main Street/Abbott Kinney areas. A nice single-family home will fall in the \$2.5M to \$3.5M range while a condo/townhouse will fall in the \$1M to \$2.5M range.

Article - <https://www.latimes.com/business/realestate/hot-property/la-fi-hp-neighborhood-spotlight-santa-monica-20180303-story.html>



MANHATTAN BEACH



Manhattan Beach – This coveted South Bay location is extremely popular for those looking to experience the ultimate in the So Cal beach lifestyle. It is a family-oriented community with great walkability, great restaurants and a tremendous social scene, especially in the summer. Quite a few USC alumni and faculty live in the area. Popular with professional athletes and coaches.

Non-traffic time to USC - 30-35 minutes.

Peak traffic time to USC - 50-70 minutes.

Real estate options – A nice, single-family home will cost between \$2.8M to \$3.5M. Townhomes and condos that are centrally located will be in the \$1.7M to \$2.5M range.

PLAYA VISTA



Playa Vista – Developed around twenty years ago, it is the newest city in the Los Angeles area. People love Playa Vista for its phenomenal walkability, parks and overall “new” feeling. Several USC faculty live in the area and it is a favorite of many athletes and the tech crowd. It is centrally located, creating easy access to most of Los Angeles while being relatively close to the beach. The lot sizes are smaller and the area has a “dense” urban feel due to the majority of the housing being condominiums and townhouses.

Non-traffic time to USC - 20-25 minutes.

Peak traffic time to USC - 40-50 minutes.

Real Estate options – A nice single-family residence can be found in the \$2.3M to the low \$3M range. A high-end townhouse or condo will be in the \$1.8M to 2.6M range.



SAN MARINO



San Marino – The most prestigious choice east of USC, San Marino is filled with beautiful estate type properties. A very family-oriented neighborhood with a strong “Mayberry” feel that resonates with young families. Strong USC presence in terms of faculty and alumni. It is more affordable compared to similar homes in the coastal areas, but the weather is typically 15-20 degrees warmer in the summer than the coastal options, and traveling to the Westside or South Bay for events can be tough.

Non-Traffic time to USC – 20 - 25 minutes.

Peak traffic times to USC - 50-60 minutes.

Real Estate Options – Single family homes are available beginning in the \$2M range with higher-level options in the \$3M+ range.

PALOS VERDES / ROLLING HILLS ESTATES



Palos Verdes/Rolling Hills Estates – “PV” is very popular with families and is a favored location of some USC faculty and administrators. A true getaway from the hustle and bustle of Los Angeles, providing a quiet and peaceful setting that is hard to find near a major city. The real estate is more affordable than other coveted Los Angeles options with more diverse housing choices in terms of lot sizes or ocean views, etc. The downside to PV is the distance you have to travel to USC and other areas.

Non-traffic time to USC - 45-55 minutes.

Peak traffic time to USC- 70-90 minutes.

Real estate options – Nice to high-level family homes can be found in the \$2M to \$3M+ range.

HANCOCK PARK



Hancock Park – The best mid-city option that provides easy access to USC, Larchmont Village and Hollywood. Hancock Park Proper is stately with a bit of an east coast feel. Wonderful family homes surround large estates and are occupied by a who's who of Los Angeles business elite. It is typically 10 degrees warmer than the coastal sections and you consistently feel the hustle and bustle of the city.

Non-Traffic drive time to USC - 8-10 minutes.

Peak traffic time to USC - 20-30 minutes.

Real estate options – A nice, single-family home bordering Hancock Park proper will be in the \$2.5 to \$3.5M range. A nice townhouse/condo will be in the \$1.4 to \$2.4M range.

Article - Link - <https://www.latimes.com/business/realstate/hot-property/la-fi-hp-0423-neighborhood-hancock-park-20160423-story.html>



DOWNTOWN



Downtown LA- The closest option to the USC campus, Downtown has exploded in growth from a housing and entertainment standpoint. The full-service, modern luxury towers have drawn interest from celebrities and business leaders thanks to cutting-edge restaurants, hip bars, LA Live, Staples Center, Walt Disney Concert Hall, Grand Park and renowned art museums.

Non-traffic time to USC – 5-7 minutes.

Peak traffic time to USC - 10-15 minutes.

Real Estate Options- single-level condominiums are the main option with the most attractive being in the luxury towers. A two or three bedroom unit with expansive LA views can be found between \$1.6M - \$2.3M. HOA dues in luxury towers range from \$700/month to \$2,500/month depending on the amenities provided.

PASADENA



Pasadena – East of the University Park Campus, with quite a few Trojan faculty calling it home, Pasadena provides a strong family community feel with great options for fine dining and shopping (Old Town Pasadena). The Arroyo Seco area around the Rose Bowl is highly coveted with some properties providing magnificent views. The areas are less stately than San Marino, but highly impressive and comparable to the coastal options. The weather is 15-20 degrees different than the coastal options.

Non-traffic time to USC - 25 minutes.

Peak traffic time to USC - 50 - 60 minutes.

Real Estate Options – Solid single family homes are available starting around \$2M with centrally located luxury townhouses/condos available between \$1.1M-\$1.8M.

CULVER CITY



Culver City – This area has exploded in popularity over the past decade and has its own city services and boasts solid public schools. Culver City has a vibrant Downtown area and is central to other Westside areas. Easy access to the University Park campus. The long-term future of Culver City is bright with many high-level tech companies leasing office space.

Non-Traffic drive time to USC - 10-13 minutes.

Peak traffic time to USC – 25-35 minutes.

The Metro is an option – 20 minutes from Culver City station.

Real Estate options – A great property can be found for around \$2M with an entertaining level home on a coveted street in the \$2.5 to \$3M range. Luxury townhouses are occasionally available.

Articles - <https://www.latimes.com/business/realestate/hot-property/la-fi-hp-neighborhood-spotlight-culver-city-20160618-snap-story.html>

<https://www.vogue.com/article/culver-city-los-angeles-travel-guide>

MAR VISTA



Mar Vista – South-east of Santa Monica, Mar Vista is a more cost sensitive alternative to Santa Monica and is extremely popular with the Silicon Beach (tech) crowd. It provides quick access to the 10 freeway as well everything the Westside has to offer. The ocean breeze you get from Santa Monica is another added benefit.

Non-Traffic drive time to USC - 15-17 minutes.

Peak traffic times to USC - 45-55 minutes.

The metro is an option - 25 minutes from Mar Vista station.

Real estate options – Nice single family properties can be found for around \$2M+ with a superior property running between \$2.7M to \$3.5M depending on the availability of views and lot size.

Article- <https://www.latimes.com/business/realestate/hot-property/la-fi-hp-neighborhood-spotlight-palms-20161201-story.html>

HERMOSA BEACH/REDONDO BEACH



Hermosa Beach/Redondo Beach – Manhattan Beach’s neighbor to the south, Redondo and Hermosa are also similar “Hang-Loose” communities with great walkability and dining options. These areas provide more affordability and a younger vibe.

Non-Traffic drive time to USC - 35-40 minutes.

Peak traffic times to USC - 55-70 minutes.

Real Estate Options – A nice property will be found in the \$2M to \$3M range and it will be a mix of single family homes and townhouses or condos.