

# 5960 Crenshaw Blvd

5960 Crenshaw Blvd, Los Angeles, CA 90043

**VARS** Presented By:  
vars real estate Vars Real Estate



# 5960 Crenshaw Blvd

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## Property Details

### Features:

Drive-Thru Fast Food space located on the corner of busy Crenshaw Blvd and 59th Street right across from the Crenshaw/LAX Metro (K Line - Pink)Train. Lease a rare small restaurant location with drive-through on a major street in a great South Los Angeles neighborhood. Terrific opportunity for a QSR (Quick Service Restaurant), Fast Casual Restaurant, or Incidental Food Use This drive-thru restaurant space was previously used as a Soul Food and hot dog eatery. This fully turn-key location is also suitable for a donut shop, ice cream/frozen yogurt, burger stand, fried chicken, sandwich, wrap & salad, coffee & tea, bakery & pastries, Mexican food, pizza, BBQ, noodle shop, and a variety of other uses. Property includes a secured/gated parking lot with 15 parking spaces, a fenced outdoor dining area, an indoor dining area with an exposed wood high ceiling, a commercial kitchen with hood, a small office in the rear, and all the necessities for a successful drive-thru restaurant.

Location: 5960 Crenshaw Blvd is located in Los Angeles 90043. It's on the corner of 59th Street, which is 2 blocks south of Slauson Ave and 2 blocks north of Hyde Park Blvd. It is directly adjacent to a Taco Bell and Pizza Hut, and a couple of blocks from a Subway and Woody's BBQ. This centrally located drive-thru cafe is part of the Park Mesa Heights Neighborhood which is within the West Adams - Baldwin Hills - Leimert Community Plan area. It is walking distance from the Metro K Line station, Dorset Village, and the Nipsey Hussle Mural.

### Price: \$4.69 /SF/MO

- High traffic and high visibility
- Drive-Thru Fast Food (QSR) Restaurant
- Indoor and Outdoor Dining
- Secured Parking Lot with 15 Spaces
- Adjacent to Taco Bell and Pizza Hut
- Across from the Crenshaw/LAX Metro Train line

View the full listing here: <https://www.loopnet.com/Listing/5960-Crenshaw-Blvd-Los-Angeles-CA/27374691/>

Rental Rate:	\$5799/MO
Property Type:	Retail
Property Subtype:	Fast Food
Gross Leasable Area:	1,236 SF
Year Built:	1969
Walk Score ®:	78 (Very Walkable)
Transit Score ®:	56 (Good Transit)
Rental Rate Mo:	\$4.69 /SF/MO

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## Listing space

1st Floor	Space Available:	1,236 SF
	Rental Rate:	\$56.28 /SF/YR
	Date Available:	Now
	Service Type:	Modified Gross
	Built Out As:	Fast Food
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	Negotiable

Drive Thru Retail Fast Food space located on the corner of busy Crenshaw Blvd and 59th St right across from the Crenshaw/LAX Metro Train line. Lease a rare small restaurant location with drive thru on a major street in great South Los Angeles neighborhood. Terrific opportunity for a fast food, fast casual, or incidental food user in LA 90043.



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## Location



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## Property Photos



Front Exterior from Crenshaw Facing South



High Ceiling in Order and Dining Area



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## Property Photos



Behind the Counter Looking Out



Large Striped Parking Lot

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## Property Photos



Indoor seating area



Commercial Kitchen Hood and Fire Suppression



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## Property Photos



Rear Exterios



Exterior from Parking



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## Property Photos



Rear Kitchen Area



Outdoor Patio Seating Area

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## Property Photos



Commercial Kitchen



Rear Exit and Restroom



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## Property Photos



Indoor dining room



Fenced Parking Lot from Rear

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## Property Photos



Rear office area



Drive-thru lane and 15 parking spaces



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## Property Photos



Front service counter



Gated Parking Lot from Front

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## Property Photos



Front Exterior from Crenshaw Blvd



Wide Angle Lot



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## Property Photos



Rear View from Lot



Drive Thru

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## Property Photos



Panorama of Crenshaw & 58th, 59th, and 60th



5960-crenshaw-zoom



5960 Crenshaw Blvd

Fast Food - Inglewood/South LA Submarket  
Los Angeles, CA 90043

1,236  
SF GLA

7,841  
SF Lot

1969  
Built

1,236  
Available SF

1,236  
Max Contig SF

\$4.69/sq  
Asking Retail Rent



Summary Population Housing Daytime Employment Consumer Spending Traffic Data

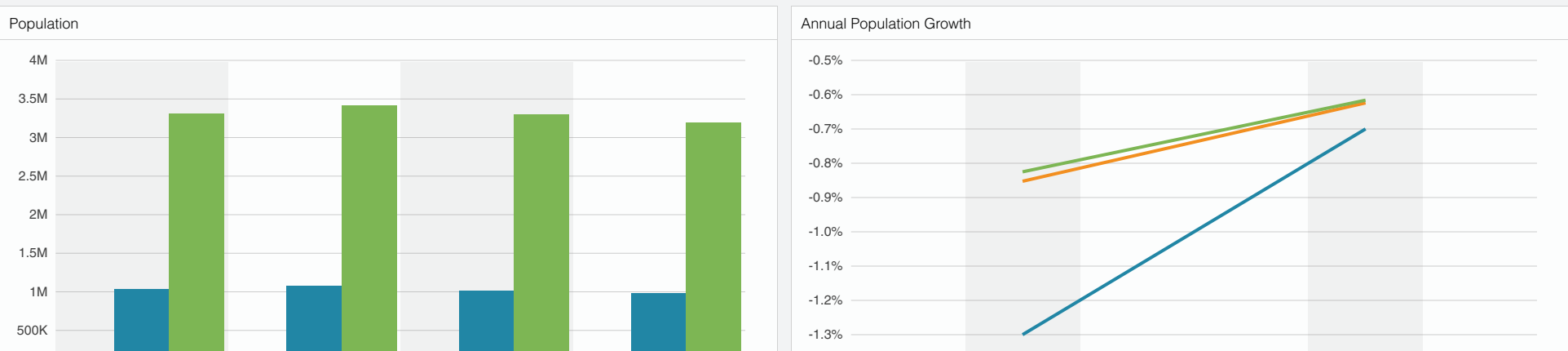
Currency: USD (\$) Radius 2 miles, 5 miles, 10 miles

Population			
	2 miles	5 miles	10 miles
2020 Population	146,293	1,071,542	3,409,091
2024 Population	141,309	1,015,787	3,296,714
2029 Population Projection	136,902	980,264	3,195,250
Annual Growth 2020-2024	-0.9%	-1.3%	-0.8%
Annual Growth 2024-2029	-0.6%	-0.7%	-0.6%
Median Age	40.7	36.3	37.3
Bachelor's Degree or Higher	23%	23%	33%
U.S. Armed Forces	43	433	1,465

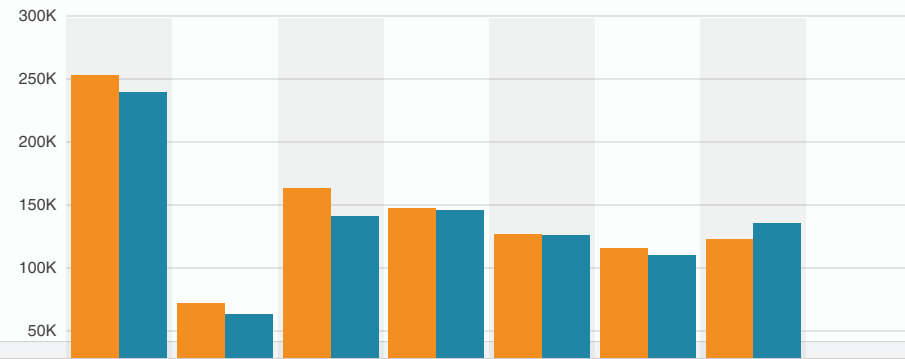
Households			
	2 miles	5 miles	10 miles
2020 Households	51,853	345,393	1,227,874
2024 Households	49,654	327,194	1,197,027
2029 Household Projection	47,991	315,503	1,161,303
Annual Growth 2020-2024	0.3%	0.3%	0.7%
Annual Growth 2024-2029	-0.7%	-0.7%	-0.6%
Owner Occupied Households	22,100	104,411	353,475
Renter Occupied Households	25,891	211,092	807,828
Avg Household Size	2.7	2.9	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.5B	\$9.8B	\$37.6B

Population By Race			
	2 miles	5 miles	10 miles
White	9,662	126,646	857,823
Black	66,133	239,652	405,918
American Indian/Alaskan Native	2,249	18,685	51,628
Asian	2,494	60,896	349,053
Hawaiian & Pacific Islander	202	2,052	7,131
Two or More Races	60,569	567,857	1,625,160
Hispanic Origin	60,509	592,508	1,689,392

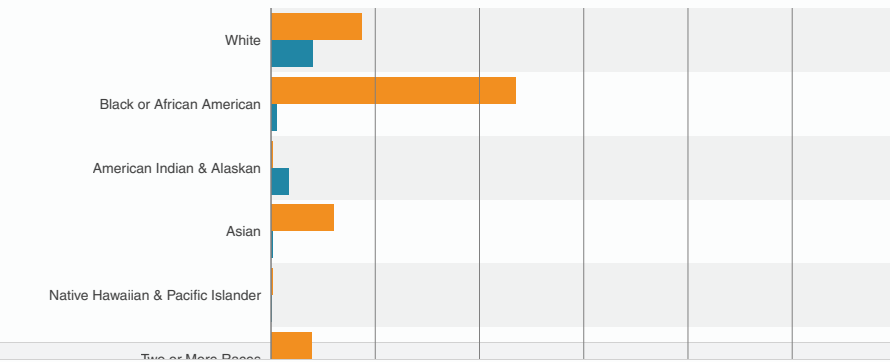
Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$737,732	\$769,942	\$876,594
Median Year Built	1948	1954	1961



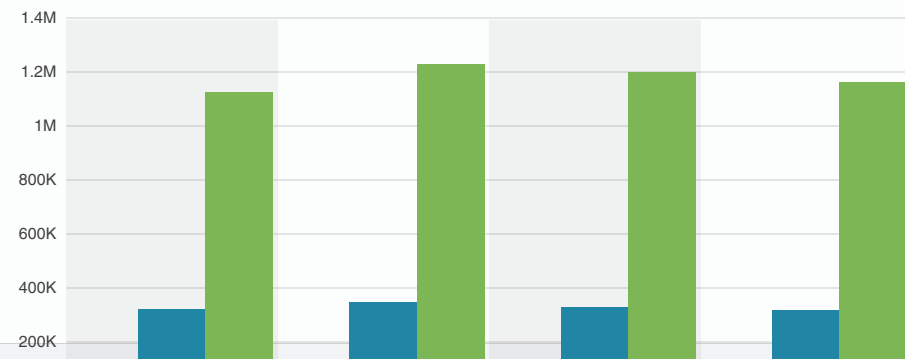
Population By Age



Population By Race & Hispanic Origin



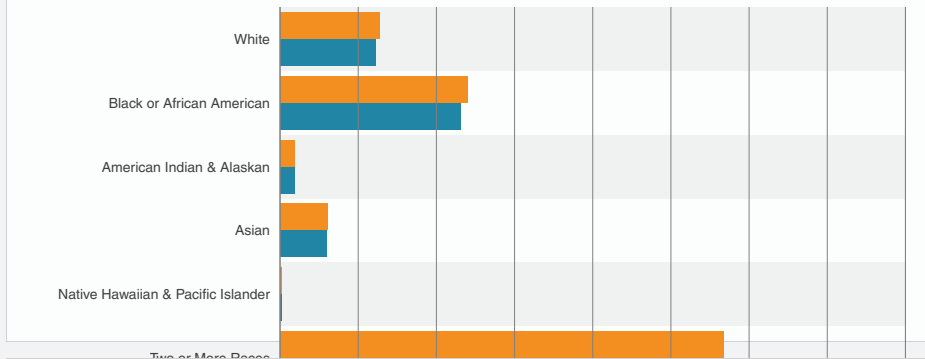
Households



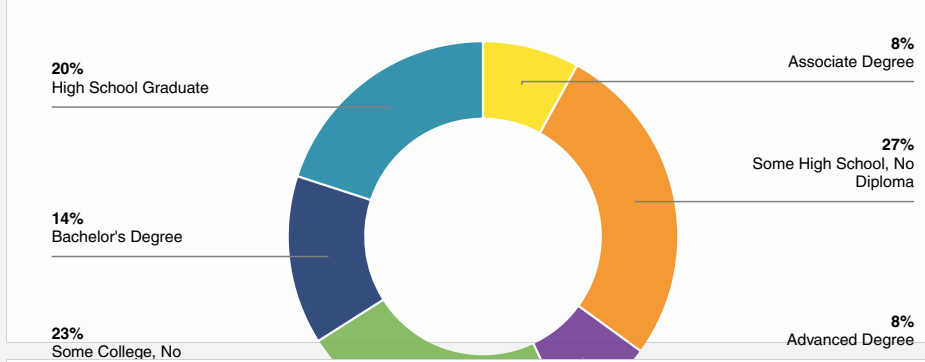
Household Income



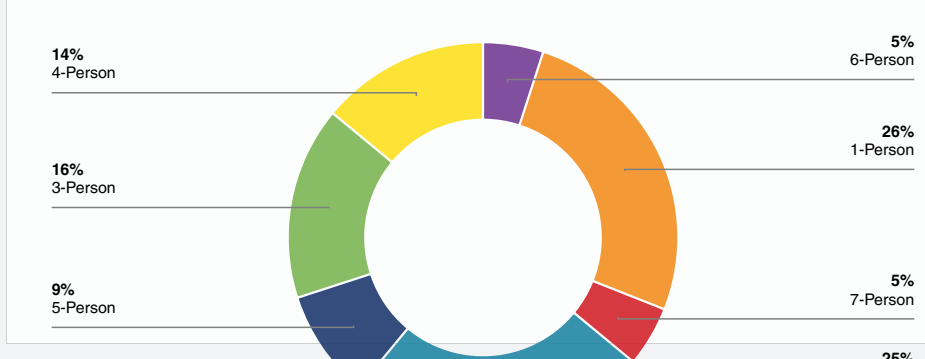
Population By Race



Educational Attainment



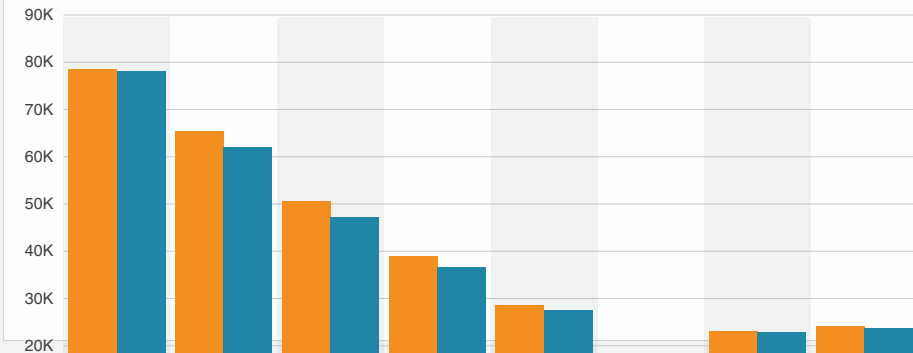
Household Size



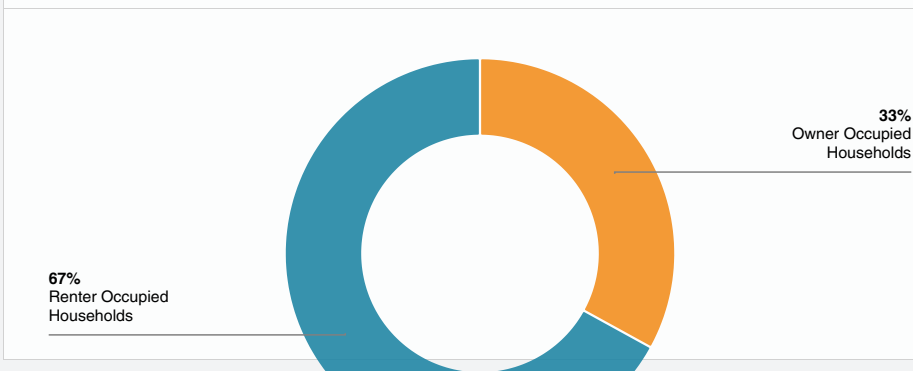
Household Income By Age



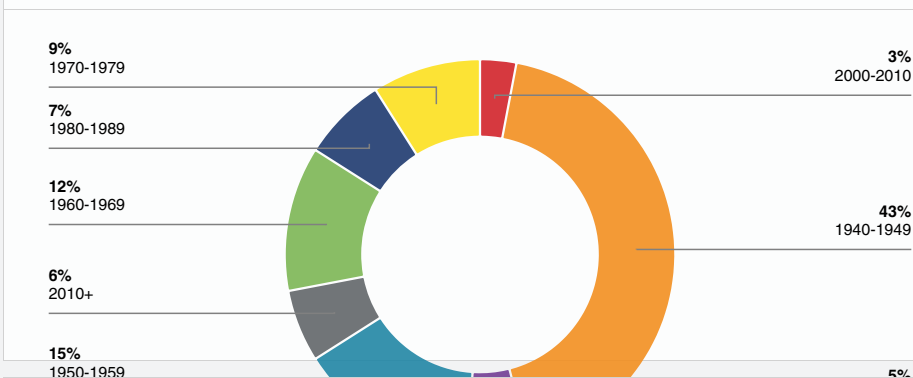




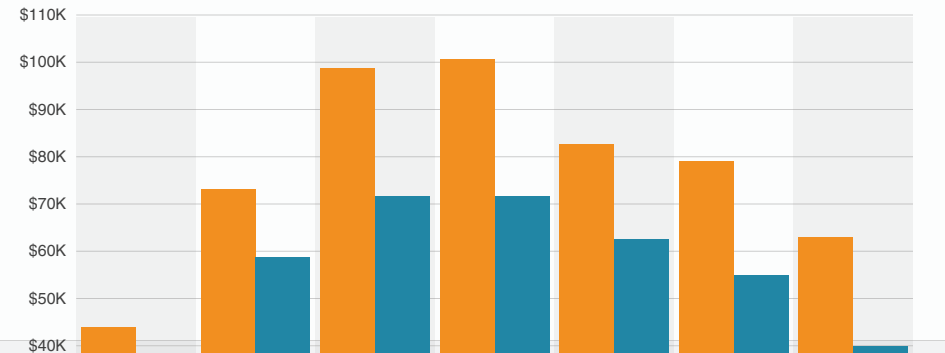
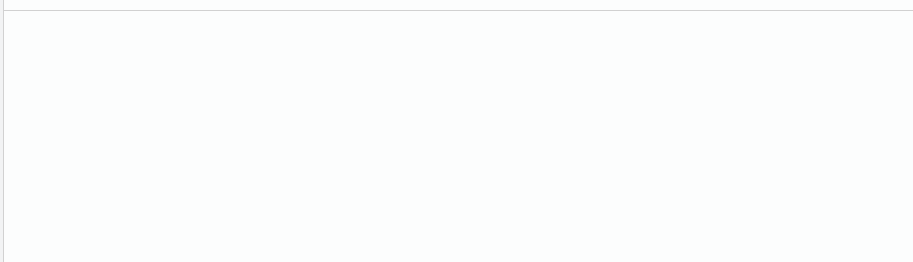
Housing Occupancy



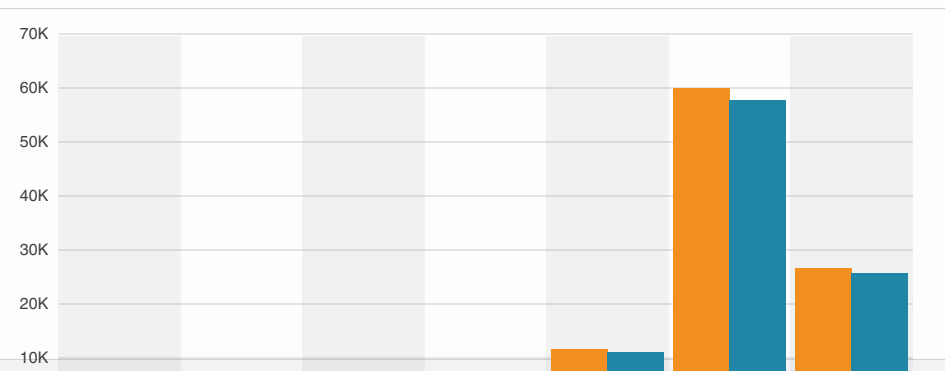
Homes By Year Built



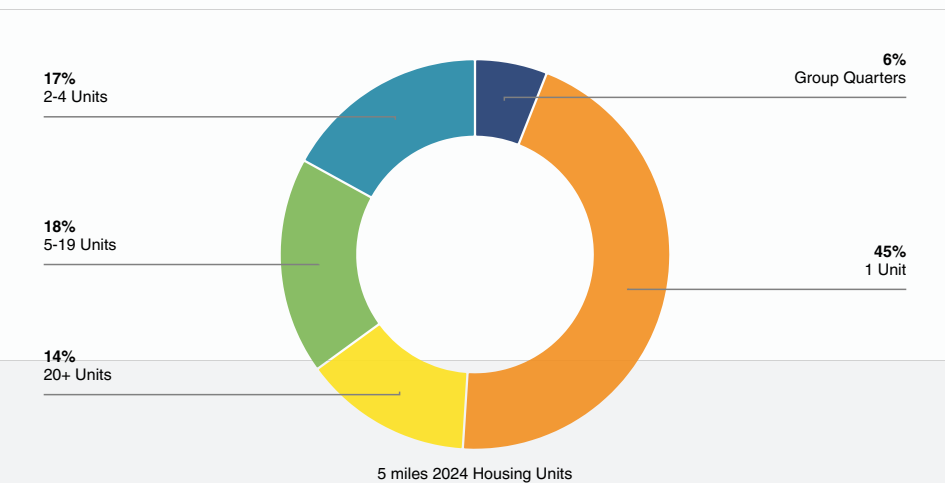
Population Travel To Work



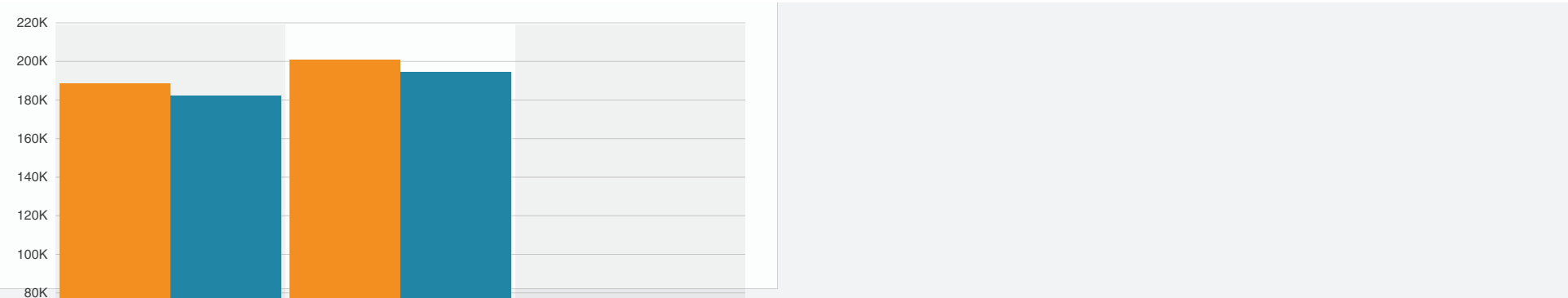
Home Values



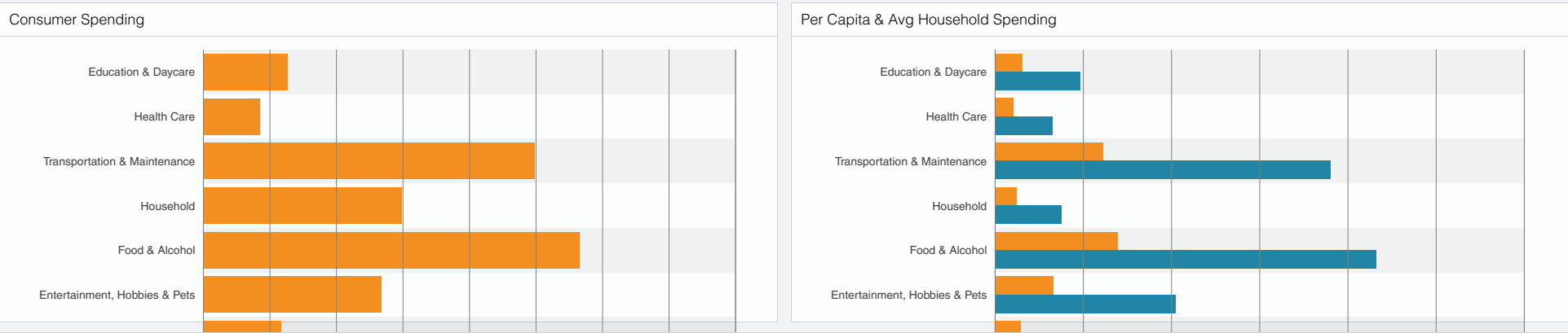
Housing Type



5 miles 2024 Housing Units



Daytime Employment									
Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	25,242	4,279	6	270,851	35,179	8	1,546,519	197,166	8
Trade Transportation & Utilities	4,243	692	6	43,266	6,004	7	245,934	31,516	8
Information	543	72	8	21,403	1,010	21	105,694	5,884	18
Financial Activities	2,073	412	5	21,574	3,559	6	150,007	22,524	7
Professional & Business Services	2,383	538	4	32,768	4,772	7	263,877	32,903	8
Education & Health Services	8,580	1,251	7	69,395	10,376	7	371,853	62,557	6
Leisure & Hospitality	3,206	341	9	46,962	3,412	14	231,889	17,972	13
Other Services	3,951	953	4	27,413	5,765	5	115,382	22,312	5
Public Administration	263	20	13	8,070	281	29	61,883	1,498	41
Goods-Producing Industries	1,925	304	6	21,344	2,675	8	153,779	13,475	11
Natural Resources & Mining	15	5	3	260	53	5	1,593	383	4
Construction	921	205	4	7,243	1,549	5	38,301	6,599	6
Manufacturing	989	94	11	13,841	1,073	13	113,885	6,493	18
Total	27,167	4,583	6	292,195	37,854	8	1,700,298	210,641	8



Consumer Spending Details									
2024 2029									
Radius	2 miles			5 miles			10 miles		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$84,927,313	\$1,710	\$601	\$584,714,310	\$1,787	\$576	\$2,087,518,165	\$1,744	\$633
Entertainment, Hobbies & Pets	\$218,042,695	\$4,391	\$1,543	\$1,340,556,059	\$4,097	\$1,320	\$5,223,669,128	\$4,364	\$1,585



Radius	2 miles			5 miles			10 miles		
⌵ Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
⌵ Food & Alcohol	\$407,001,786	\$8,197	\$2,880	\$2,827,496,143	\$8,642	\$2,784	\$10,811,719,054	\$9,032	\$3,280
⌵ Household	\$253,397,980	\$5,103	\$1,793	\$1,493,121,415	\$4,563	\$1,470	\$5,901,986,041	\$4,931	\$1,790
⌵ Transportation & Maintenance	\$385,397,198	\$7,762	\$2,727	\$2,492,254,967	\$7,617	\$2,454	\$9,236,668,371	\$7,716	\$2,802
⌵ Health Care	\$65,186,037	\$1,313	\$461	\$426,934,570	\$1,305	\$420	\$1,692,670,538	\$1,414	\$513
⌵ Education & Daycare	\$97,576,298	\$1,965	\$691	\$632,250,808	\$1,932	\$622	\$2,684,297,698	\$2,242	\$814
Total Specified Consumer Spen...	\$1,511,529,307	\$30,441	\$10,697	\$9,797,328,272	\$29,943	\$9,645	\$37,638,528,995	\$31,443	\$11,417
Traffic									
Collection Street	Cross Street			Traffic Volume			Count Year	Distance from Property	
Crenshaw Blvd	W 59th Pl N			35,899			2022	0.02 mi	
Crenshaw Blvd	W 59th Pl S			41,527			2018	0.03 mi	
W 60th St	11th Ave E			3,944			2022	0.06 mi	
W 60th St	Crenshaw Blvd E			5,402			2022	0.07 mi	
W 59th St	10th Ave E			1,623			2022	0.09 mi	
W 59th St	S Crenshaw Blvd E			1,131			2022	0.10 mi	
W 60th St	10th Ave E			4,611			2022	0.10 mi	
Crenshaw Blvd	W Slauson Ave N			41,827			2022	0.15 mi	
Crenshaw Blvd	W 63rd St S			36,307			2022	0.16 mi	
11th Ave	W 63rd St S			950			2022	0.17 mi	

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