

# LEIMERT PARK MIXED USE 4064 Crenshaw Blvd



## Offering Memorandum

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## PROPERTY OVERVIEW

We are pleased to offer this incredible owner/user opportunity to purchase a two-story mixed-use retail/office building and lot in the heart of Leimert Park. The property is located directly across the street east of Baldwin Hills Crenshaw Plaza and is three blocks north of the new Leimert Park Station (Metro), placing the project in the highest transit-oriented-community tier, TOC4.

## OFFERING SUMMARY

<b>ADDRESS</b>	4064 CRENSHAW BLVD L.A. CA 90008
<b>APN</b>	5024-009-011
<b>BUILDING SIZE</b>	APPROX. 6,578 SF (PER PUBLIC RECORD)
<b>COMBINED LOT SIZE</b>	APPROX. 3,799 SF (PER PUBLIC RECORD)
<b>PARKING</b>	PARKING LOT AVAILABLE FOR LEASE
<b>YEAR BUILDING BUILT</b>	1948
<b>ZONING</b>	LAC1.5
<b>T.O.C. TIER</b>	TIER 4
<b>OCCUPANCY</b>	VACANT
<b>ASKING PRICE</b>	\$2,000,000



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## INVESTMENT HIGHLIGHTS

- Vacant building - available for owner/user
- Three blocks north of Leimert Park Station (Metro)
- Separate parking lot in alley may be available for lease
- Incredible development opportunity with TOC4 designation



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# LEIMERT PARK MIXED USE 4064 Crenshaw Blvd

Martin Luther King Jr. Blvd

Crenshaw Blvd

4064 Crenshaw

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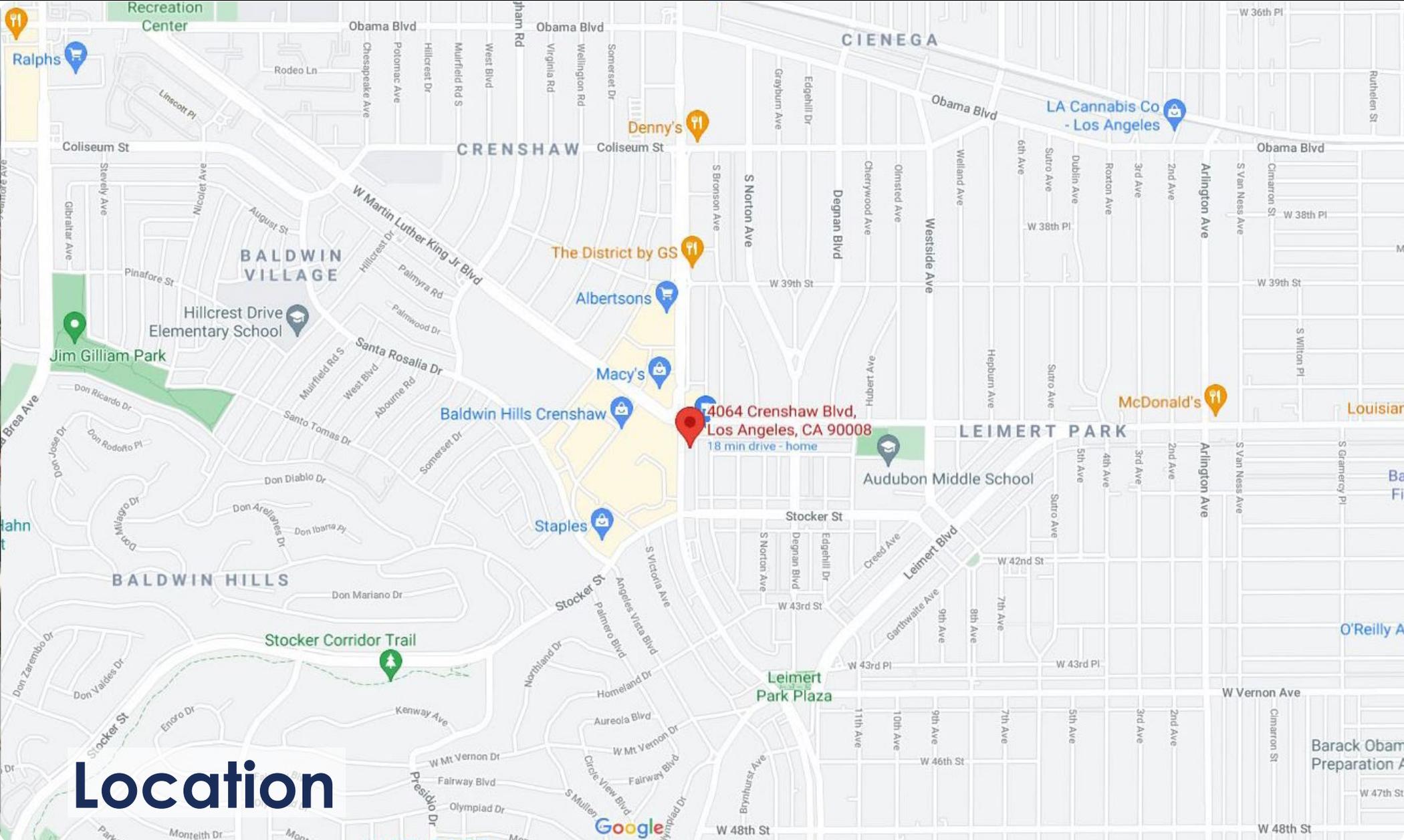


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## Location

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