

FOR SALE

1111 CRENSHAW BLVD

LOS ANGELES, CA 90019



Rare freestanding office building for sale in Koreatown. Former education center.

ASKING PRICE	\$1,900,000
BUILDING SIZE	3,106 SF
LAND SIZE	7,145 SF
ZONED	LAC2
BUILT	1960
PARKING	3 striped spots - more possible
PROPERTY FEATURES	Concrete Panel construction; earthquake retrofitted; large rear yard; multiple private offices and conference rooms; large kitchen; 3 restrooms
POTENTIAL USES	Childcare facility; after school tutoring center; law office, medical office, real estate office
PRIME LOCATION	Situated one block south of Olympic Boulevard and close to two large multi-family proposed/under construction developments
TRAFFIC COUNT	approximately 11,000 cars per day

For more information contact

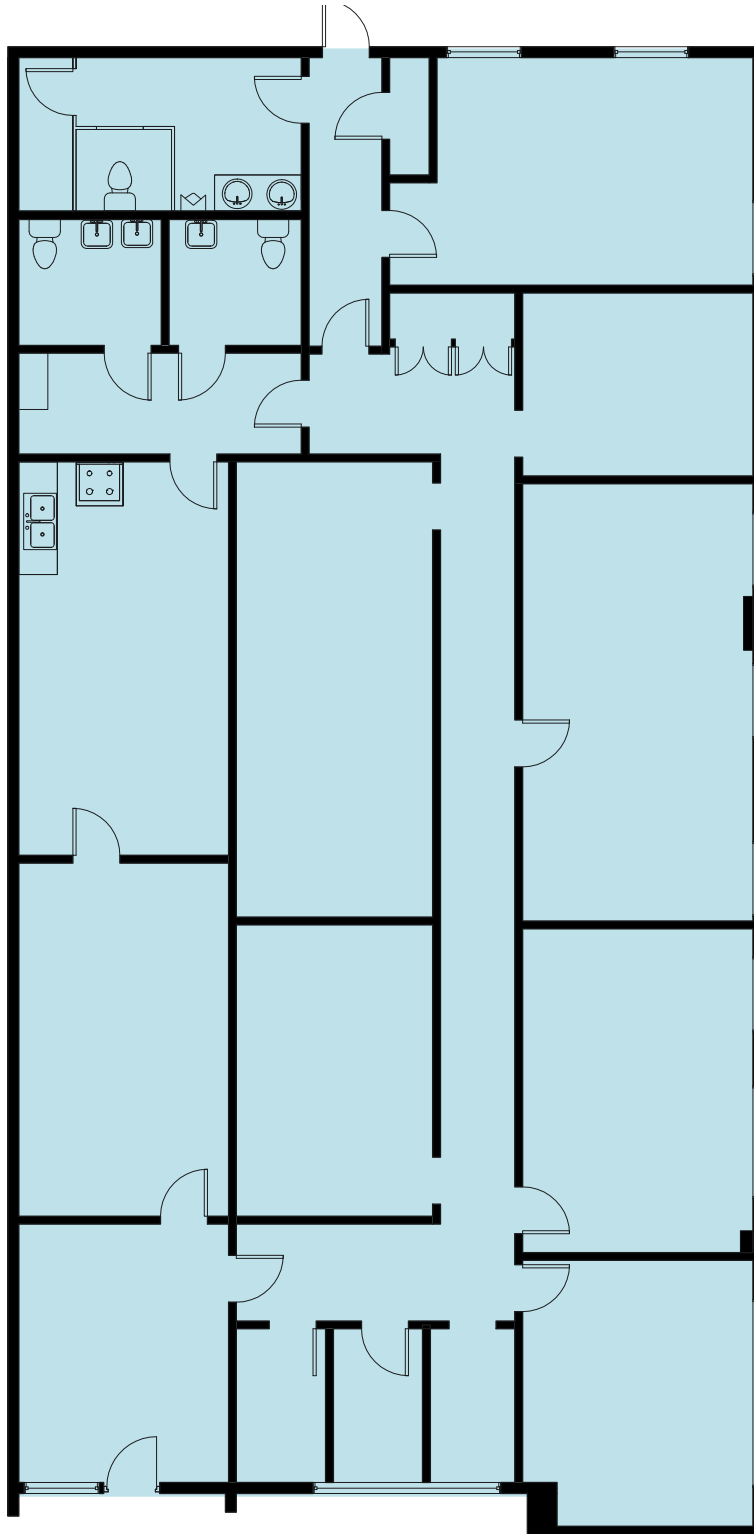
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km Kidder Mathews

FLOOR PLAN



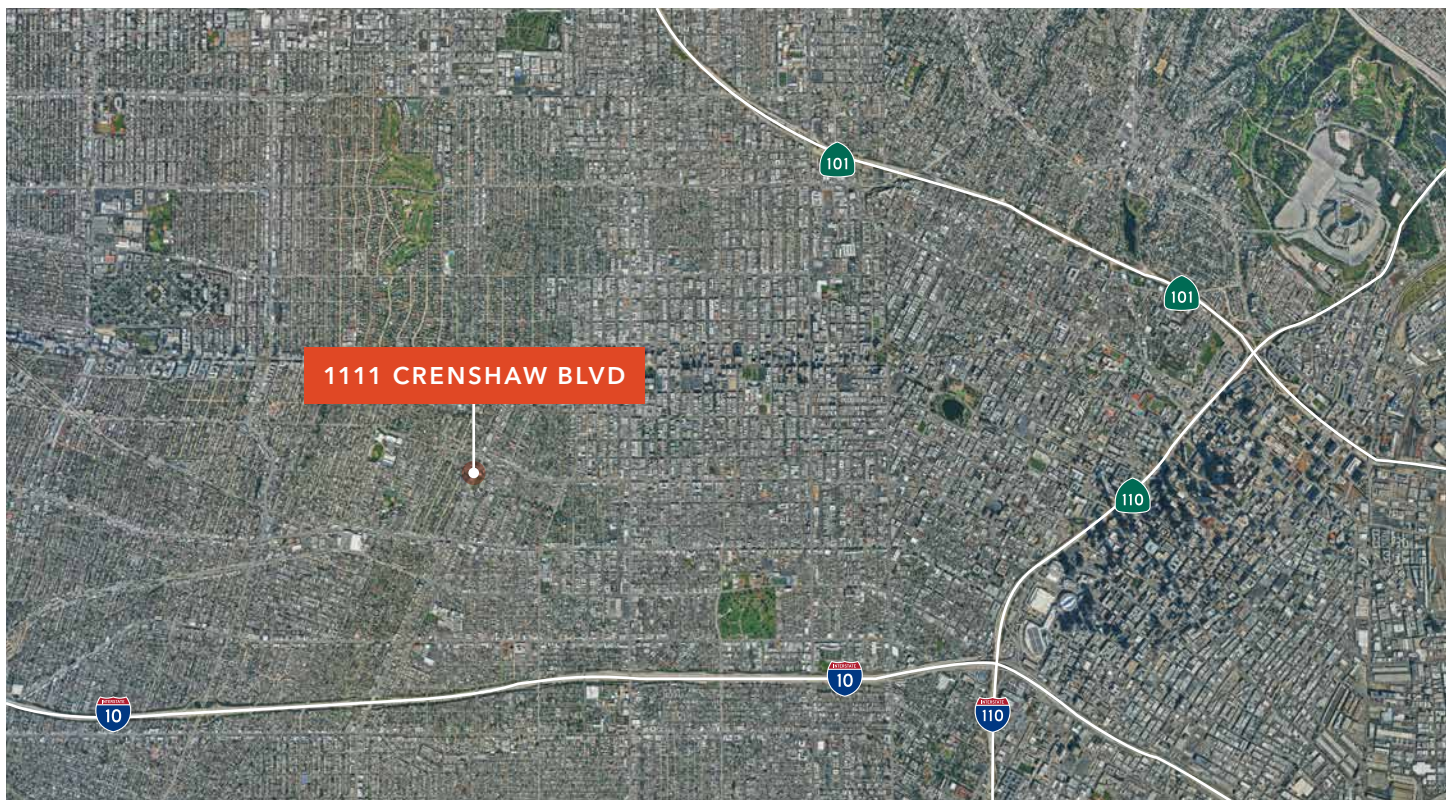
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AERIAL MAP



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS

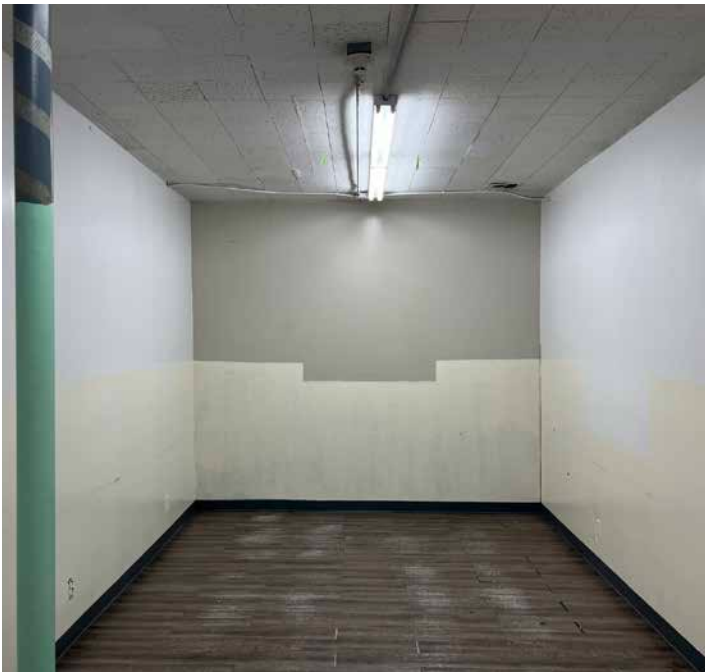


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INTERIOR PHOTOS

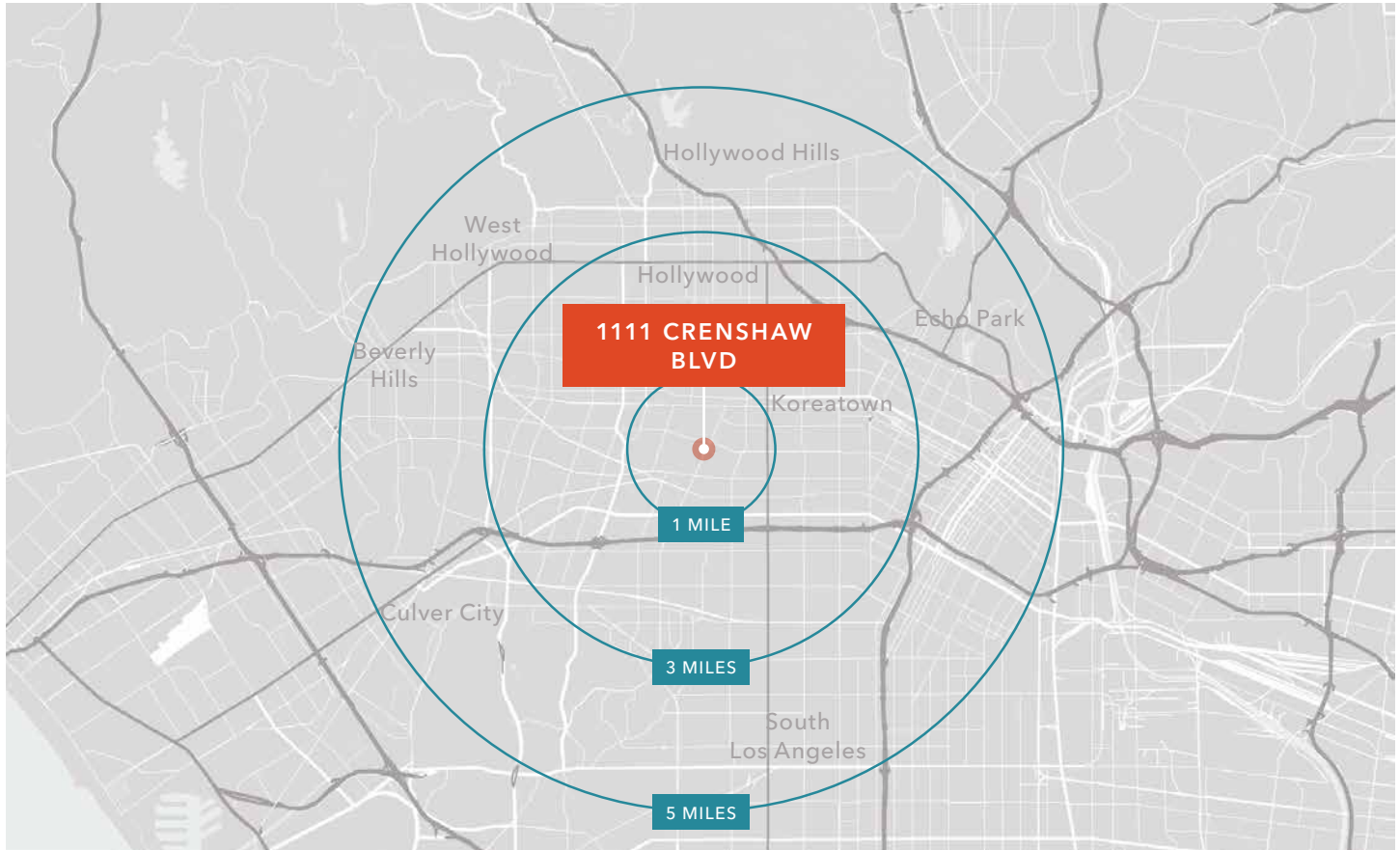


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DEMOGRAPHICS



POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	52,685	566,039	1.21 M
2020 CENSUS	52,463	581,032	1.26 M
2026 ESTIMATED	51,213	575,541	1.27 M
2031 PROJECTED	50,577	574,876	1.27 M

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
2026 MEDIAN	\$84,273	\$77,074	\$86,417
2031 MEDIAN PROJECTED	\$84,131	\$77,027	\$86,136
2026 AVERAGE	\$133,639	\$107,062	\$121,935
2031 AVG PROJECTED	\$133,103	\$106,608	\$121,127

Data Source: ©2026, Sites USA

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