



**RETAIL
SPACE
FOR LEASE**



*Exclusive listing by Mike Tolj
Tolj Commercial Real Estate
DRE NO: 01373646*

4335 – 4331 Crenshaw Boulevard, Los Angeles, CA 90008



PROPERTY HIGHLIGHTS

- *Storefront Exposure on Crenshaw Boulevard*
- *On-Site Parking*
- *Street Frontage Visibility*
- *Conveniently near the 110 & 10 Freeways*
- *Minutes to Baldwin Hills Crenshaw Plaza*

4335-4331 Crenshaw Boulevard, Los Angeles, CA 90008

LEASE TERMS

Crenshaw Store Front, located just southwest of Downtown Los Angeles, sits amid a vibrant mix of retailers. The area's diverse tenant base makes it an excellent fit for cellphone stores, clothing retailers, specialty shops such as vitamin or wellness stores, and print or shipping shops—all in compliance with city zoning regulations. Its strategic location offers outstanding visibility and easy access, creating a strong foundation for business success. The property is also just blocks from the Baldwin Hills Crenshaw area, adding to its appeal.



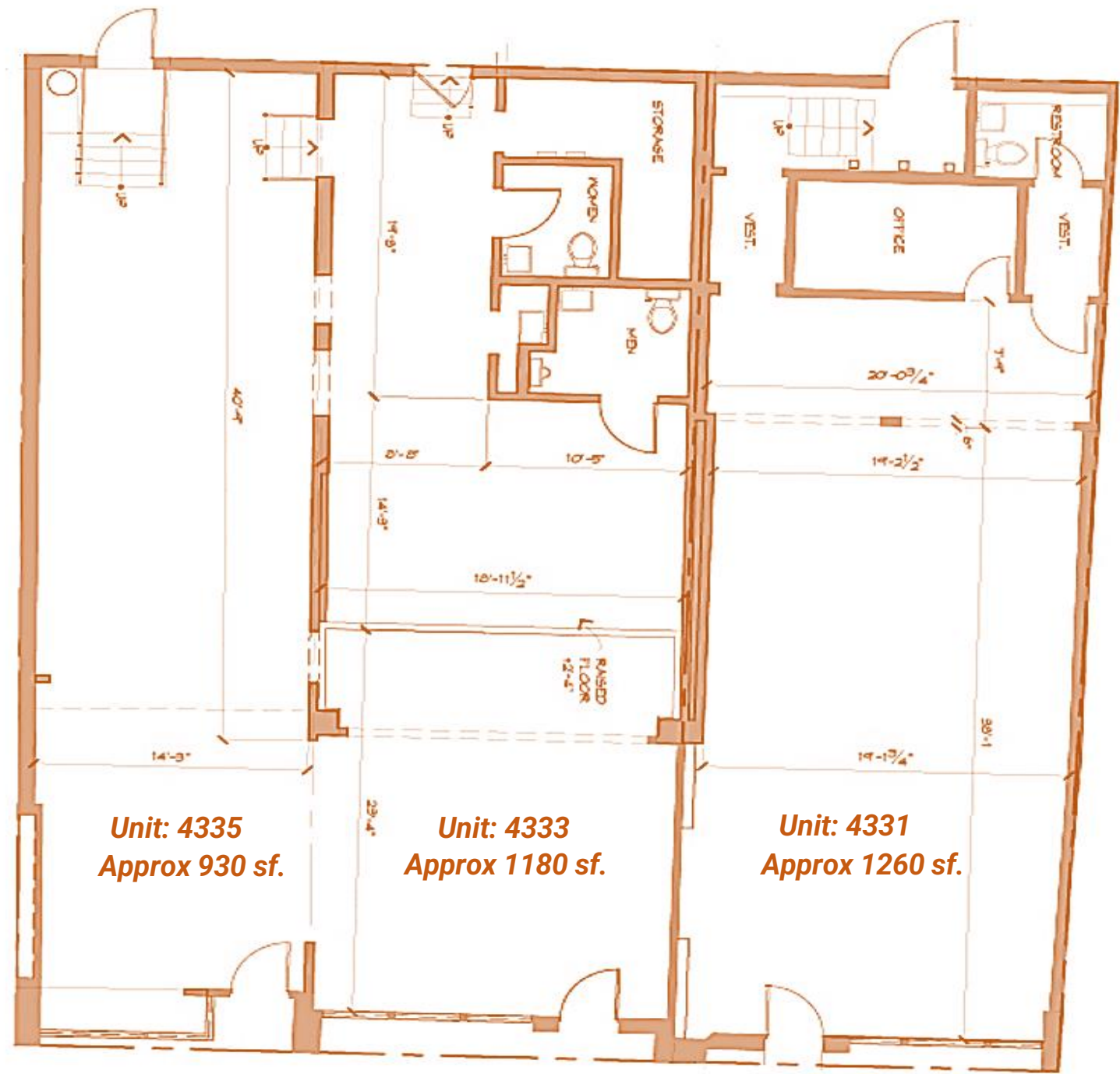
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Category	Details
Unit 4331	±1,260 SF — \$2.75/SF NNN
Unit 4333	±1,180 SF — \$2.75/SF NNN
Unit 4335	±930 SF — \$2.85/SF NNN
Units 4333 & 4335 (Combined)	±2,110 SF — \$2.35/SF NNN
Units 4331, 4333 & 4335 (Combined)	±3,370 SF — Negotiable NNN
NNN Monthly Expense	To be determined by landlord
Lease Term	1–5 ± years
Parking	Approx. 11 on-site spaces (rear of property)
Lease Type	Triple-Net (NNN)
Other Expenses	Utilities (gas & electric), trash, and janitorial services
Zoning	C1.5-1-SP

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FLOOR PLAN



Units: 4335



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Unit: 4333



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Unit: 4331

**SPACIOUS
LAYOUT**

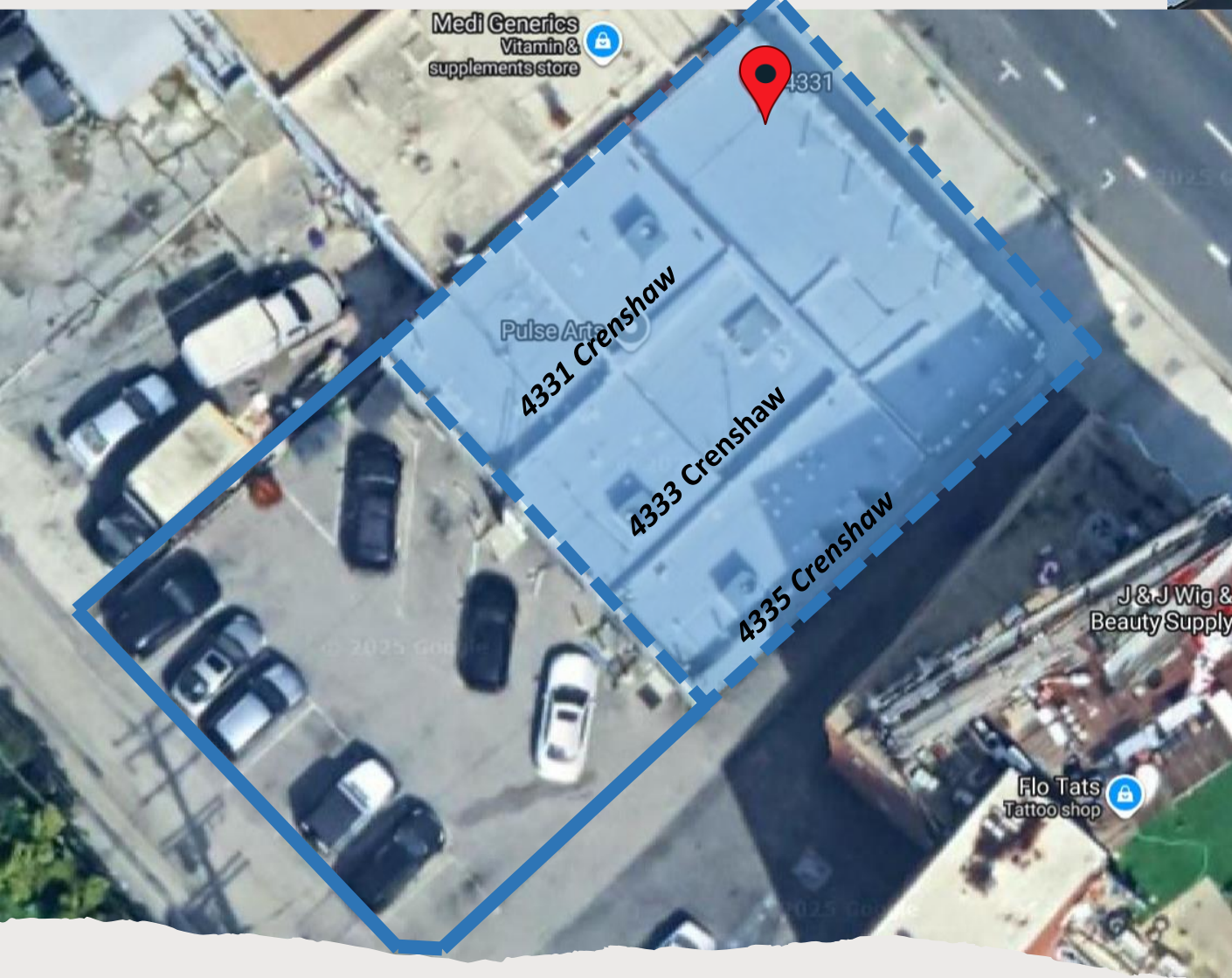
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Combined Units: 4335 & 4333



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SITE PLAN

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LOCAL DEMOGRAPHICS

Sources:  **RPR** REALTORS
PROPERTY
RESOURCE  **Census Reporter**



Population

33,877

Population Density per Sq. Mi.

11.4K



Number of Households

14,694

Median Age

41



Median Household Income

\$49,277

4335-4331

Crenshaw Boulevard, Los Angeles, CA 90008

TRAFFIC COUNT



40,512

2023 Est. daily
traffic counts



Street: Crenshaw Blvd
Cross: W 43rd St
Cross Dir: NW
Dist: 0.02 miles

40,036

2023 Est. daily
traffic counts



Street: Crenshaw Blvd
Cross: W 43rd St
Cross Dir: SE
Dist: 0.04 miles

3,470

2023 Est. daily
traffic counts



Street: Homeland Dr
Cross: S Victoria Ave
Cross Dir: SW
Dist: 0.02 miles

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Crenshaw Blvd



4735-4731 Crenshaw Boulevard, Los Angeles, CA 90008

BROKER CONTACT INFORMATION



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Disclaimer: The information together with any projections or other data has been furnished for sources, which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties to conduct independent investigation of all information.



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