

3020

CRENSHAW BLVD
LOS ANGELES, CA



**Unique Retail &
Entertainment Venue in
the West Adams District**

10,274 SF Available

CIM

REVITALIZED & RETROFITTED

HISTORY

- » 1941, original Crenshaw Theater opened.
- » 1952, the first African-American operated theater in Los Angeles.
- » 1950s-1960s, great success as the L.A. Jazz Concert Theater
- » 1970s, renamed to Kokusai Theater an outlet for Japanese films.
- » 2023, revitalized as a premier event venue.



WEST ADAMS DISTRICT

- » Situated between Culver City and Downtown Los Angeles.
- » Known for its burgeoning collection of design studios, art galleries and culinary inventions.
- » A mecca for up-and-coming restaurants, unique retailers & entertainment.



OPPORTUNITY

This historic Los Angeles property is an ideal place to host special events.

PROPERTY HIGHLIGHTS



EVENT VENUE

- » 368 Max Occupancy
- » Standing Capacity +/-312 occupants at 16 SF/Person filling out entire space



CONVENIENT LOCATION & ACCESS

- » Easy access to I-10 Freeway
- » Convenient access to public transit, including the LA Metro rail and rapid bus



LOCATION OPERATING HOURS

Can be open from 7AM – 2AM
Music until 11PM*

*Must comply with city municipal code regarding noise standard. No noise should be audible outside of the building. No noise beyond the rear alley after 11PM.



HIGH CEILINGS

Up to 20'



ON-SITE PARKING AVAILABLE



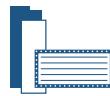
CUB IN PLACE

- » Building has a Conditional Use Beverage License in place
- » Approved for sale and service of beer and wine



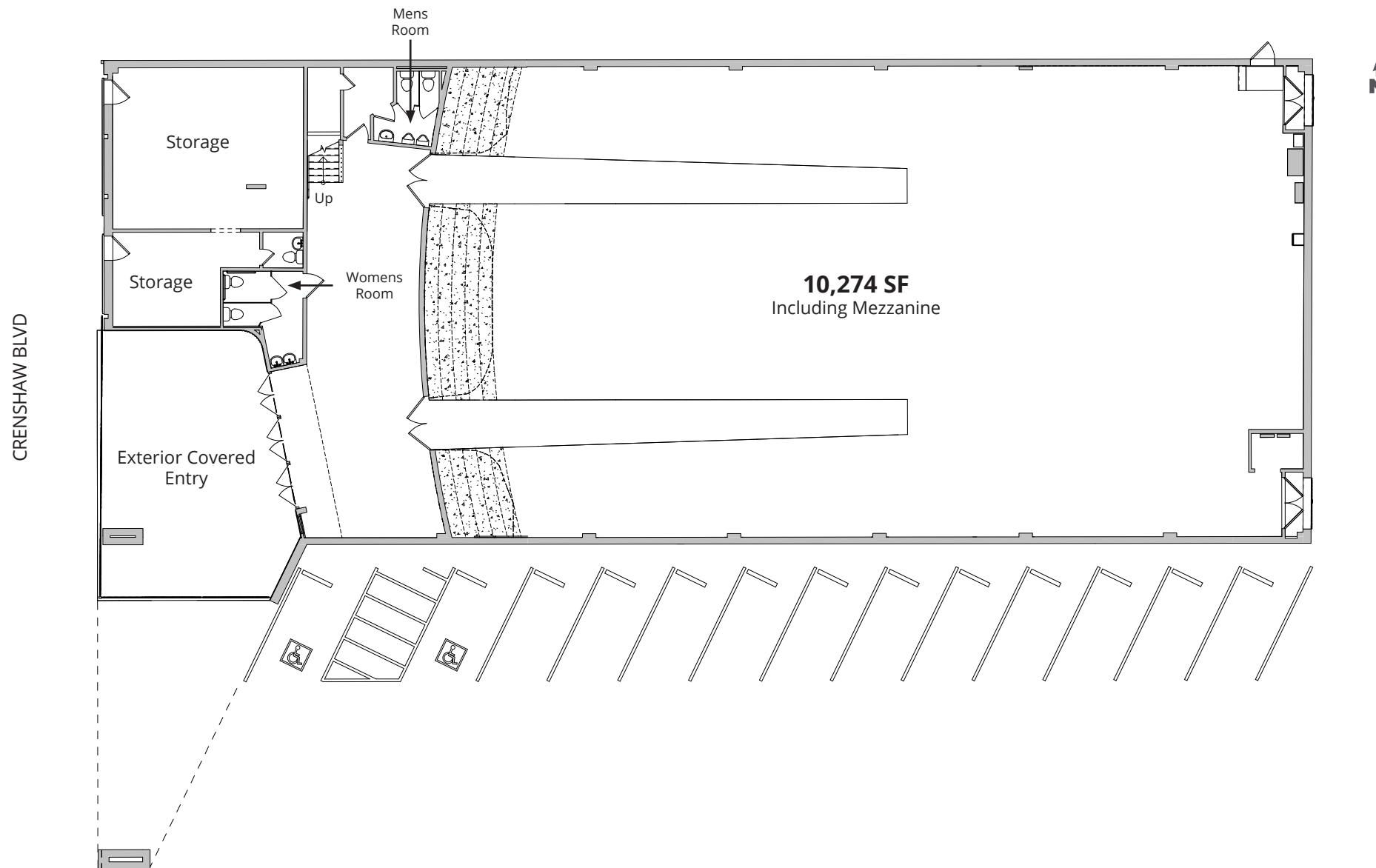
BUILDING POWER

600A 120/240V 3P 4W Service

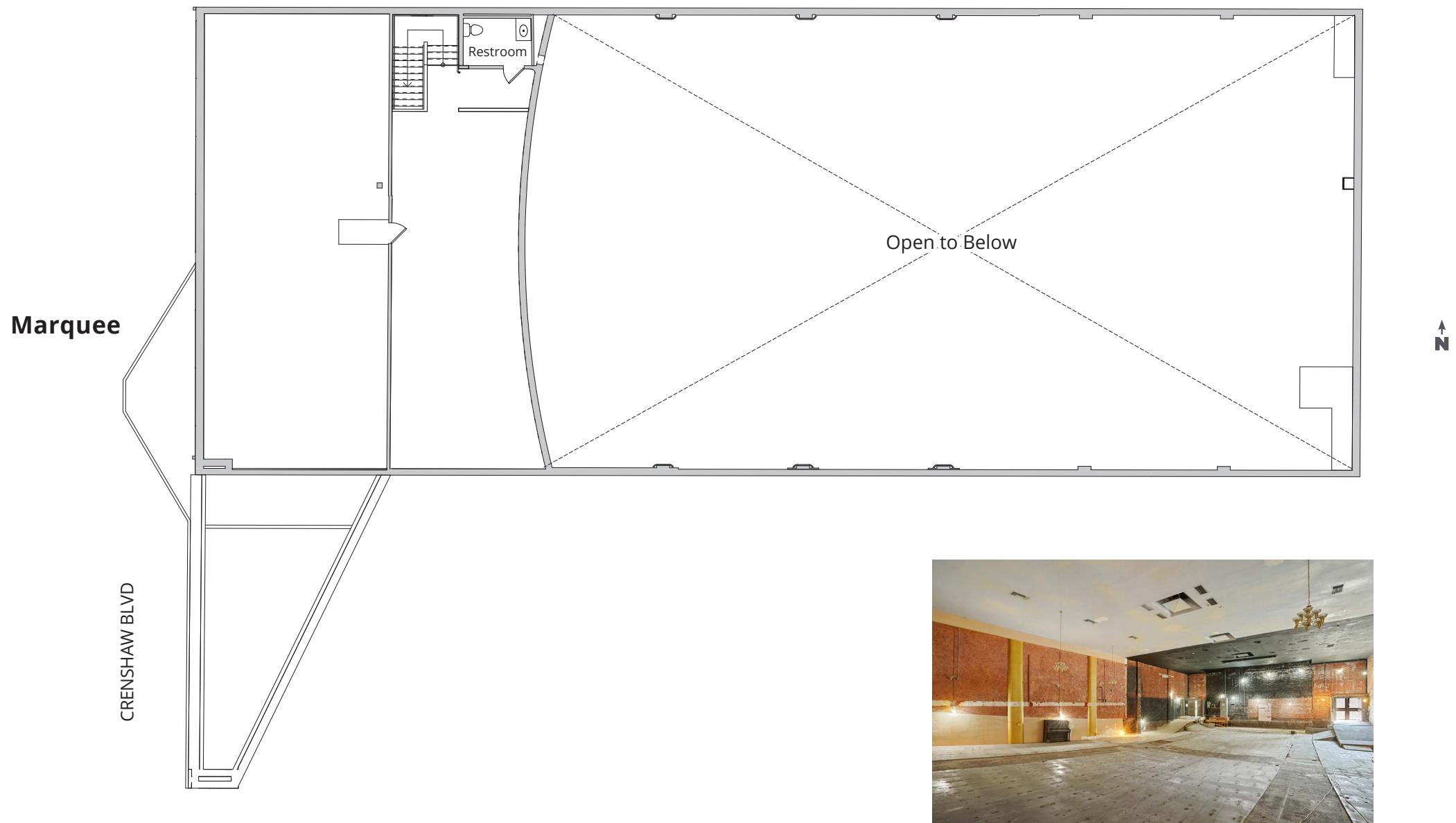


MARQUEE SIGNAGE OPPORTUNITY

FIRST FLOOR FLOOR PLAN



MEZZANINE



LOCATION: WEST ADAMS DISTRICT

Centrally located in Los Angeles and close proximity to the West Adams District, 3020 Crenshaw offers convenient access to various amenities and services.

AREA AMENITIES

Local Catering Options

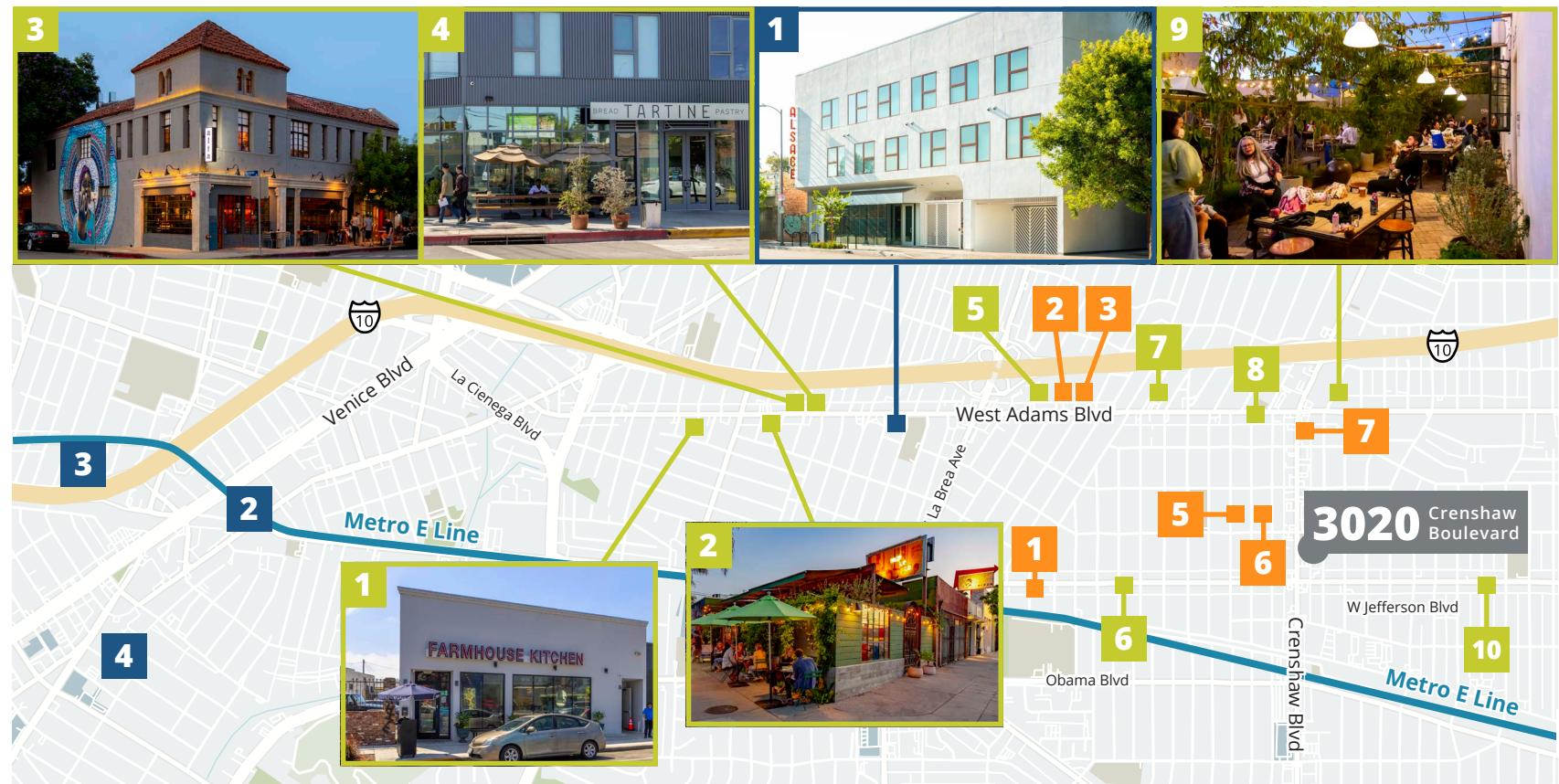
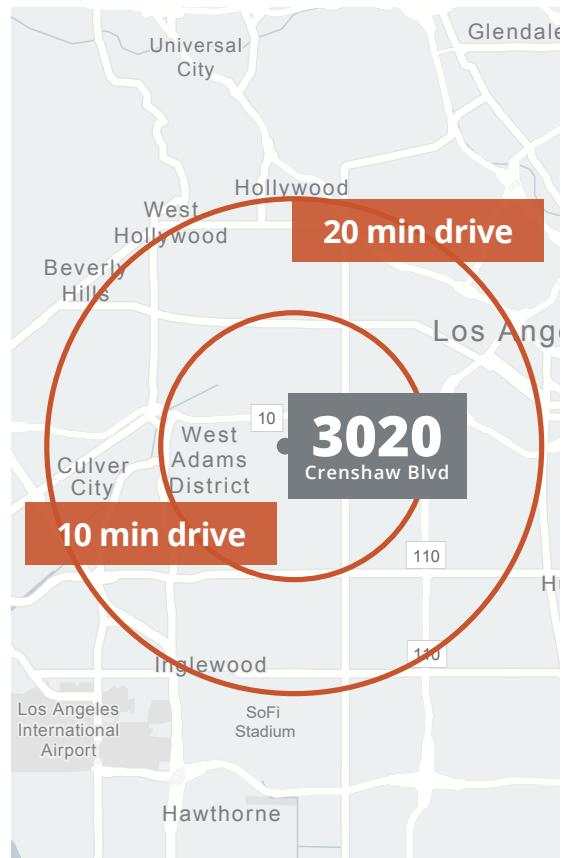
1	Farmhouse Kitchen	6	Highly Likely
2	Mizlala	7	Taqueria Los Anaya
3	Alta	8	LA Birria
4	Tartine	9	Johnny's Pastrami
5	Cento Pasta Bar	10	Harold & Belle's

Hotels

1	Alsace
2	The Shay
3	The Culver
4	Palihotel

Retail

1	Tara Design	5	Reparations Club
2	High Fidelity Records	6	Erik Lindstrom
3	Runway	7	Ace Hardware
4	Modern Resale		



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For Leasing Opportunities Contact:

DAVID ATTAR

#01836260

323.860.4939

dattar@cimgroup.com

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Enhancing Communities.

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