

FOR LEASE

4300 CRENSHAW BLVD

LOS ANGELES, CA 90008

LAST 2 SPACES!



OLIVER GHADOUSHI

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DRE 01973061

PRIME CORNER RETAIL
IN THE HEART OF LEIMERT PARK

COMPASS
COMMERCIAL

4300 CRENSHAW BLVD | LOS ANGELES

PROPERTY OVERVIEW

Compass is pleased to present the opportunity to lease 4300 Crenshaw Blvd; a freestanding retail building at the signalized intersection of Crenshaw Blvd and 43rd St in the heart of Leimert Park. The property is strategically positioned within close proximity to a multitude of retail businesses, schools, residential areas, and medical facilities, offering a prime location to attract and serve a broad clientele across local community and greater surrounding area. The space and property feature prominent storefront and monument signage, directly facing the renowned Crenshaw Blvd. In addition to excellent co-tenancy and existing tenant performance, the property is inclusive of on-site parking, ensuring ease of access for guests, customers, and employees.

Interior and exterior space renovations and remodeling are complete for Suite 4304, including but not limited to; new electrical, plumbing, HVAC, lighting, paint, flooring, ceiling, restrooms, and more. Suite 4302 can be leased separately or jointly with Suite 4304 via a connecting door or wall per a prospective Tenant's request. Both units are ideally positioned for retail, office, medical, dental, urgent care, restaurant/cafe/deli, and a multitude of service-based retail or non-profit uses serving the local community and greater surrounding area.

*Lessee to verify any and all accuracy of information



4300 CRENSHAW BLVD | LOS ANGELES

AVAILABLE SPACES

2,400 SF

UNIT 4302

UPON REQUEST

LEASE RATE

1,750 SF

UNIT 4304

2025

YEAR RENOVATED

AMPLE PARKING

2 SPACES (PER UNIT) INCLUDED IN REAR OF BUILDING

LARGE PUBLIC PARKING LOT DIRECTLY IN REAR

OPEN STREET PARKING SURROUNDING PROPERTY



Unit 4302 (2,400 SF)



Unit 4304 (1,750 SF)

4300 CRENSHAW BLVD | LOS ANGELES

PROPERTY HIGHLIGHTS

Signalized Corner of Crenshaw Blvd and 43rd St |
Heart of Leimert Park

Completed Interior & Exterior Renovations/
Upgrades

Heavy Drive-By and Walk-By Traffic | Located in
a Transit Oriented Community

Excellent Signage Opportunity | Monument Sign
Facing Both North & South on Crenshaw Blvd

Dedicated On-Site Parking, Street Parking, and
Large Public Parking Lot In Rear of Property

Ideal for Retail, Service, Medical, Dental, and
Restaurant/Cafe/Deli Uses



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
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POPULATION

2020 Population	32,027	157,415	365,474
2024 Population	31,463	153,679	349,723
2029 Population Projection	30,590	149,221	338,150
Annual Growth 2020-2024	-0.4%	-0.6%	-1.1%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.7%

HOUSEHOLDS

2020 Households	13,321	55,673	124,078
2024 Households	12,941	53,976	118,097
2029 Household Proection	12,547	52,309	114,006
Annual Growth 2020-2024	0.5%	0.5%	02%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.7%
Avg. Household Size	2.3	2.7	2.8
Avg. Household Vehicles	2	2	2

HOUSING INCOME

Avg. Household Income	\$88,379	\$80,219	\$78,820
Median Household Income	\$63,899	\$57,670	\$56,835
\$25,000 - \$50,000	2,103	10,425	23,391
\$75,000 - \$100,000	1,501	6,213	13,242
\$125,000 - \$150,000	722	2,799	6,440
\$200,000+	1,160	3,438	7,166

	1 MILE	2 MILES	3 MILES
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PLACE OF WORK

2023 Businesses	1,663	4,023	9,624
2023 Employees	8,579	24,108	69,427



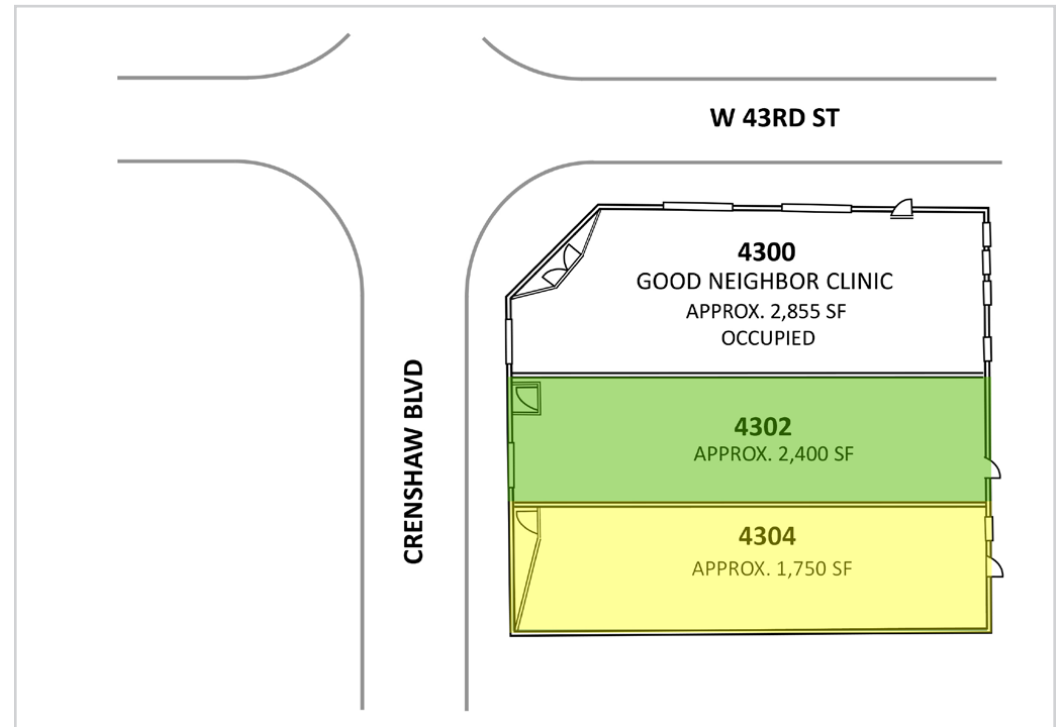
CURRENT SITE PLAN

±2,400 SF

UNIT 4302

±1,750 SF

UNIT 4304





Exterior



Exterior



4304 Exterior



4304 Interior



4304 Interior



4302 Exterior



4302

Yes We're
OPEN

4302 Exterior



4302 Interior



4302 Interior



4302 Interior



4302 Interior (2nd Floor)



4302 Interior (2nd Floor)



**BUDGET
INSURANCE**
323-295-4458
4304
CRENSHAW BLVD.

**BUDGET
AUTO
INSURANCE**
95 445 8

BACK TO BACK CHAIRPOSS
BARBER SHOP
72 - 3100

4304 Exterior (Existing Monument Signage)

FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

COMPASS
COMMERCIAL



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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the lease of property described herein at 4300 Crenshaw Blvd, Los Angeles, CA 90008 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.