

# 3020

CRENSHAW BLVD  
LOS ANGELES, CA

CUB in Place



**Unique Event 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 DISCTRICK

- » 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

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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
- » Seating capacity +/-272 seats at 34 round 8' tables



### 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.



### CONVENIENT LOCATION & ACCESS

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



### CUB IN PLACE

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



### HIGH CEILINGS

Up to 20'



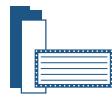
### BUILDING POWER

600A 120/240V 3P 4W Service



### ON-SITE PARKING AVAILABLE

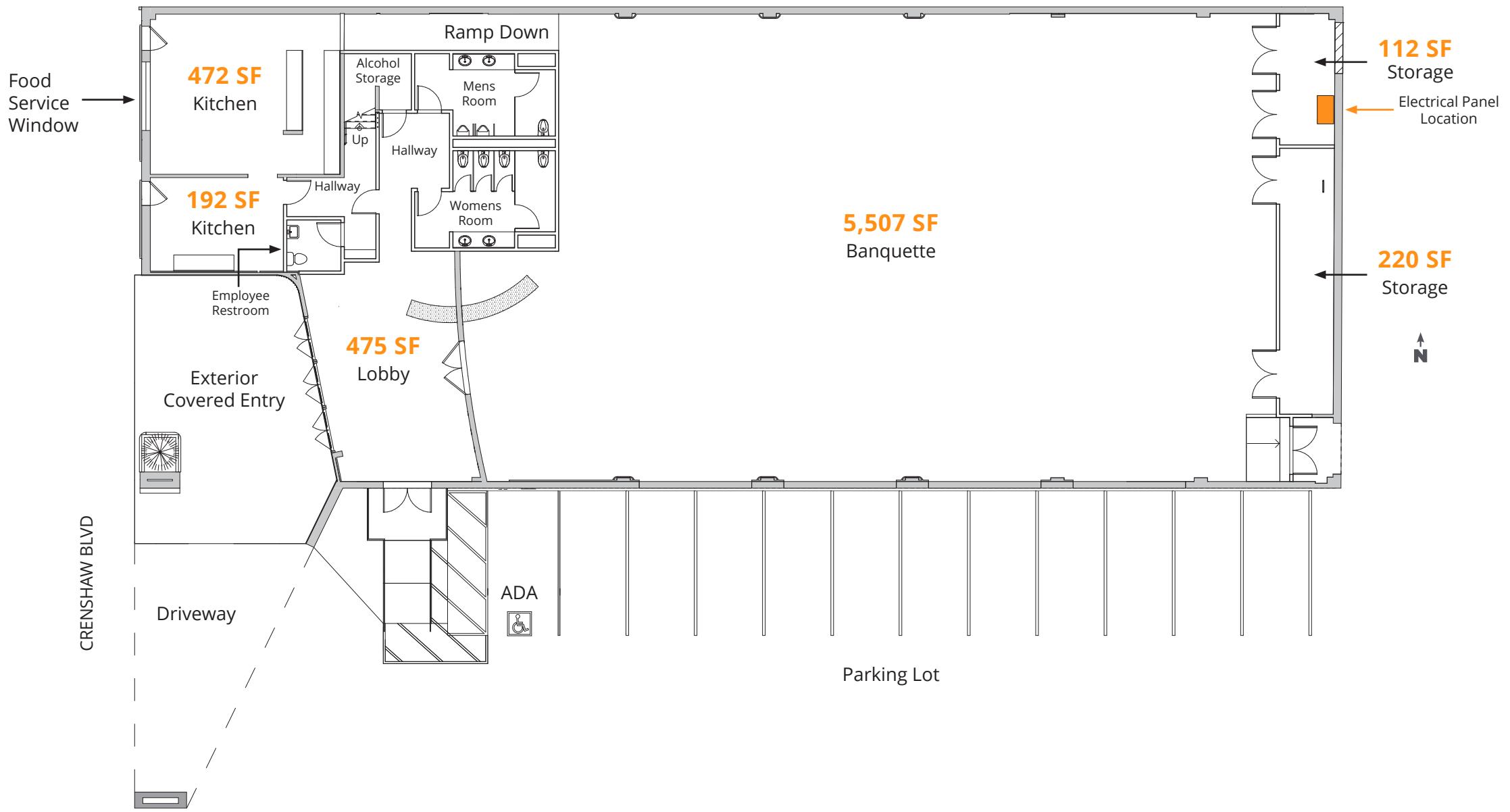
## Parking Spaces



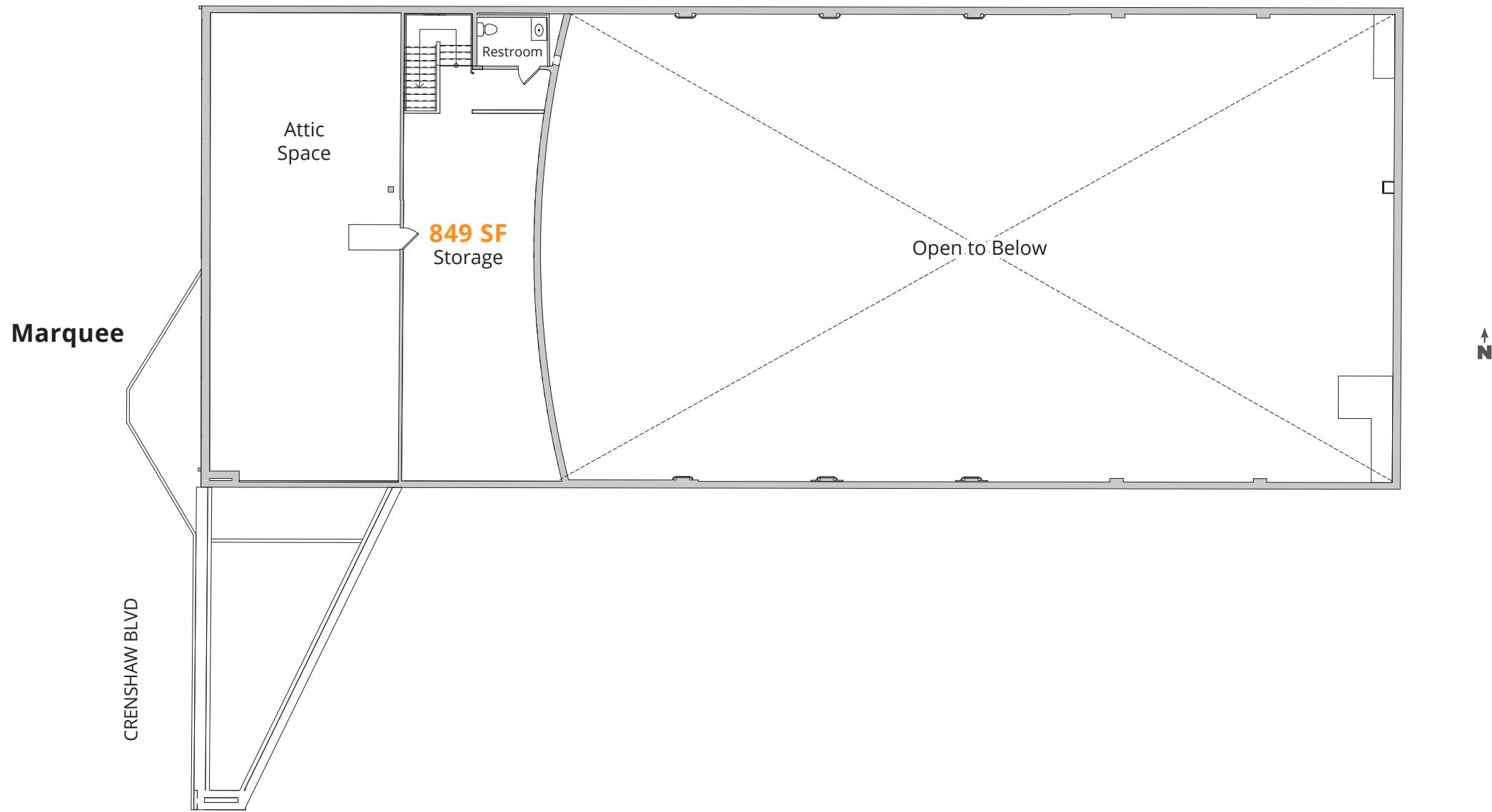
### SIGNAGE OPPORTUNITY

Plus Marquee

# GROUND FLOOR (Hypothetical)



# MEZZANINE



# IMAGINE THE POTENTIAL

## A CANVAS READY FOR DIVERSE EVENTS

From art exhibitions to tech showcases, weddings to galas, this space adapts to your venue's vision. Leverage the lofty ceilings and unique space for unforgettable experiences.



# 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

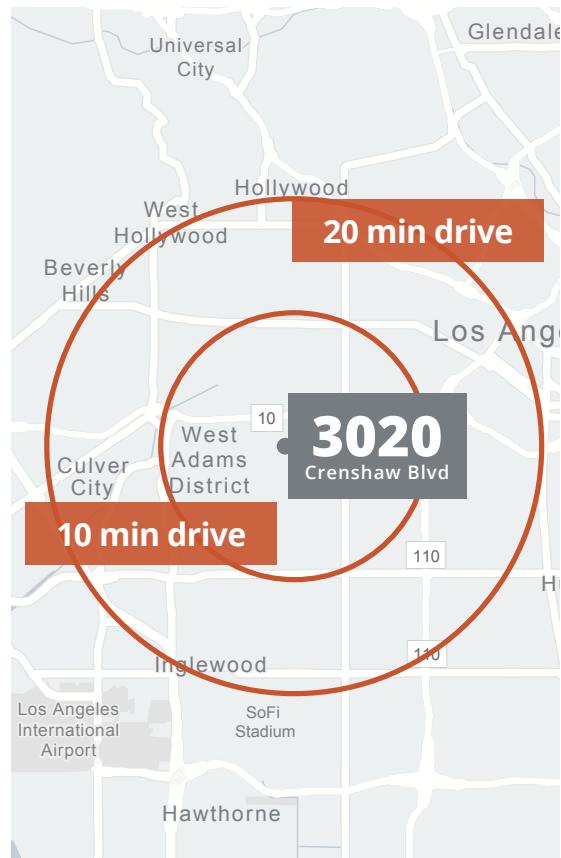
- 1 Mizlala
- 2 Alta
- 3 Tartine
- 4 Cento Pasta Bar
- 5 Highly Likely
- 6 Taqueria Los Anaya
- 7 LA Birria
- 8 Johnny's Pastrami
- 9 Harold & Belle's

### Hotels

- 1 Alsace
- 2 The Shay
- 3 The Culver
- 4 Palihotel

### Retail

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



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## For Leasing Opportunities Contact:

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**BLAKE ECKERT**

1<sup>st</sup> Vice President

323.860.4908

[beckert@cimgroup.com](mailto:beckert@cimgroup.com)

Lic #01916057

**GENO ST. JOHN III**

Vice President

323.556.9658

[gstjohn@cimgroup.com](mailto:gstjohn@cimgroup.com)

Lic # 01805139

**LEONEL GARCIA**

Director

323.860.4863

[lgarcia@cimgroup.com](mailto:lgarcia@cimgroup.com)

Lic # 02048765



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Enhancing Communities.

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