



4335 – 4331 Crenshaw Boulevard, Los Angeles, CA 90008

**RETAIL
SPACE
FOR LEASE**



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



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

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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 also just blocks from the Baldwin Hills Crenshaw area, adding to its appeal.

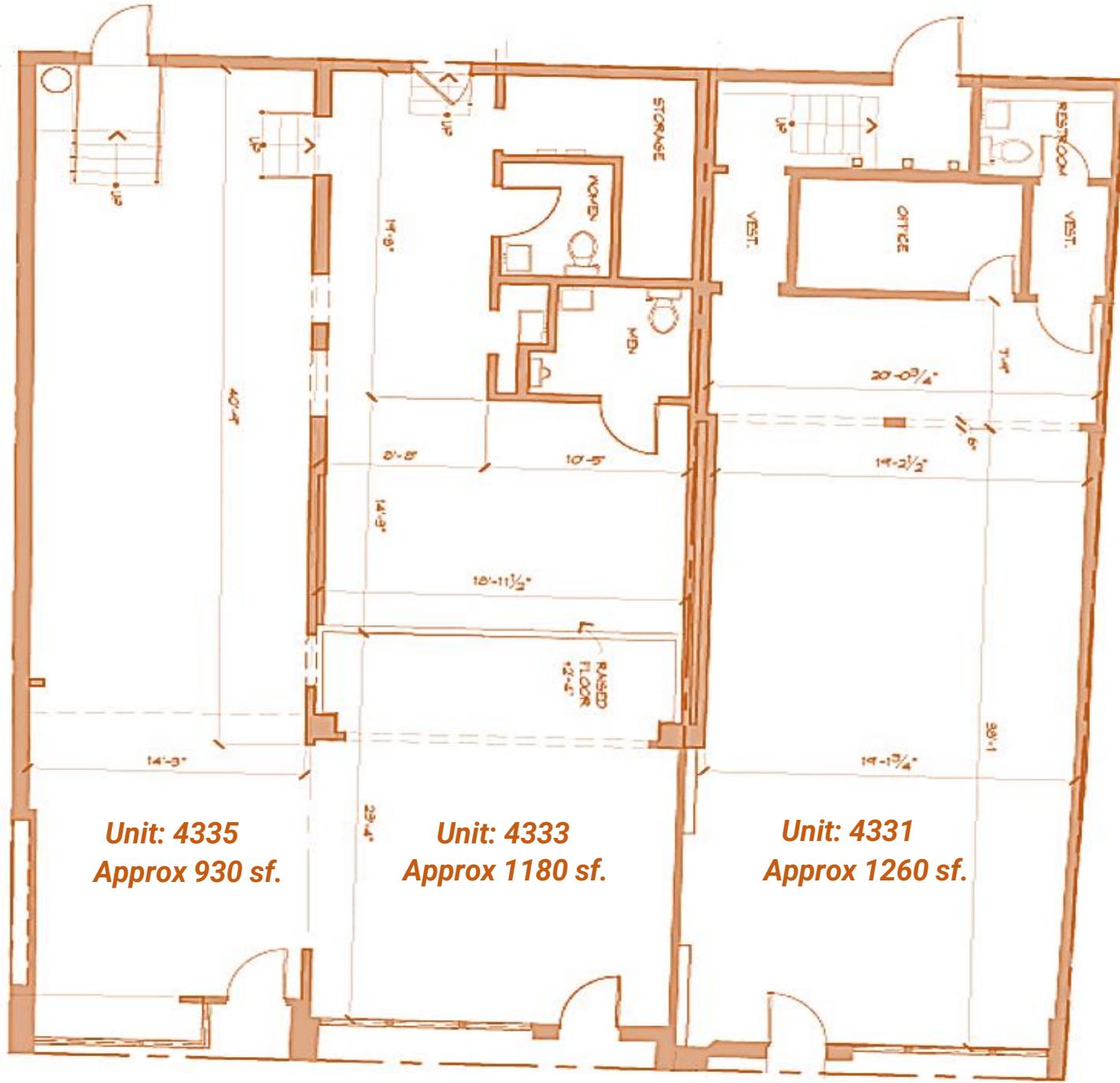
Category	Details
Unit 4331	±1,260 SF — \$2.75/SF NNN
Unit 4333	±1,180 SF — \$2.75/SF NNN
Unit 4335	±930 SF — \$2.85/SF NNN
Units 4333 & 4335 (Combined)	±2,110 SF — \$2.35/SF NNN
Units 4331, 4333 & 4335 (Combined)	±3,370 SF — Negotiable NNN
Lease Term	1-5 ± years
Parking	Approx. 11 on-site spaces (rear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

Estimated
NNN Fee
\$0.53/SF
Month

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FLOOR PLAN



Units: 4335



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Unit: 4333

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Unit: 4331

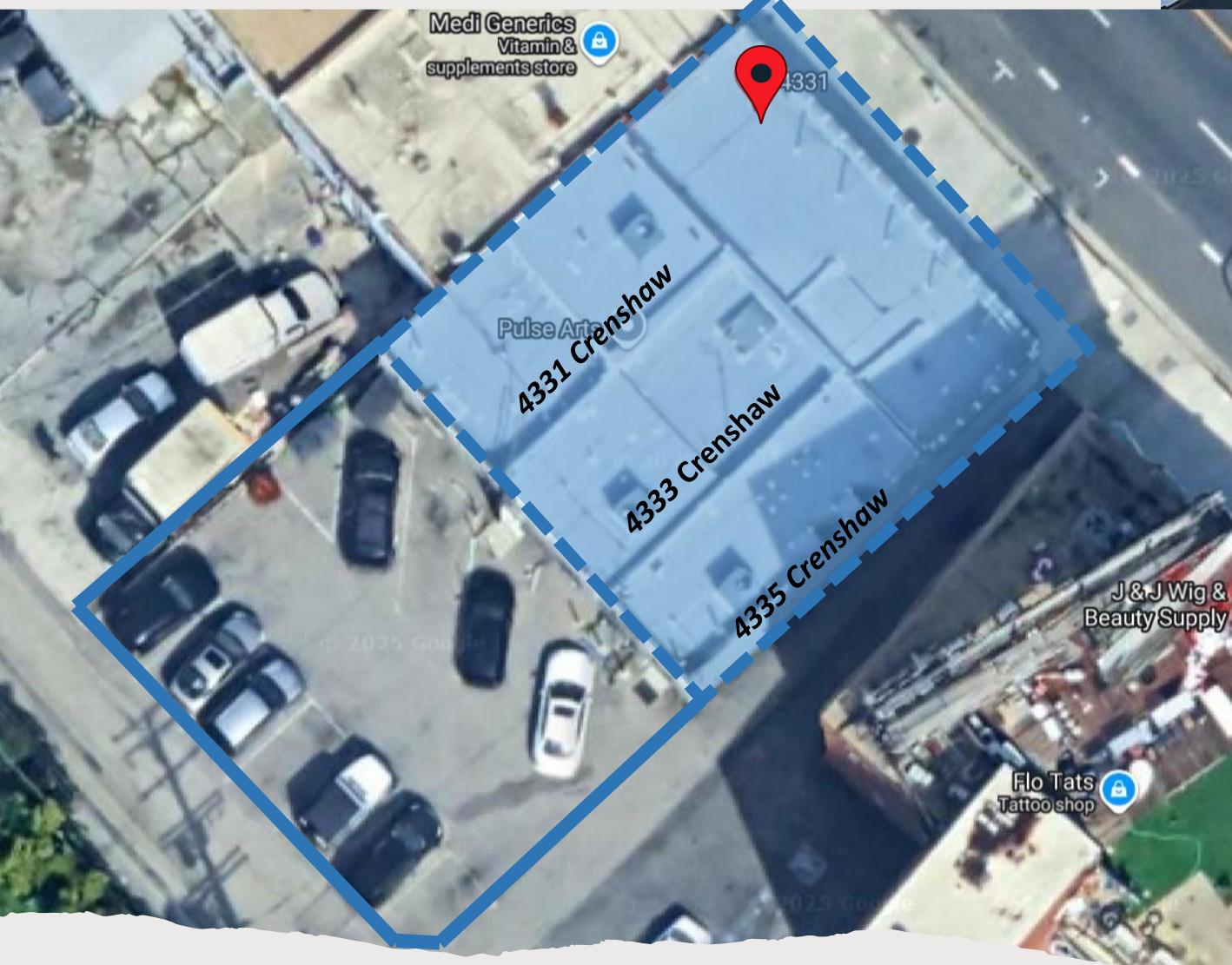
**SPACIOUS
LAYOUT**

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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

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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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4735-4731 Crenshaw Boulevard, Los Angeles, CA 90008

BROKER CONTACT INFORMATION



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