



Special Teaser Rate: \$2.00 per sf per moth

**3 MONTHS**

Available For Qualified Applicants  
Per Landlord's Discretion

**RETAIL  
SPACE  
FOR LEASE**



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

**4317-4323** 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*

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# LEASE TERMS

**Crenshaw Store Front** nestled southwest of Downtown Los Angeles, stands amidst a bustling array of retailers. With its diverse tenant base, it provides an ideal space for fast convenience stores, offices, and other retail enterprises, all in compliance with city zoning regulations. Strategically situated, businesses flourish here, benefiting from exceptional visibility and accessibility. Notably, it's just blocks away from the Baldwin Hills Crenshaw Plaza.

## SUMMARY

<b>Units &amp; Square Footage:</b>	4319 ½   Approx. 659-sf
	4321   Approx. 750-sf
<b>Rental Rate:</b>	\$2.65 per sf per month
<b>Length of Term:</b>	1-5 Years +
<b>Parking:</b>	On-Site, No-Reservation Parking
<b>Lease Type:</b>	Modified Gross (MG)
<b>Utilities:</b>	Separately metered
<b>Zoning:</b>	C1.5-1-SP

**REDUCED  
RATE**

Limited-time teaser rate of \$2.00 per sq. ft. per month for the first three months, available to qualified applicants, at the landlord's discretion. Terms and conditions apply. Rates and qualifications may change without notice..

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# FLOOR PLAN

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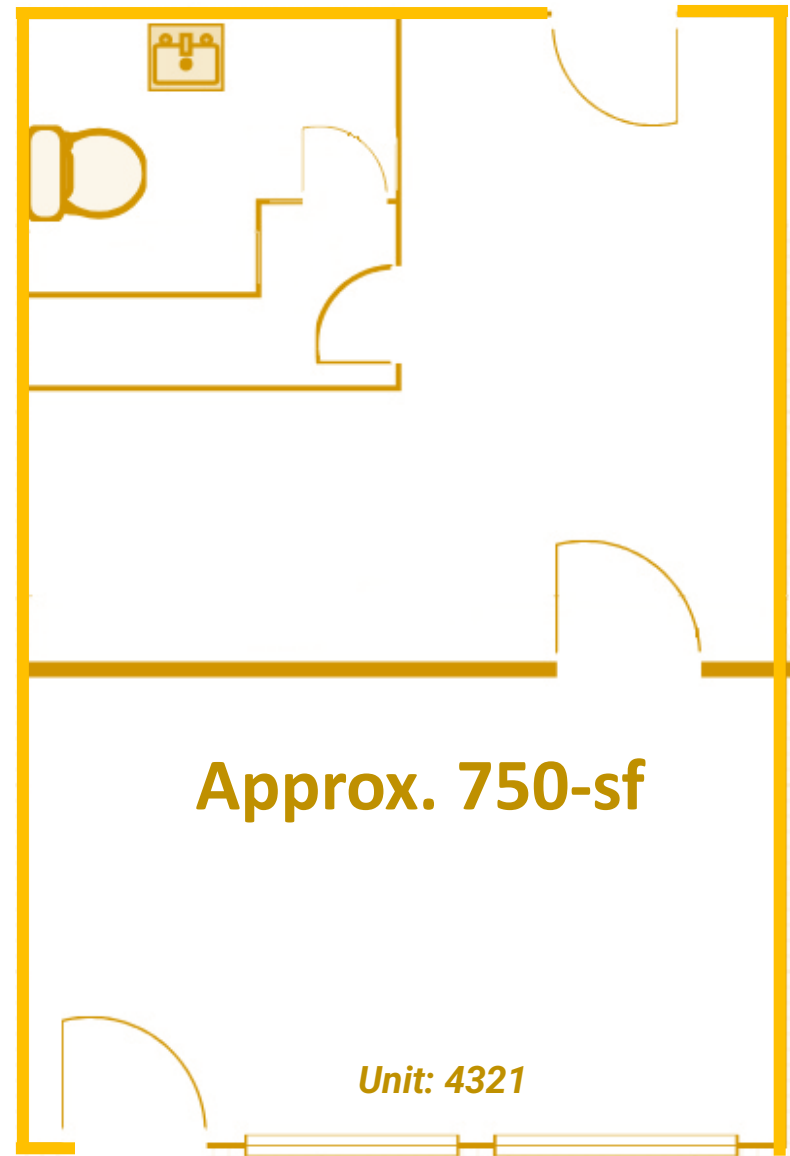
*Unit: 4319 1/2*  
**Approx. 659-sf**

*Floor plan is drawn with no scale.*

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# FLOOR PLAN

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*Floor plan is drawn with no scale.*

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# INTERIOR

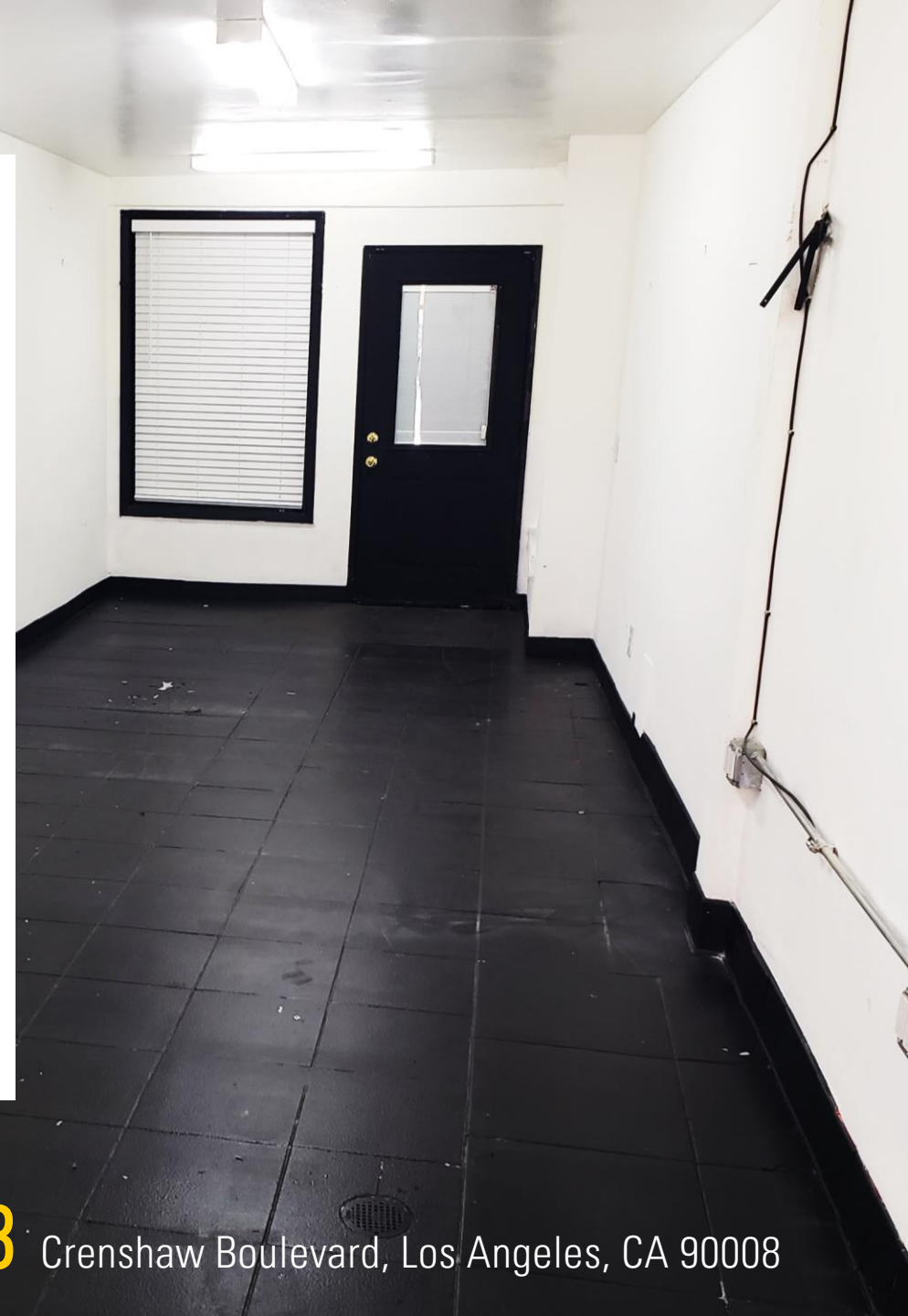
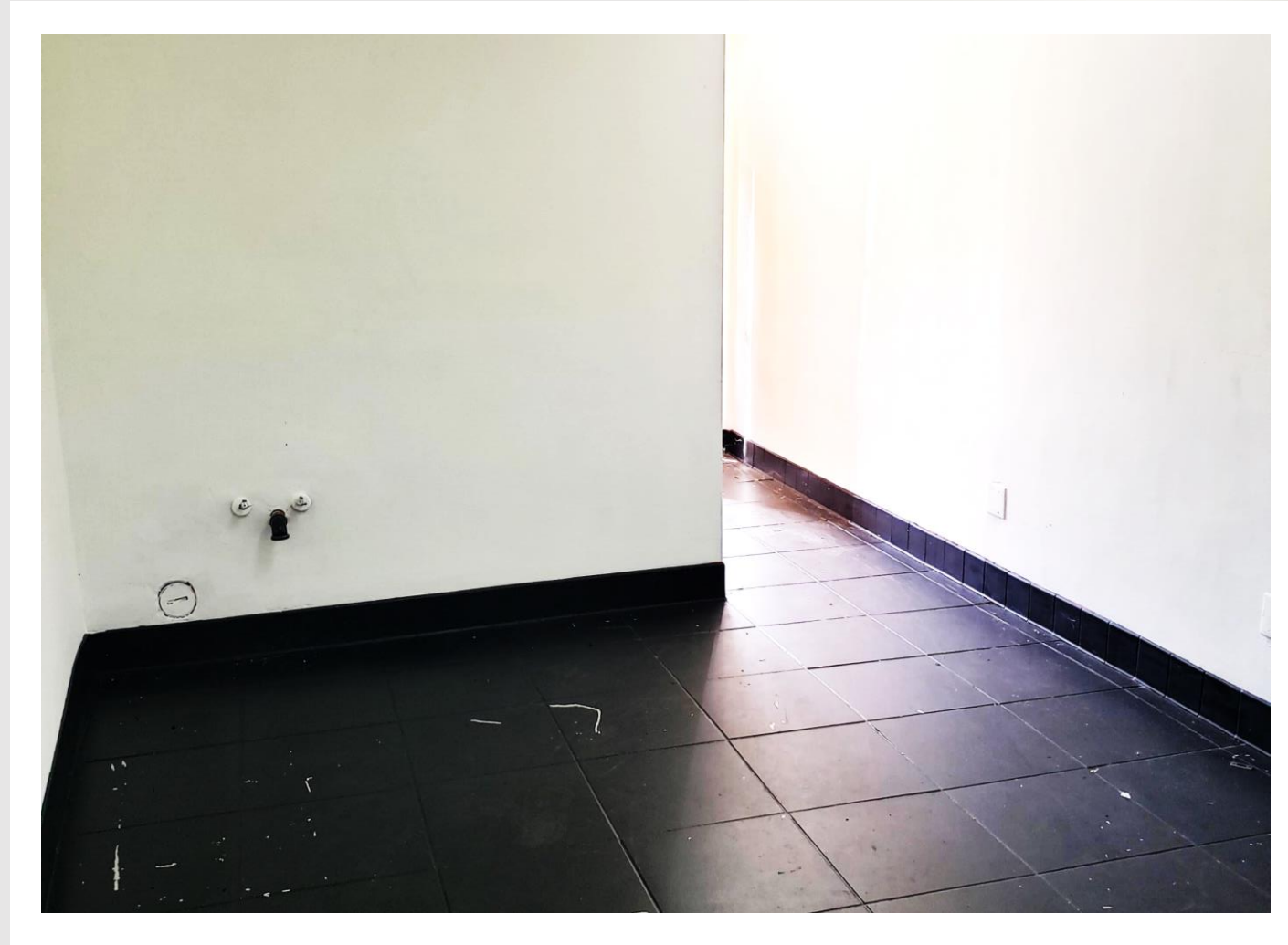
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**PHOTOS** (Unit 4321)

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# INTERIOR



**PHOTOS** (Unit 4319 ½)

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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

**4317-4323**

Crenshaw Boulevard, Los Angeles, CA 90008

BALDWIN HILLS  
CRENSHAW

Crenshaw Blvd



**4317-4723** Crenshaw Boulevard, Los Angeles, CA 90008

**BROKER CONTACT INFORMATION**



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