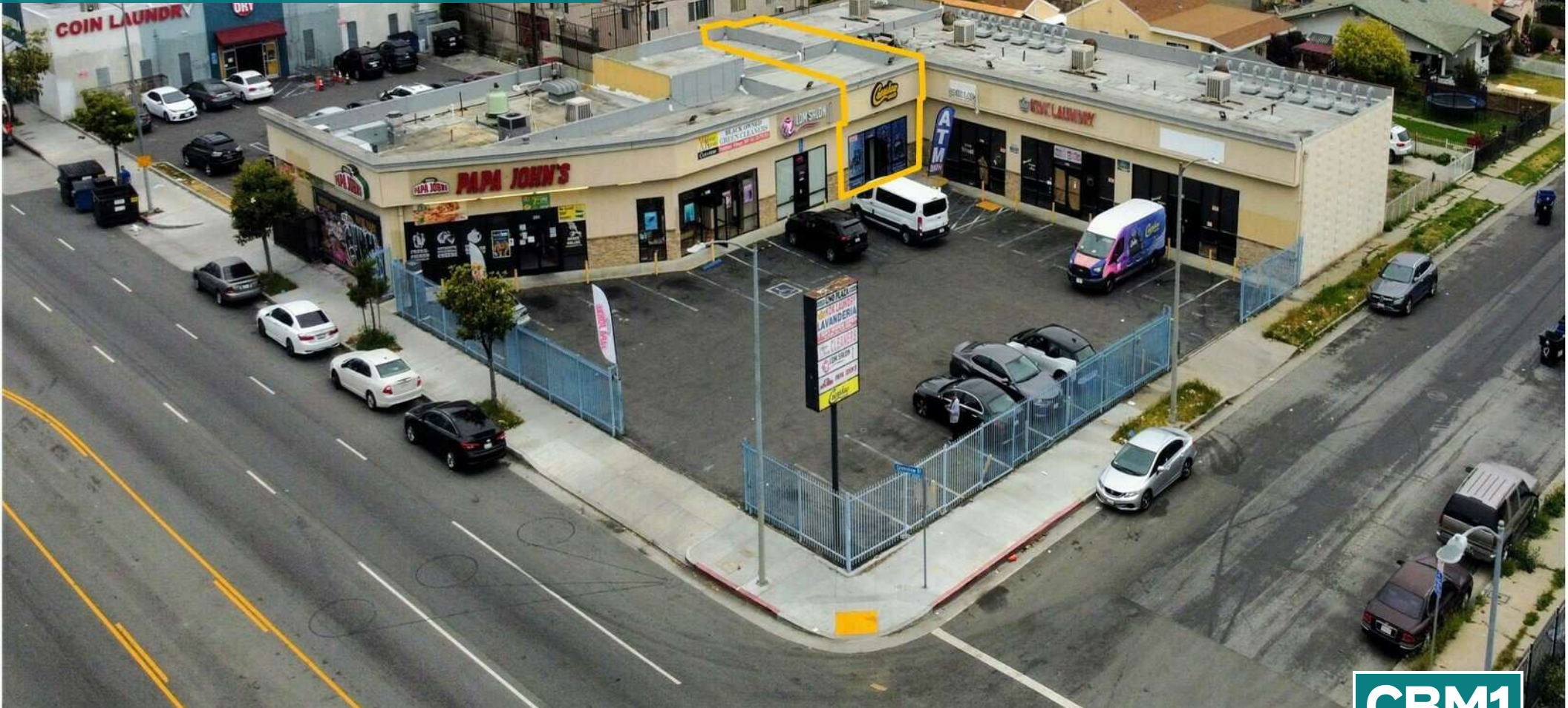


# FOR LEASE

UNO PLAZA

6520 CRENSHAW BLVD. | LOS ANGELES, CA 90043



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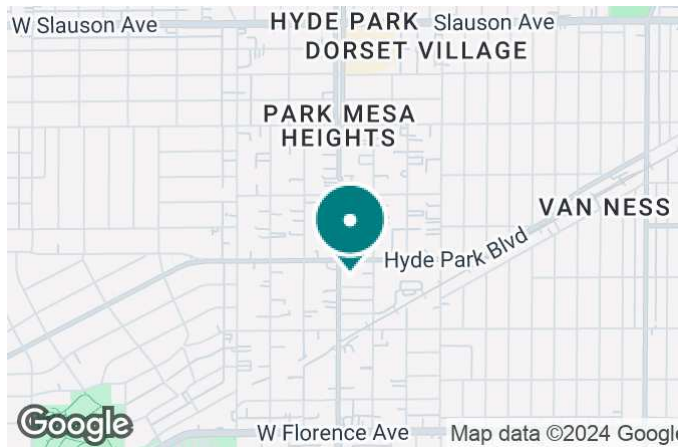
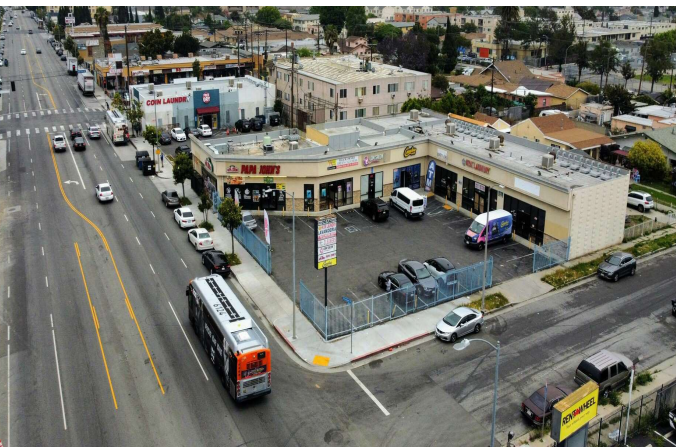
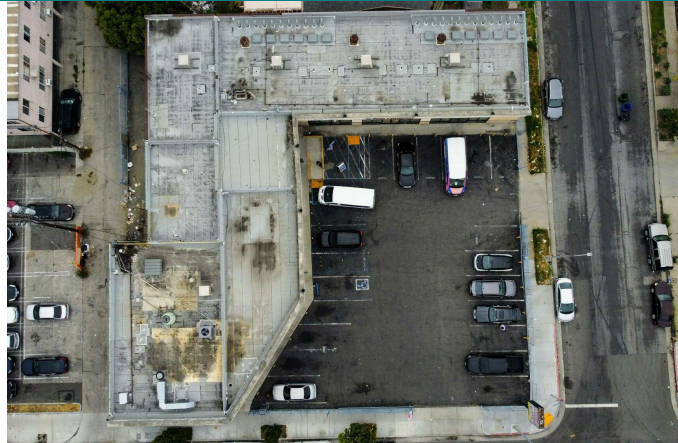
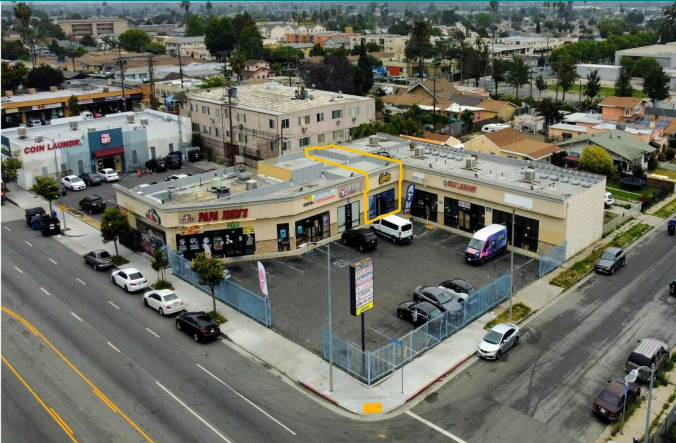
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LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

UNO PLAZA | 6520 CRENSHAW BLVD., LOS ANGELES, CA 90043



## FEATURES & AMENITIES

- Approx. 1104 SF Available, Approx. 1932 SF up to Approx. 3390 SF
- Locate within LA's Enterprise Zone
- Onsite Parking Available
- Pole Sign Available
- Near SO-Fi, The Forum, Youtube Theater, Hollywood Park Casino
- Between the 405 and 110 Freeways
- Great Visibility
- Great Signage Available
- Traffic Counts:
  - Crenshaw Blvd. & Hyde Park Blvd: 35,597
  - Crenshaw Blvd. & 66th. Pl. 32,359

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	14,524	349,752	1,310,502
Total Population	36,988	1,062,863	3,459,751
Average HH Income	\$61,203	\$70,668	\$88,245

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

UNO PLAZA | 6520 CRENSHAW BLVD., LOS ANGELES, CA 90043

BROCHURE | PAGE 3



### PROPERTY DESCRIPTION

Approximately 1,104 SF available for lease or approx. 1932 SF with the option to combine neighboring spaces to expand up to a total of 3,390 SF. Adjacent spaces can be made available within 30 days of lease execution. The 1,104 SF unit offers abundant display windows, providing excellent visibility and natural light. Located next to the newly remodeled "Deluxe Laundry Mat," this space benefits from increased foot traffic in the shopping center.

### LOCATION DESCRIPTION

We are pleased to present a prominently located shopping center offering convenient onsite parking and a striking monument sign. This prime location is situated just 2 miles from The Kia Forum, So-Fi Stadium, You-tube Theatre, and Hollywood Park Casino, making it an ideal destination for visitors to these popular attractions. Positioned between the 405 and 110 freeways, the shopping center enjoys excellent accessibility and serves as a central hub for the surrounding neighborhood.

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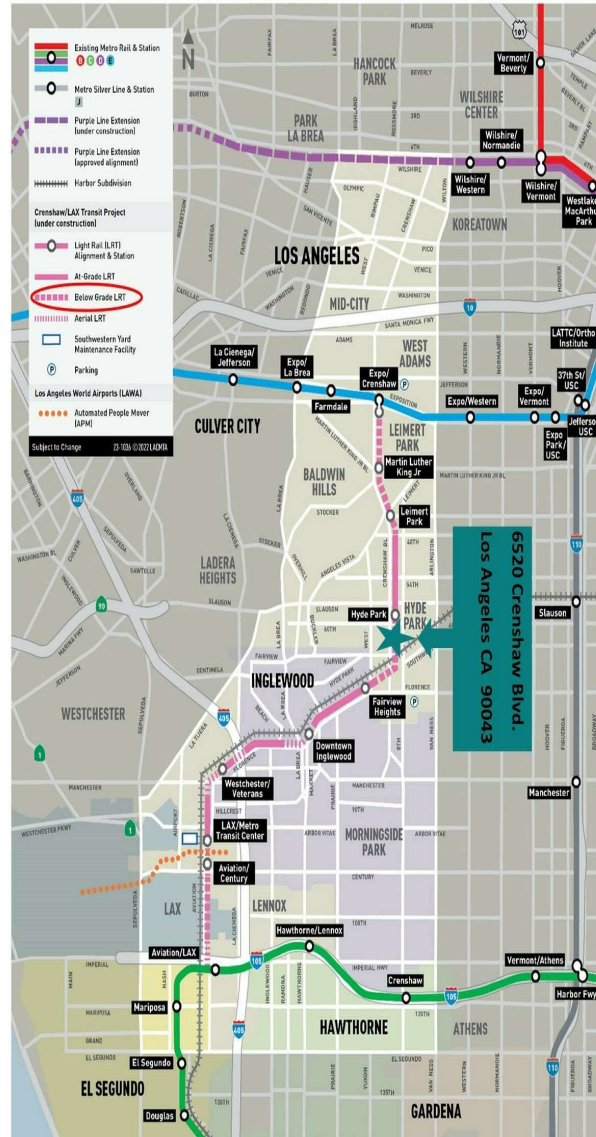
### OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN)
Available SF:	1,104 - 3,390 SF
Lot Size:	11,947 SF
Building Size:	15,422 SF

SPACES	LEASE RATE	SPACE SIZE
6526 Crenshaw Blvd.	\$1.75 SF/month	1,104 - 3,390 SF

## ADDITIONAL PHOTOS

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## SITE PLANS

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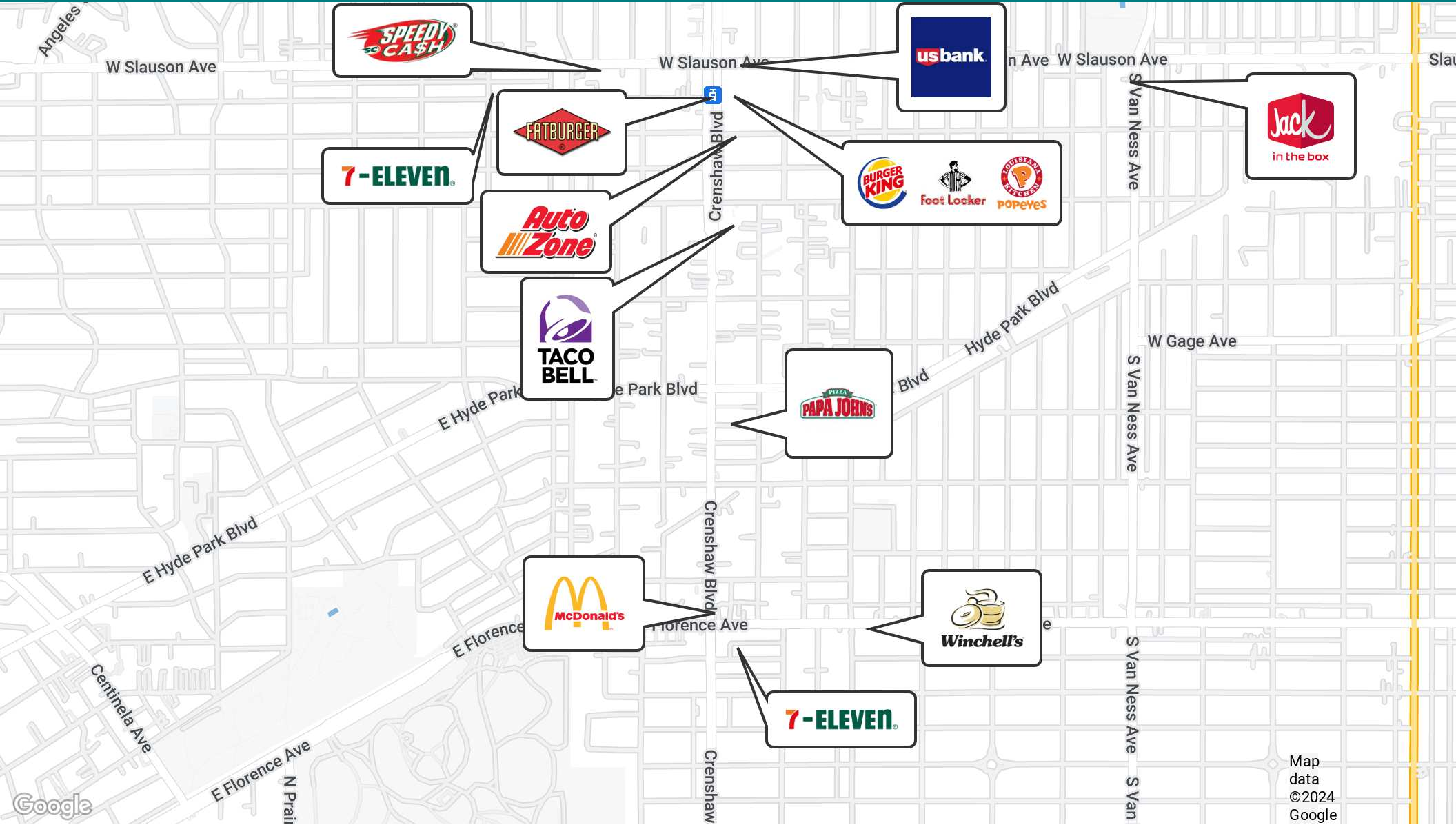


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## LOCATION MAP

UNO PLAZA | 6520 CRENSHAW BLVD., LOS ANGELES, CA 90043



Map  
data  
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Google

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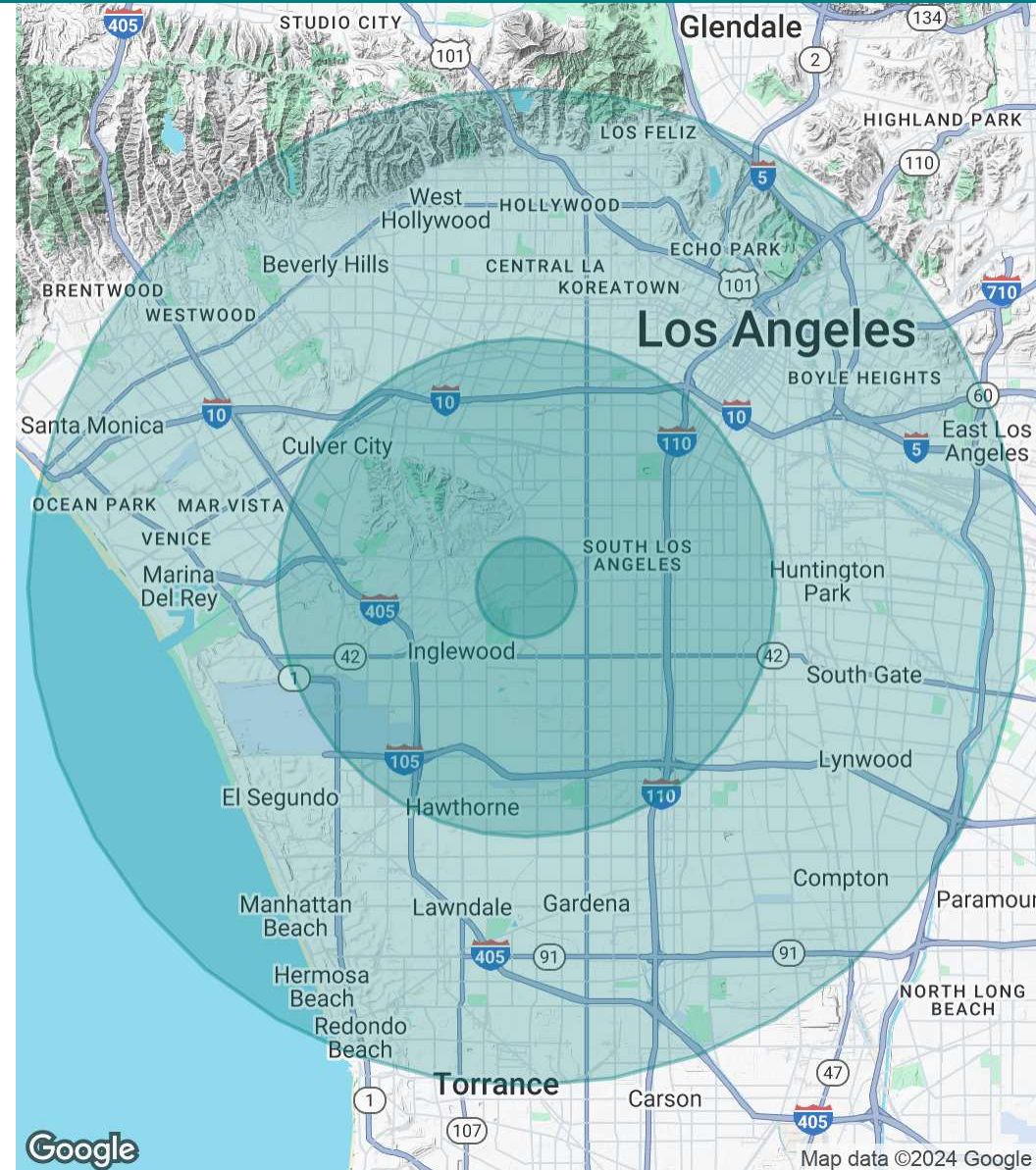
## DEMOGRAPHICS MAP & REPORT

UNO PLAZA | 6520 CRENSHAW BLVD., LOS ANGELES, CA 90043

BROCHURE | PAGE 7

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	36,988	1,062,863	3,459,751
Average Age	38.5	34.4	35.5
Average Age (Male)	35.9	33.0	34.6
Average Age (Female)	40.8	35.8	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	14,524	349,752	1,310,502
# of Persons per HH	2.5	3.0	2.6
Average HH Income	\$61,203	\$70,668	\$88,245
Average House Value	\$452,810	\$543,145	\$667,170
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	42.1%	59.2%	52.4%
RACE	1 MILE	5 MILES	10 MILES
% White	22.9%	32.6%	44.3%
% Black	50.5%	26.5%	13.4%
% Asian	0.9%	4.5%	10.3%
% Hawaiian	0.3%	0.3%	0.2%
% American Indian	0.2%	0.9%	0.8%
% Other	18.4%	27.8%	23.8%

2020 American Community Survey (ACS)



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