

# For Lease

Transit Oriented

17,170 SF Commercial Retail Flex Building

AVISON  
YOUNG



## 5432 Crenshaw Boulevard Los Angeles, CA

- Asking Rate: Negotiable
- 17,170 SF available (divisible)
- 2 stories (including basement)
- Zoning: LAC2 – Tier 4 T.O.C
- Parking: 157 spaces available nearby
- Perfect for market, creative office, school, gym or non-profit organization
- Elegant historic bow-truss building with Art-deco facade



Located on the Crenshaw Corridor  
2 miles south of the 10 Freeway



Close proximity to Baldwin Hills  
Crenshaw Plaza and Hyde Park  
K-Line Metro Rail Station



Large storefront windows and 67'  
frontage along Crenshaw Boulevard

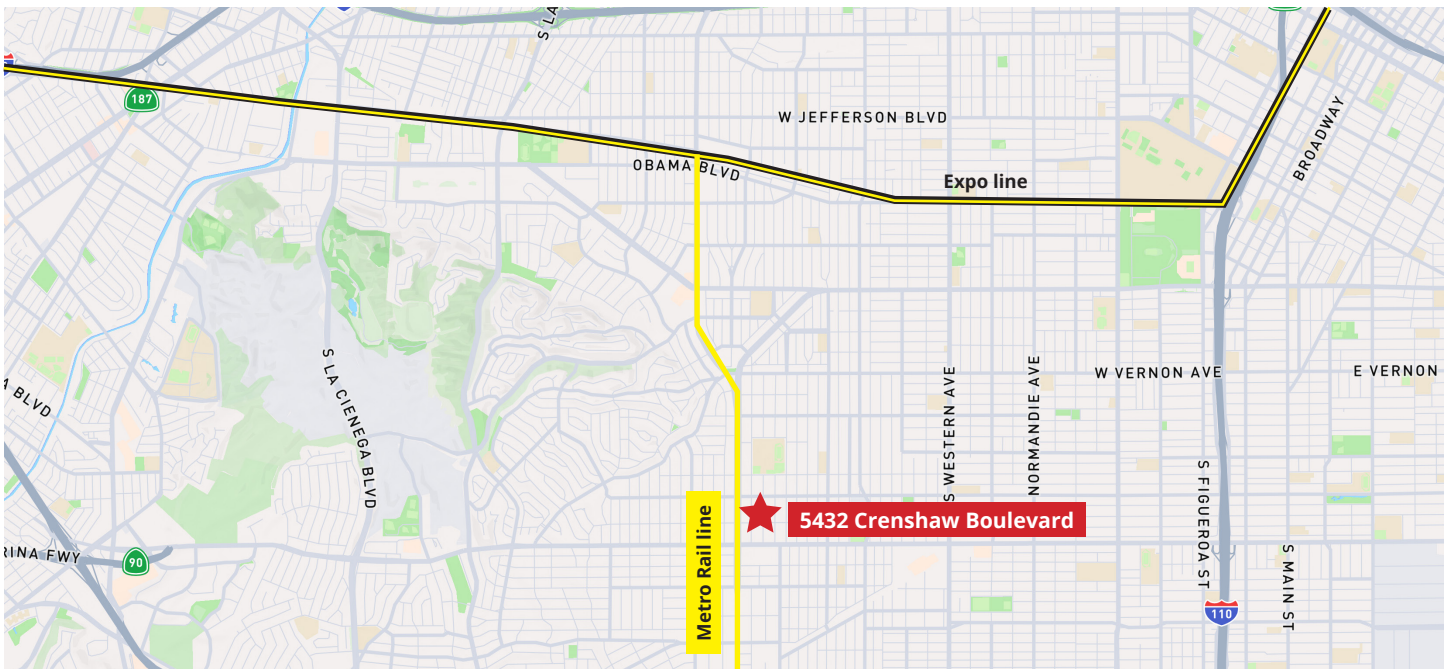
### For More Information:

**Eric B. Moore**  
Principal  
213.935.7438  
eric.moore@avisonyoung.com  
CA Lic.#00889228

## Parking Location



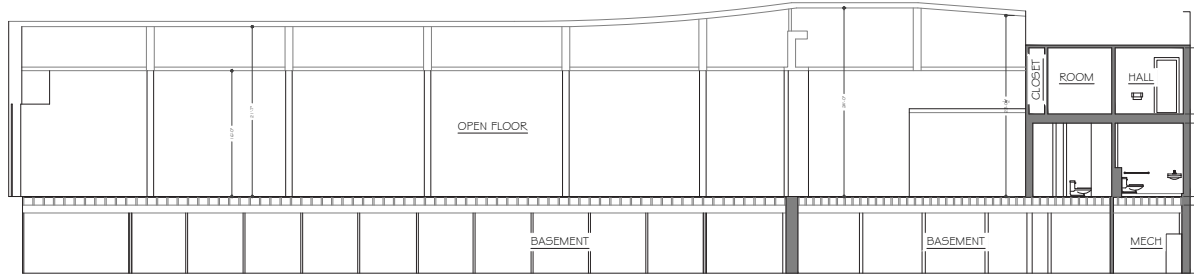
## Transit Map



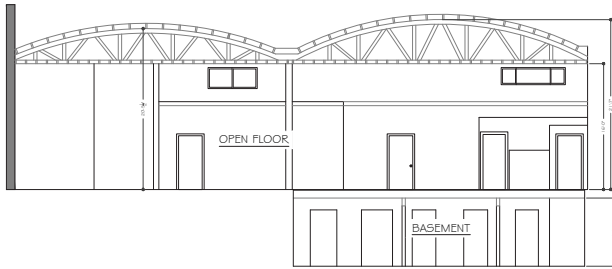
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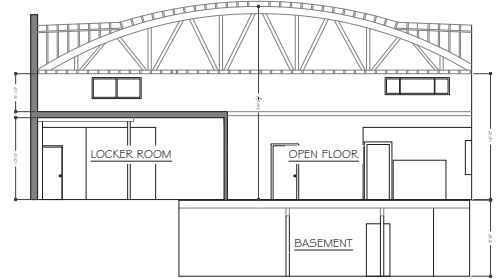
# Floor plans



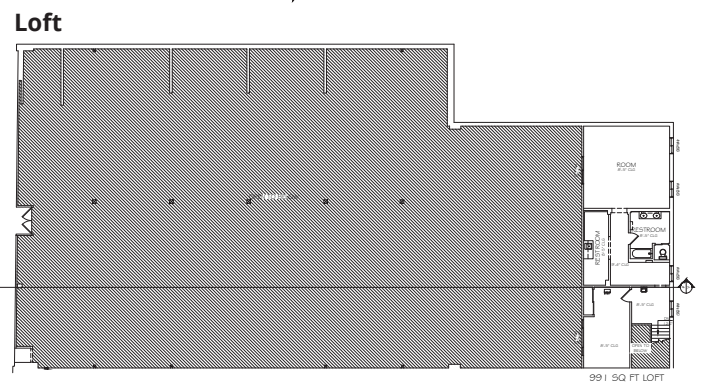
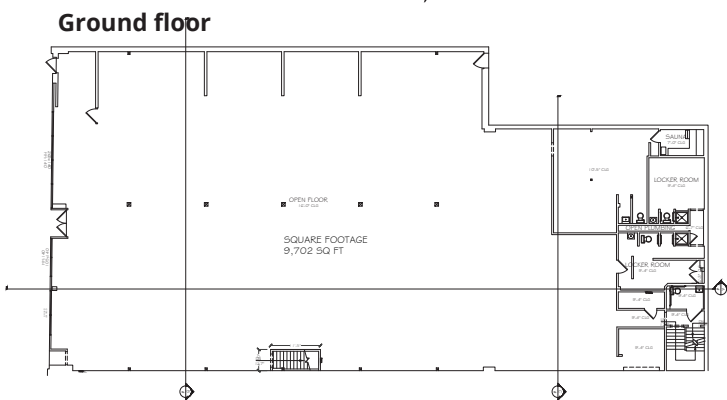
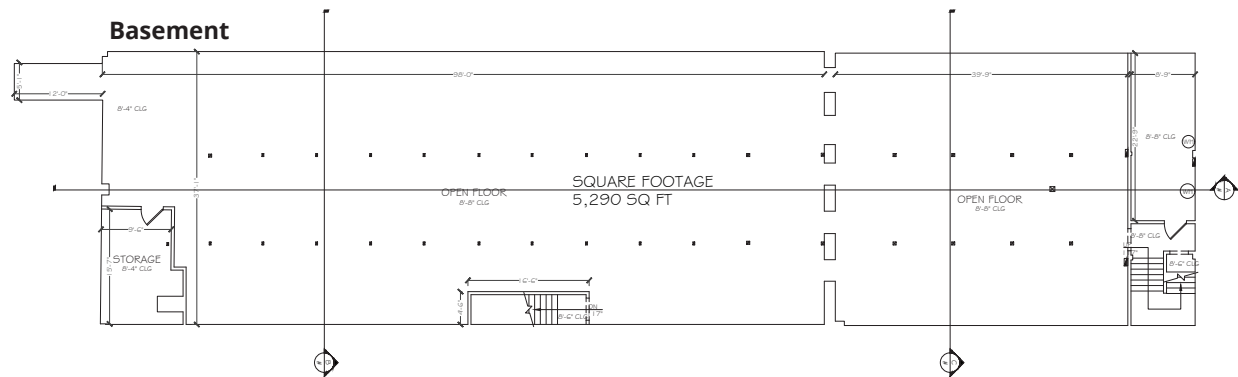
(A) SECTION



(B) SECTION



(C) SECTION



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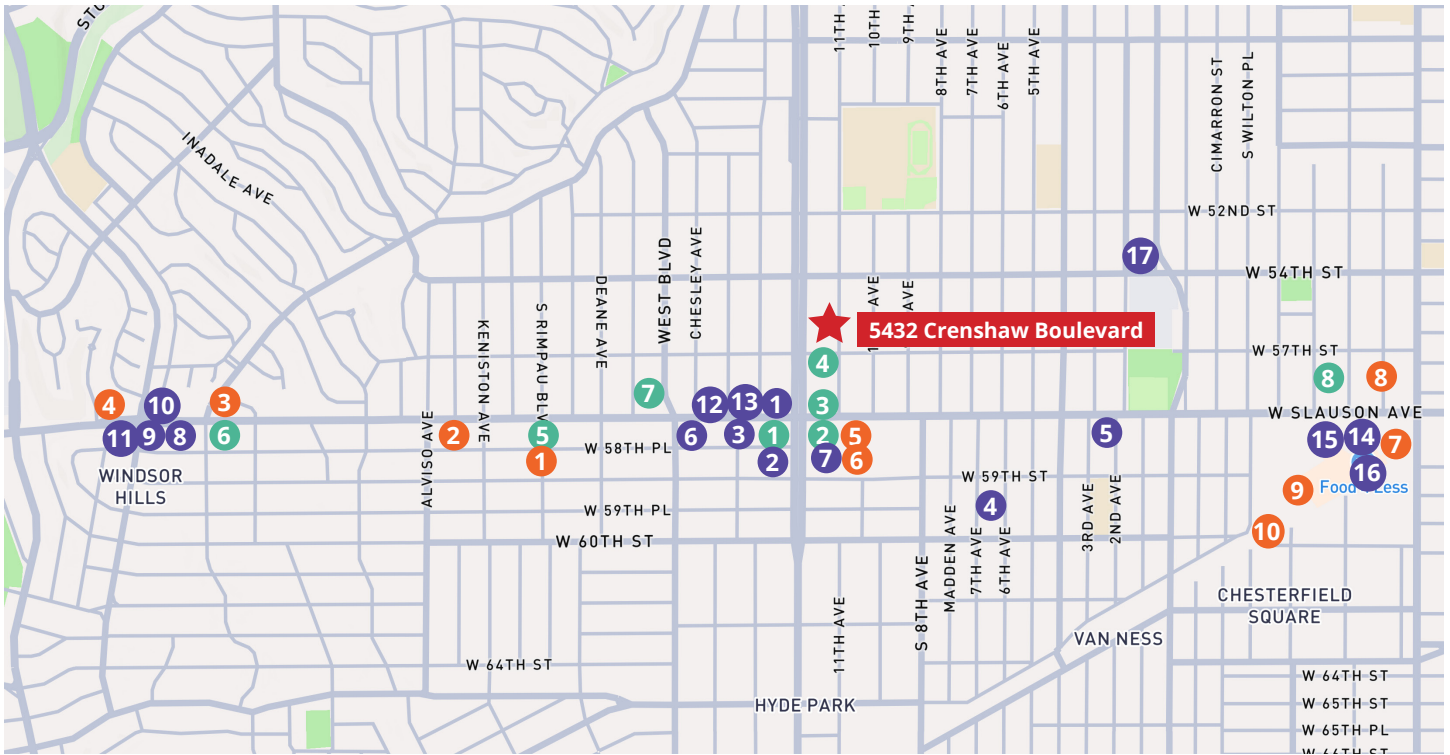
## Interior



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# Amenities

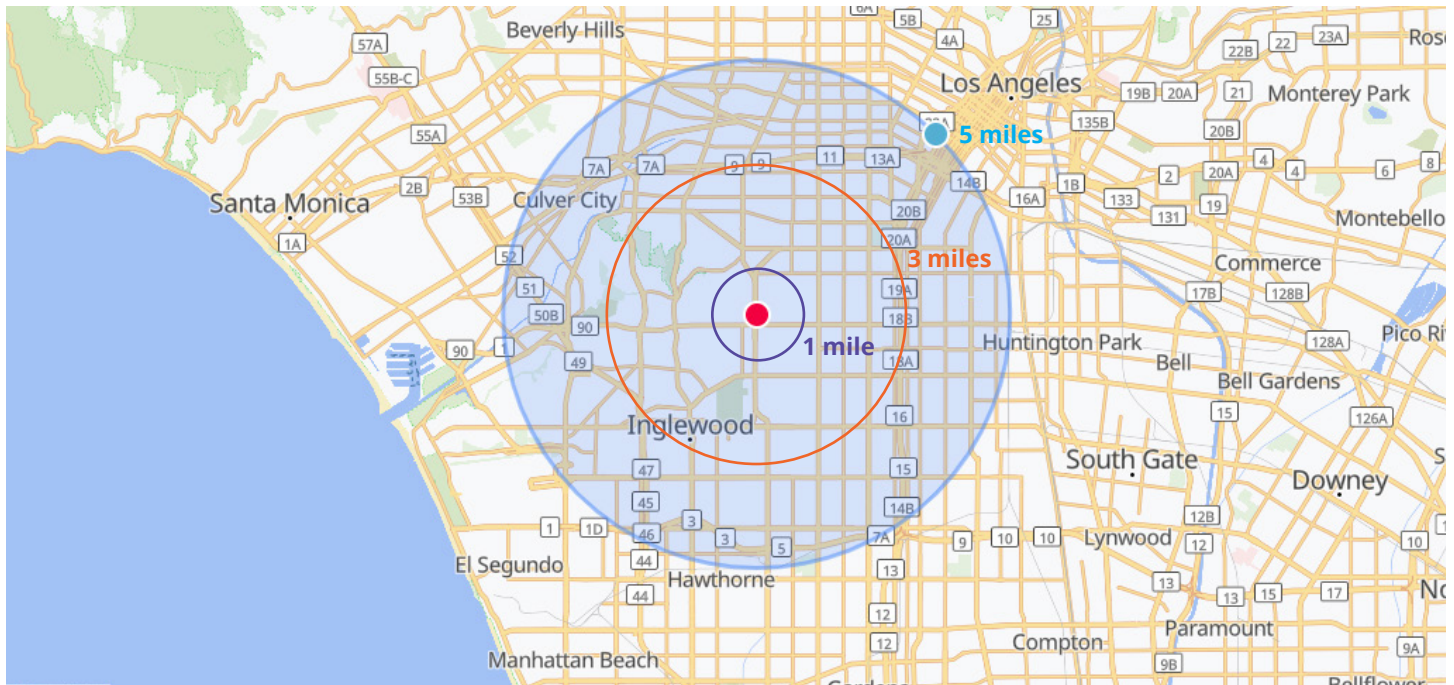


| FOOD & DRINK |                                |    |                      | RETAIL |                | SERVICES |                                   |
|--------------|--------------------------------|----|----------------------|--------|----------------|----------|-----------------------------------|
| 1            | Louisiana Famous Fried Chicken | 10 | Sachi Teriyaki House | 1      | 7-Eleven       | 1        | Shell                             |
| 2            | Fatburger                      | 11 | Simply Wholesome     | 2      | Dollar Tree    | 2        | ARCO                              |
| 3            | Woody's Bar-B-Q                | 12 | Hungry Harold's      | 3      | 7-Eleven       | 3        | U.S. Bank                         |
| 4            | Mani's Organic Juicing Co.     | 13 | Pollo Feliz          | 4      | CVS            | 4        | USPS                              |
| 5            | Mama's Chicken                 | 14 | Starbucks            | 5      | Foot Locker    | 5        | Chevron                           |
| 6            | Grilled Fraiche                | 15 | IHOP                 | 6      | Rite Aid       | 6        | Park Mesa Pharmacy                |
| 7            | Fresh Tribe L.A.               | 16 | Jamba                | 7      | Walgreens      | 7        | AutoZone                          |
| 8            | Jon & Vinny's Slauson          | 17 | Fish Town            | 8      | Big Lots       | 8        | Los Angeles Fire Dept. Station 66 |
| 9            | Orleans & York                 |    |                      | 9      | Game Stop      |          |                                   |
|              |                                |    |                      | 10     | The Home Depot |          |                                   |

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# Demographics



| Summary                       | Census 2010 | Census 2020 | 2025   | 2030   |
|-------------------------------|-------------|-------------|--------|--------|
| Population                    | 37,254      | 39,100      | 38,236 | 38,703 |
| Households                    | 12,833      | 13,302      | 13,456 | 13,900 |
| Families                      | 8,560       | 8,730       | 8,601  | 8,894  |
| Average Hosuehold Size        | 2.87        | 2.87        | 2.78   | 2.72   |
| Owner Occupied Housing Units  | 5,957       | 6,207       | 6,289  | 6,415  |
| Renter Occupied Housing Units | 6,876       | 7,095       | 7,167  | 7,485  |
| Median Age                    | 36.7        | 39.7        | 40.5   | 41.8   |

| Summary                       | Census 2010 | Census 2020 | 2025    | 2030    |
|-------------------------------|-------------|-------------|---------|---------|
| Population                    | 357,895     | 366,594     | 355,601 | 352,236 |
| Households                    | 119,879     | 125,709     | 126,706 | 128,401 |
| Families                      | 80,046      | 81,515      | 79,950  | 81,136  |
| Average Hosuehold Size        | 2.96        | 2.88        | 2.77    | 2.70    |
| Owner Occupied Housing Units  | 46,668      | 47,911      | 48,350  | 49,359  |
| Renter Occupied Housing Units | 73,211      | 77,798      | 78,356  | 79,041  |
| Median Age                    | 34.0        | 37.3        | 38.3    | 39.6    |

| Summary                       | Census 2010 | Census 2020 | 2025      | 2030      |
|-------------------------------|-------------|-------------|-----------|-----------|
| Population                    | 1,101,414   | 1,118,358   | 1,093,895 | 1,090,428 |
| Households                    | 346,078     | 368,273     | 375,792   | 384,806   |
| Families                      | 232,997     | 237,675     | 235,591   | 240,897   |
| Average Hosuehold Size        | 3.13        | 2.97        | 2.85      | 2.77      |
| Owner Occupied Housing Units  | 114,566     | 116,401     | 117,531   | 120,691   |
| Renter Occupied Housing Units | 231,512     | 251,872     | 258,261   | 264,115   |
| Median Age                    | 31.7        | 34.9        | 35.9      | 37.3      |

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