

CUB in Place

# 3020

CRENSHAW BLVD  
LOS ANGELES, CA



**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 DISTRICT

- » 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

---

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



### CONVENIENT LOCATION & ACCESS

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



### 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.*



### HIGH CEILINGS

Up to 20'



### ON-SITE PARKING AVAILABLE



### CUB IN PLACE

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



### BUILDING POWER

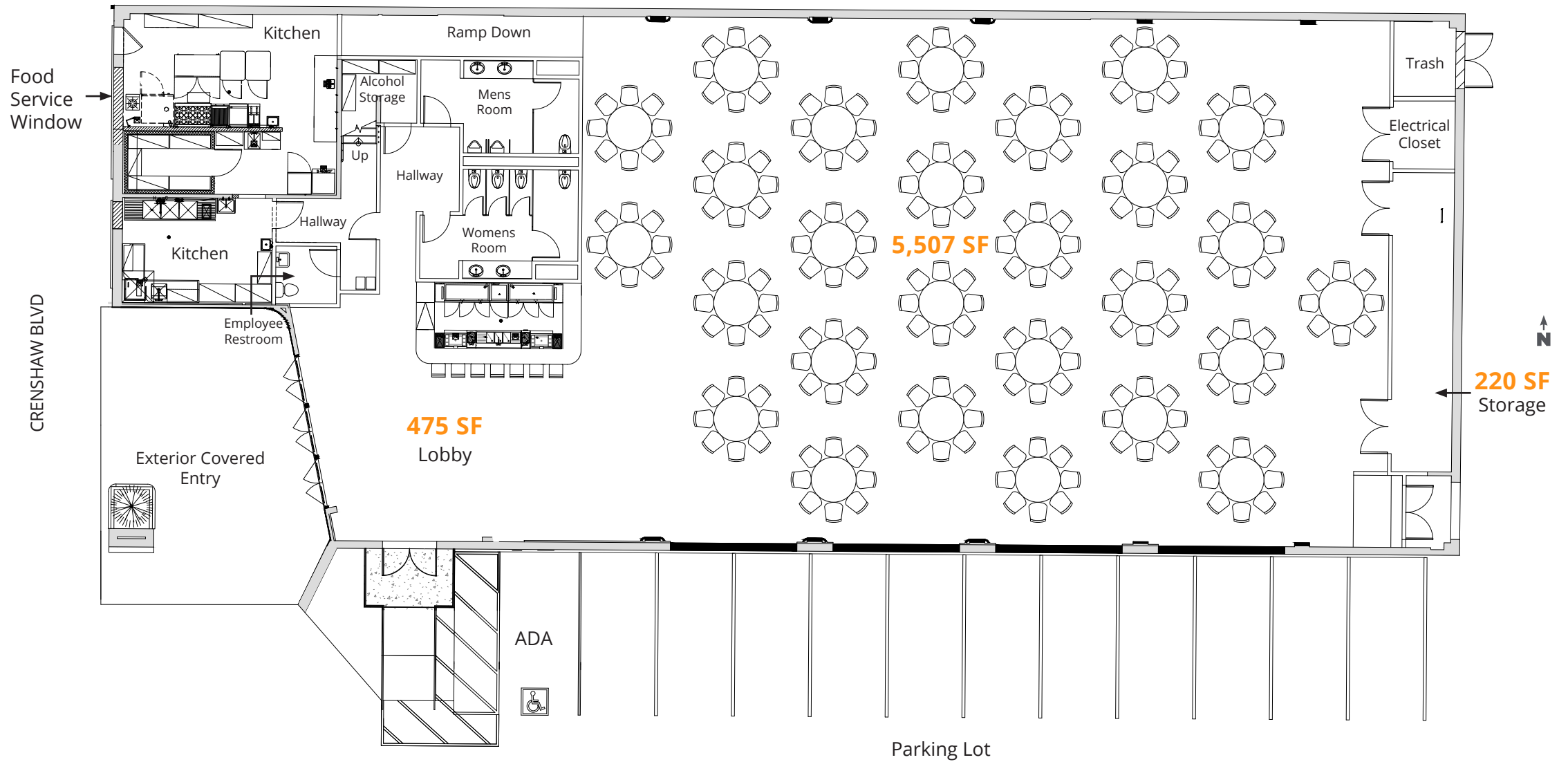
600A 120/240V 3P 4W Service



### MARQUEE SIGNAGE OPPORTUNITY

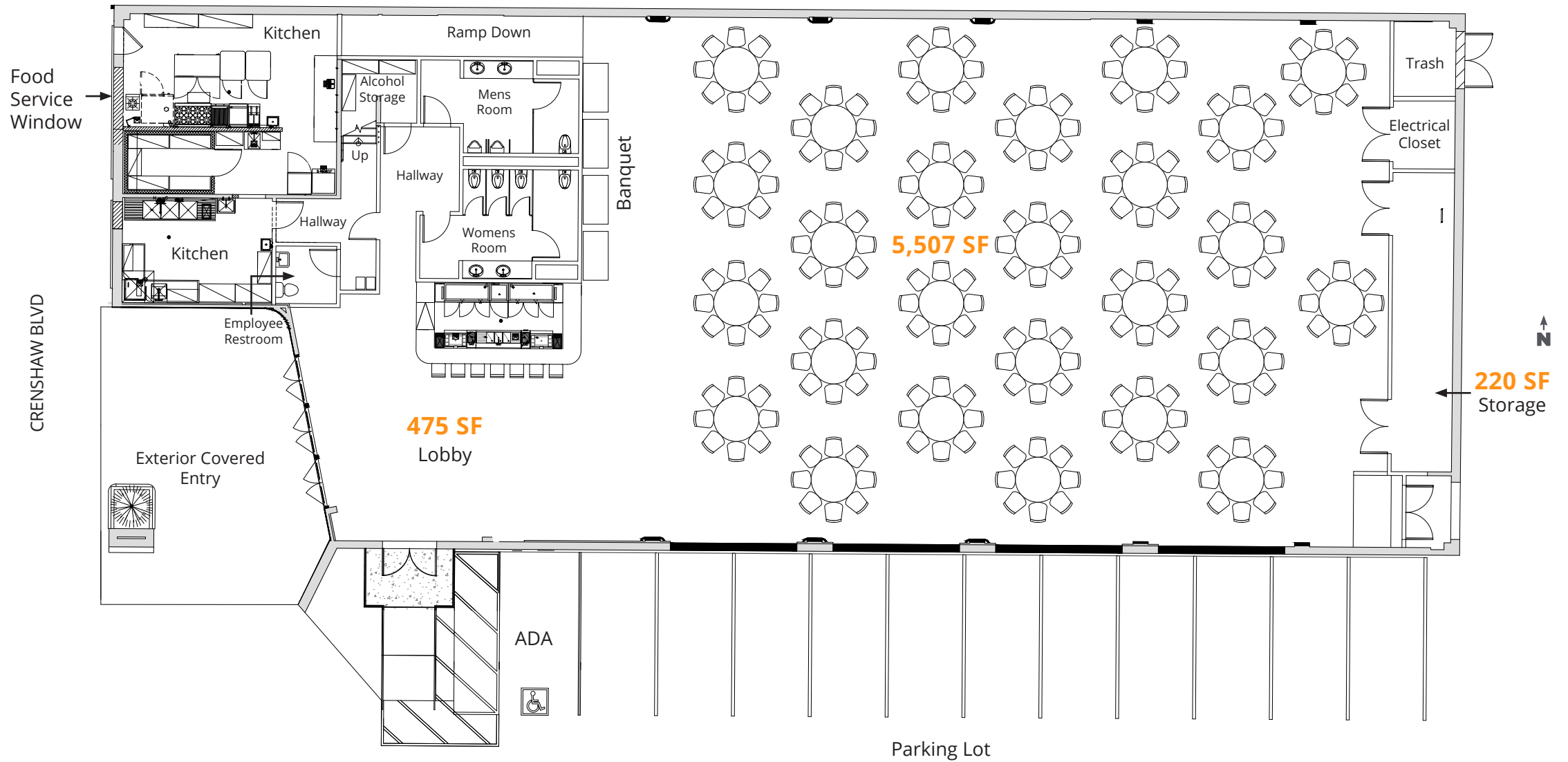
# SEATING PLANS (Hypothetical)

Max Occupancy (223 Guests + Additional Staff)  
27 Tables | 216 Seats | 7 Bar Stools



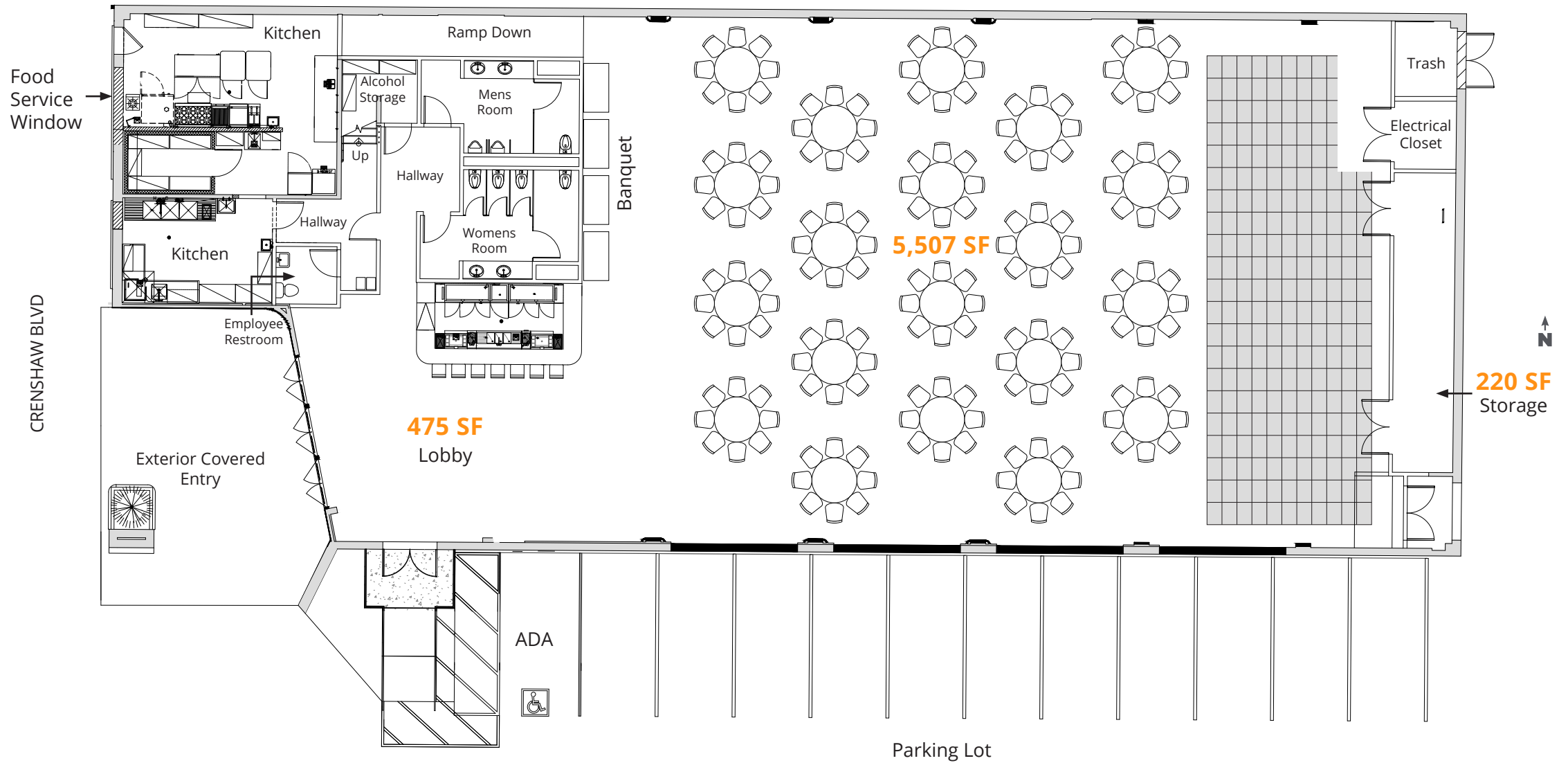
# SEATING PLANS (Hypothetical)

Business Conference (215 Guests + Additional Staff)  
26 Tables | 208 Seats | 7 Bar Stools

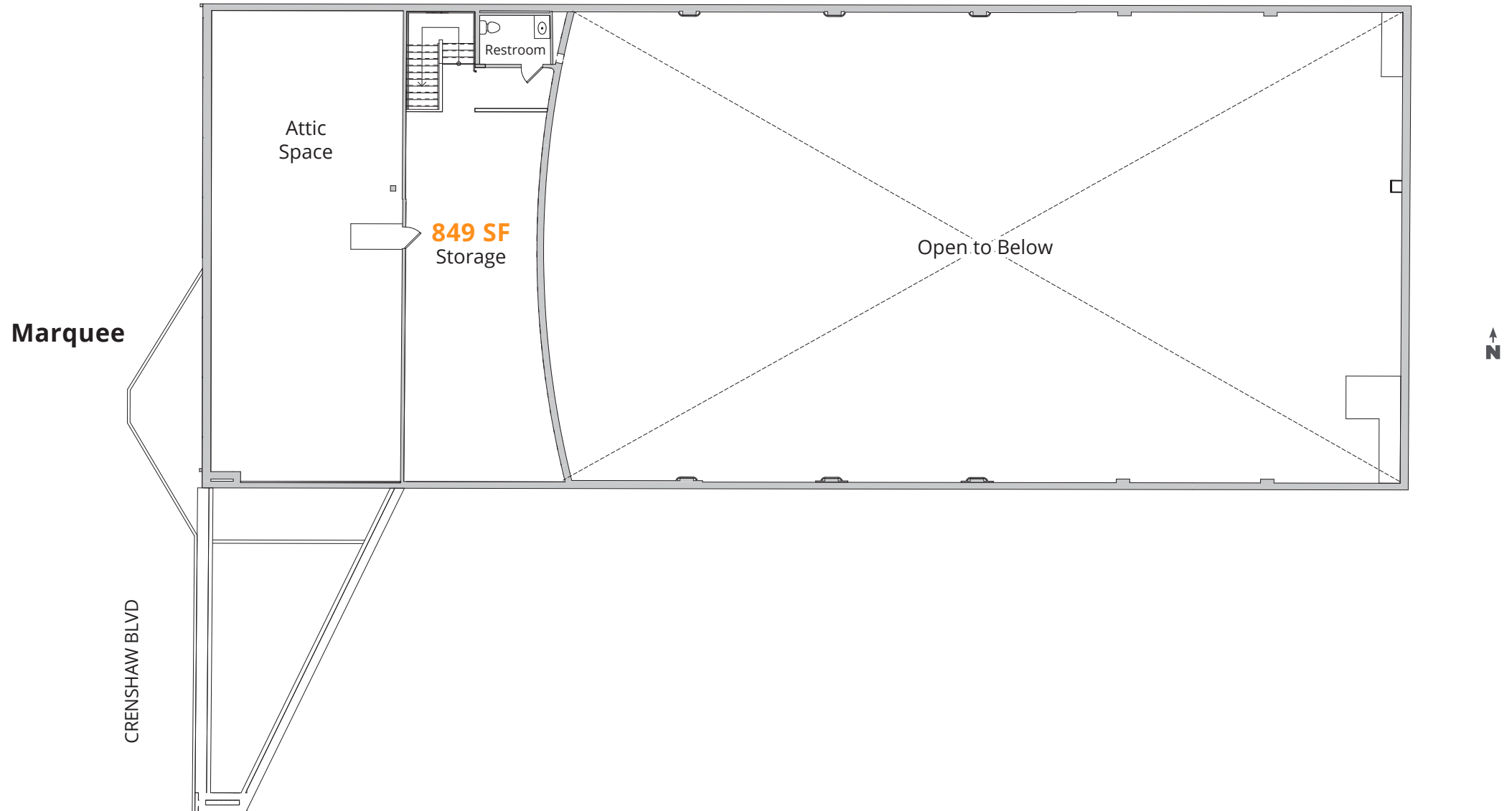


# SEATING PLANS (Hypothetical)

Wedding Event (167 Guests + Additional Staff)  
20 Tables | 160 Seats | 7 Bar Stools | 1,000 SF Dance Floor



# 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.



Artistic Rendering for Marketing Purposes Only,  
Does Not Reflect Current Interior



# 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

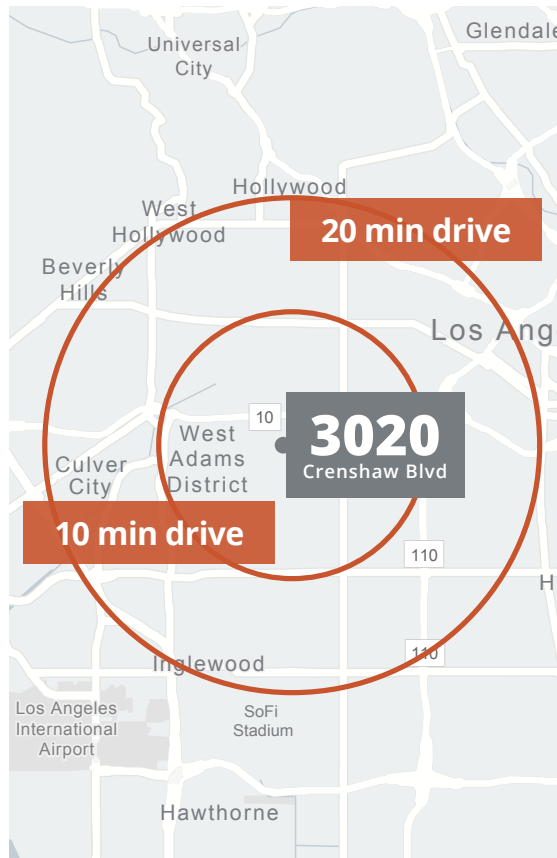
- |                     |                      |
|---------------------|----------------------|
| 1 Farmhouse Kitchen | 6 Highly Likely      |
| 2 Mizlala           | 7 Taqueria Los Anaya |
| 3 Alta              | 8 LA Birria          |
| 4 Tartine           | 9 Johnny's Pastrami  |
| 5 Cento Pasta Bar   | 10 Harold & Belle's  |

### Hotels

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

### Retail

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



# 3020

CRENSHAW BLVD  
LOS ANGELES, CA

## For Leasing Opportunities Contact:

---

**DAVID ATTAR**

#01836260

323.860.4939

dattar@cimgroup.com

**SADÉ HOLZ**

#01962244

323.860.7409

sholz@cimgroup.com

**SHIRELLE KASHANIAN**

#02154840

310.560.2715

skashanian@cimgroup.com



CIM is a community-focused real estate and infrastructure owner, operator, lender and developer. [www.cimgroup.com](http://www.cimgroup.com)

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.