

LA's most transit oriented community shopping center

# 3300

W SLAUSON AVE, LOS ANGELES,  
CA 90043

# FOR LEASE

IN-LINE SHOP SPACE AVAILABLE

±8,397 RSF IN-LINE SPACE  
±1,410 RSF IN-LINE SPACE

ADJACENT TO NEW HYDE PARK/GRENSHAW LAX LIGHT RAIL SUBSTATION



HYDE PARK/  
GRENSHAW/LAX  
SUBSTATION

Ono Hawaiian BBQ

COMING SOON!

CBRE

# AERIAL



**DORSET VILLAGE - PENDING 700+ RESIDENTIAL UNITS**



**HYDE PARK/CRENSHAW LAX SUBSTATION (+/- 600 FT OF PLATFORM FRONTAGE ALONG CRENSHAW AT GRADE)**

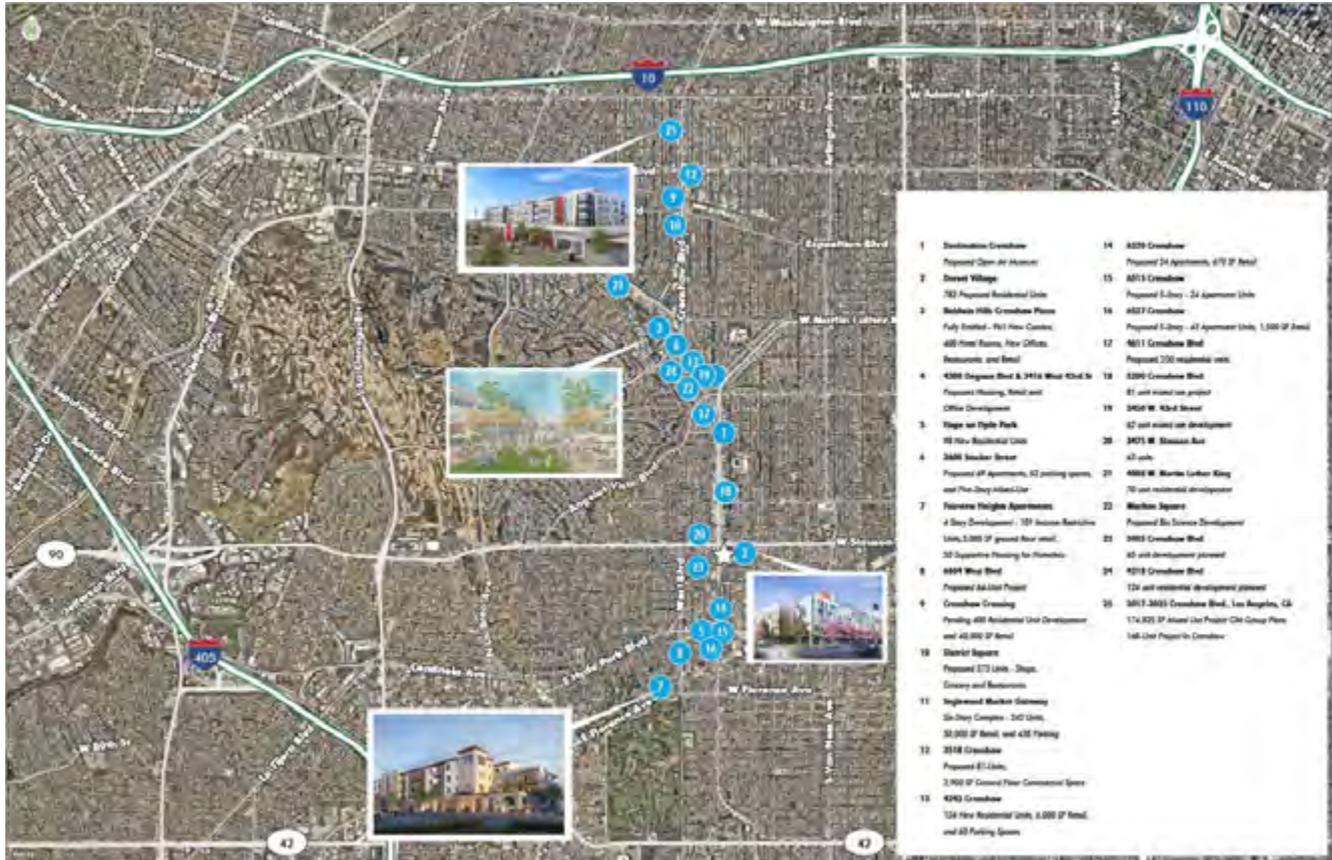
# NEIGHBORHOOD ANCHORED SHOPPING CENTER



# CRENSHAW/LAX TRANSIT MAP



# CRENSHAW CORRIDOR NEW DEVELOPMENTS



## EXECUTIVE SUMMARY

Crenshaw Plaza is a 139,232 SF established community shopping center that is adjacent to the new Hyde Park Crenshaw/LAX Light Rail Substation, which includes ±600 feet of platform space fronting the property (on Crenshaw Blvd). The property is prominently situated at the SEC of Slauson Ave & Crenshaw Blvd with over 43,585 CPD and the trade area is densely populated with over 1,000,000 people within a 5 mile radius.



## PROPERTY HIGHLIGHTS



### Tenants Benefit

from an extremely dense residential population with over 1,000,000 people within a 5 mile radius



### Adjacent To

Hyde Park Crenshaw/LAX Station (±600 ft of platform frontage along Crenshaw at grade)



### Tremendous retail synergy,

which includes a new Community Powerstore concept by Footlocker, an existing Rite Aid, T-Mobile, Wells Fargo, AutoZone and many more retailers



### Located 3.6

miles north of SoFi Stadium in Inglewood



### Easy Access to

LAX International Airport



### Flagship Grocer Location

surrounded by Billions of Dollars of Public & Private Investment

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	41,945	364,357	1,081,537
2028 Population - Five Year Projection	42,128	362,964	1,083,744
2023 Average Household Income	\$84,975	\$86,135	\$90,019
2028 Daytime Population	31,686	278,260	978,418

\*Source: Esri

## TRAFFIC COUNTS

Crenshaw Blvd / W Slauson Ave	43,585 CPD
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\*Source: Kalibrate

# SITE PLAN



Suite	Tenant	SF
3226	Planet Fitness	20,160
30	Bargain Center	12,357
58	Vallarta	46,333
96	Burger King	3,570
100	Popeyes	2,920
3210	Ono Hawaiian BBQ	2,050
3216	Available	8,397
3222	Foot Locker	10,020
3232	Pharmacy	4,080
3240	New Wave Beauty	2,065
3244	House of Hair	1,400
3246	US Navy Recruiting	1,400
3248	Infinity Insurance	1,120
3250	Crenshaw & Slauson Dentistry	2,170
3272	The Original Taco Pete	1,172
3274	Subway	1,300
3276	Van's Nails	1,040
3278	American Deli	1,040
3280	Total by Verizon	780
3282	Plaza Fish Market	780
3284	Metro by T-Mobile	1,040
3286	Buffalo Spot	1,590
3288	Available	1,410
3292	Wells Fargo	3,057
66501	AutoZone	8,031

# AREA AMENITIES



# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2023 Population - Current Year Estimate	41,949	364,732	1,081,010
2028 Population - Five Year Projection	42,480	362,718	1,083,442
2020 Population - Census	41,953	367,522	1,085,637
2010 Population - Census	40,291	357,402	1,069,579
2020-2023 Annual Population Growth Rate	0.24%	-0.22%	-0.12%
2022-2027 Annual Population Growth Rate	0.09%	-0.08%	-0.04%
<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	14,243	125,006	350,190
2028 Households - Five Year Projection	14,051	122,763	345,881
2010 Households - Census	13,606	118,790	330,363
2020 Households - Census	14,182	125,200	350,609
2020-2023 Annual Household Growth Rate	0.19%	-0.07%	-0.05%
2023-2028 Annual Household Growth Rate	-0.27%	-0.36%	-0.25%
2023 Average Household Size	2.91	2.89	3.02
<b>HOUSEHOLD INCOME</b>			
2023 Households	14,243	125,005	350,185
2023 Average Household Income	\$83,922	\$82,433	\$85,985
2028 Average Household Income	\$102,202	\$101,260	\$105,060
2023 Median Household Income	\$53,002	\$55,482	\$56,439
2028 Median Household Income	\$64,949	\$69,984	\$72,319
2023 Per Capita Income	\$28,249	\$28,262	\$27,901
2028 Per Capita Income	\$34,512	\$34,854	\$34,245
<b>HOUSING UNITS</b>			
2023 Housing Units	6,973	49,421	119,725
2023 Median Value of Owner Occ. Housing Units	\$645,778	\$636,580	\$668,852
2023 Average Value of Owner Occ. Housing Units	\$745,282	\$707,049	\$774,767

\*Source: Esri

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