

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.

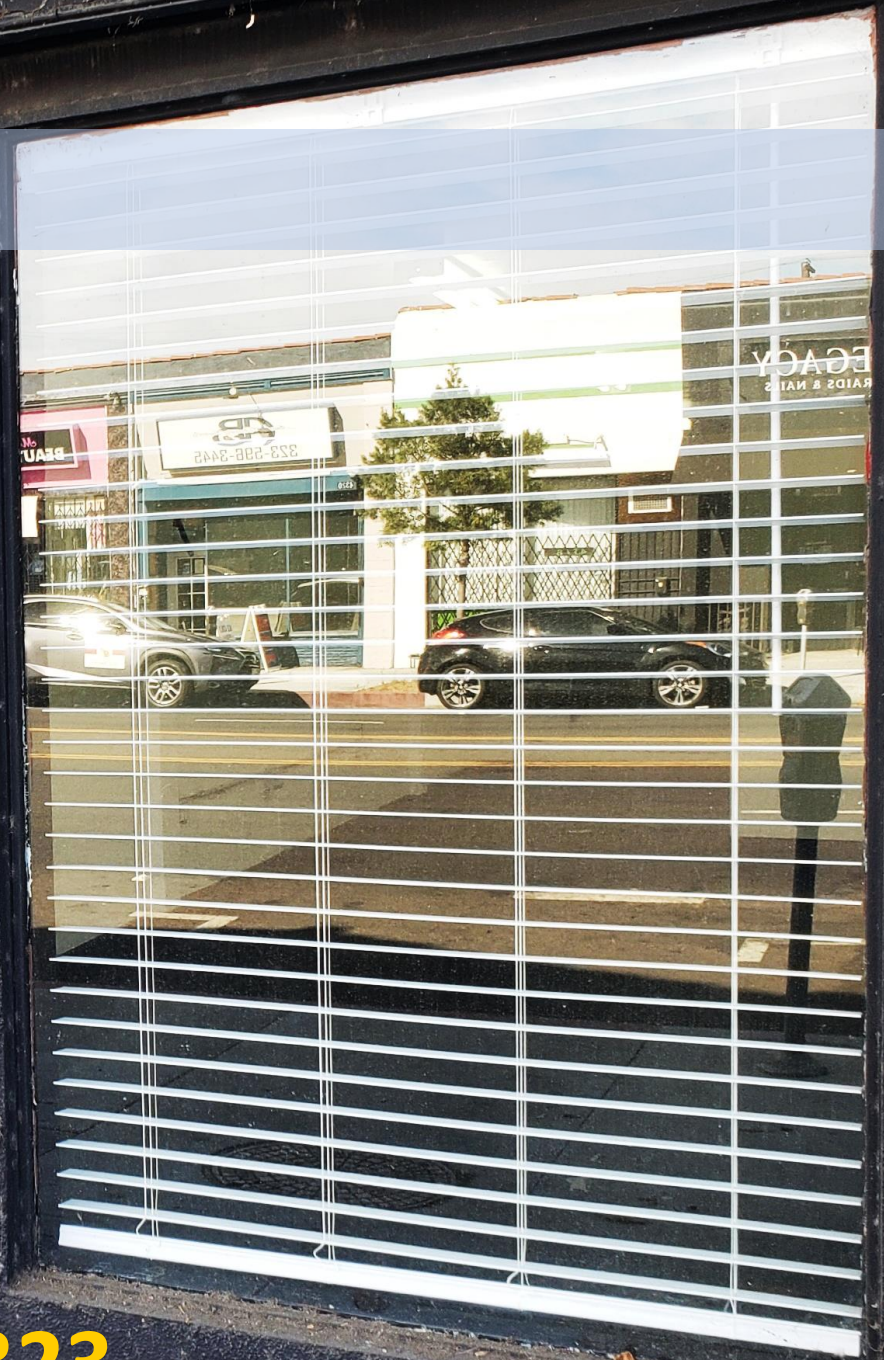
SUMMARY

Units Address	4319 ½ Approx. 659-sf
& Square Footage:	4321 Approx. 750-sf
	4323 Approx. 682-sf
Rental Rate:	\$2.65 per sf per month
Length of Term:	1-5 Years +
Parking:	On-Site, No-Reservation Parking
Lease Type:	Modified Gross (MG)
Utilities:	Separately metered
Zoning:	C1.5-1-SP

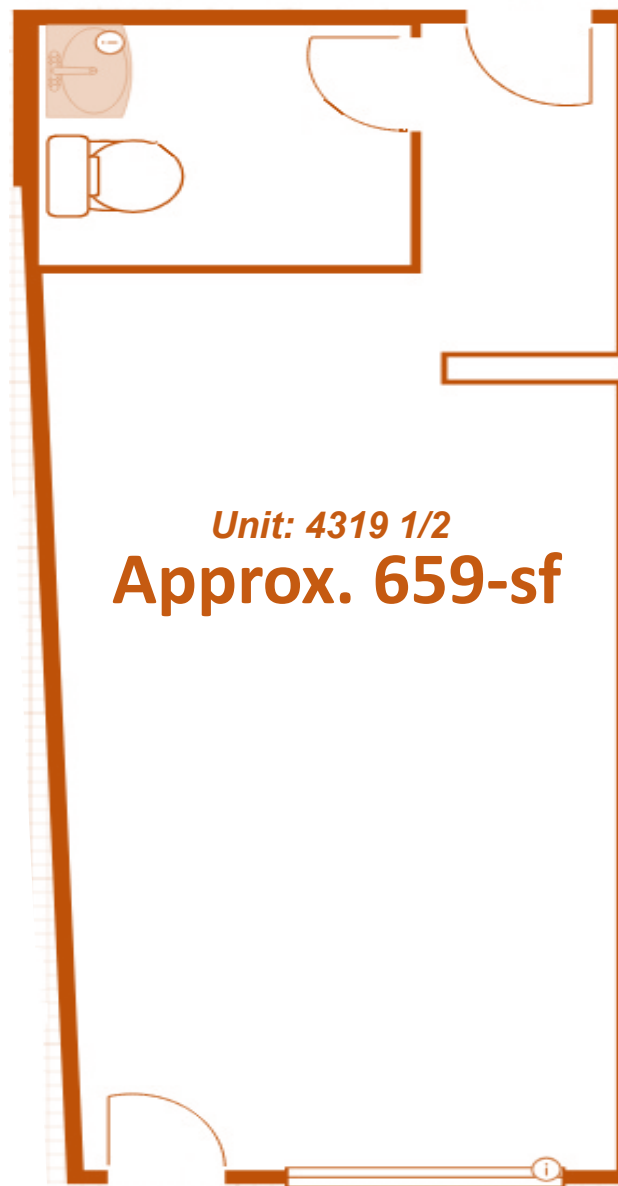
**REDUCED
RATE**

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

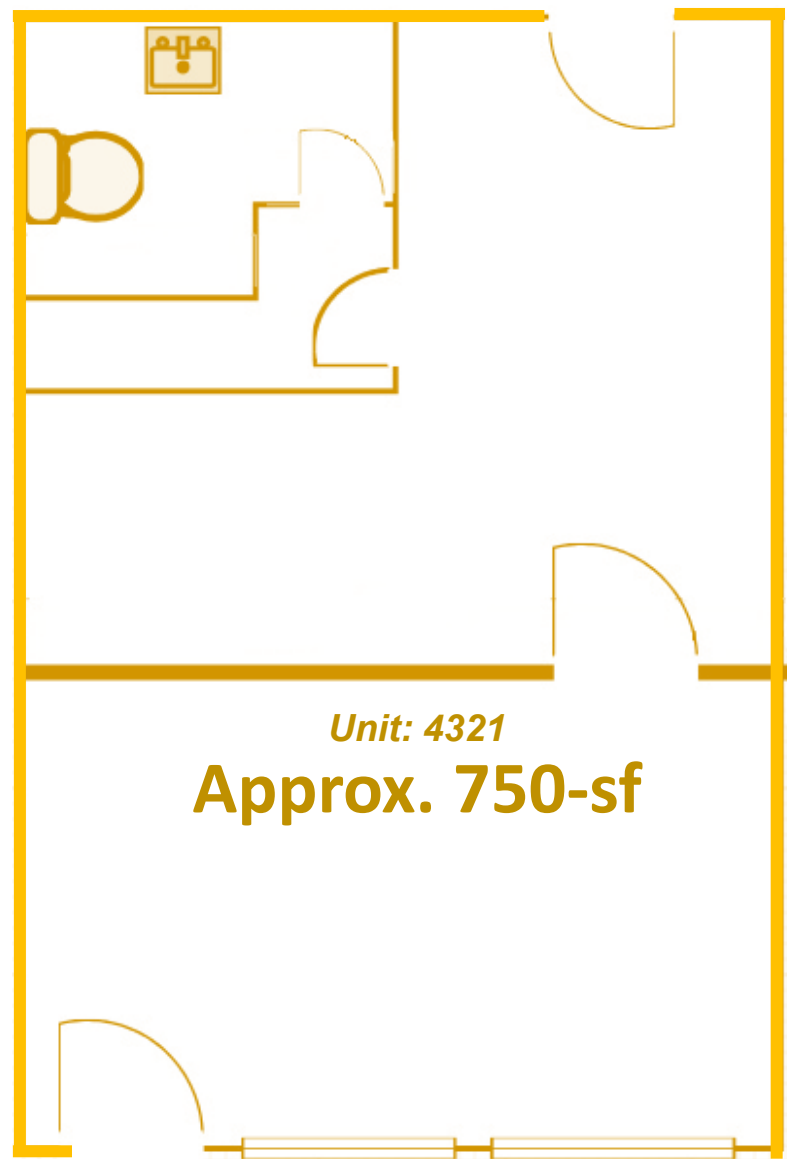


Unit: 4319 1/2
Approx. 659-sf

Floor plan is drawn with no scale.

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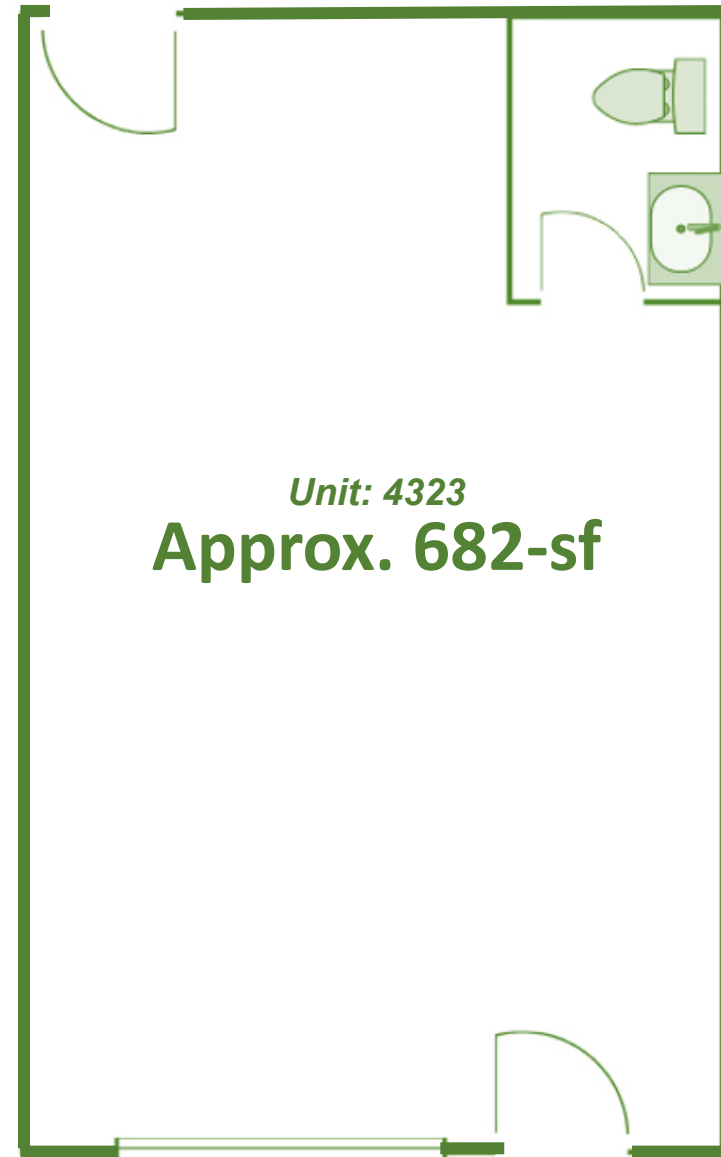
FLOOR PLAN



Floor plan is drawn with no scale.

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FLOOR PLAN



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INTERIOR

PHOTOS

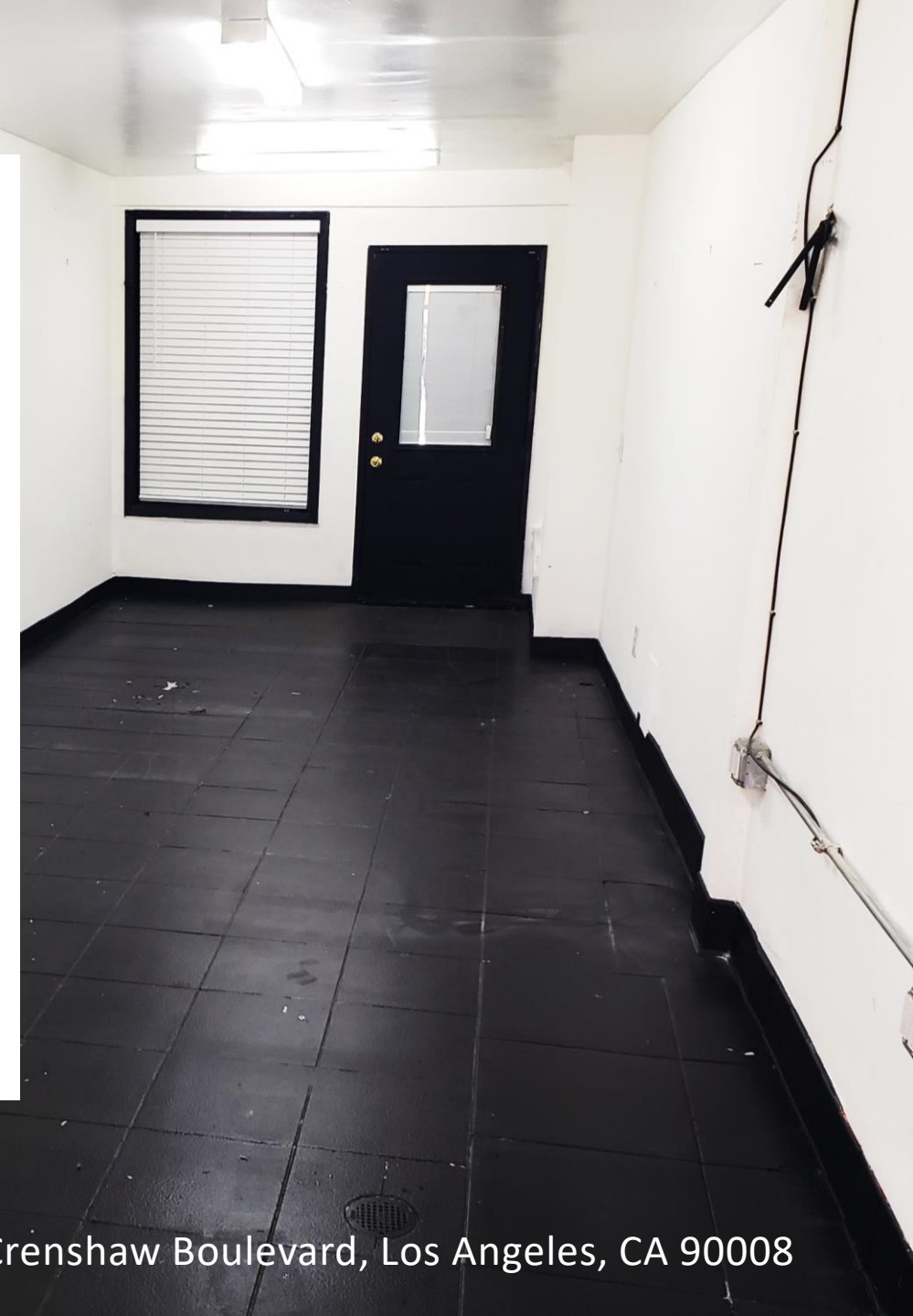
(Unit 4321)

4317-4323

Crenshaw Boulevard, Los Angeles, CA 90008



INTERIOR



PHOTOS

(Unit 4319 ½)

4317-4323 Crenshaw Boulevard, Los Angeles, CA 90008

INTERIOR



PHOTO

(Unit 4323)

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SITE PLAN

4317-4323 Crenshaw Boulevard, Los Angeles, CA 90008

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

4317-4323

Crenshaw Boulevard, Los Angeles, CA 90008



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



Crenshaw Blvd



4317-4723 Crenshaw Boulevard, Los Angeles, CA 90008

BROKER CONTACT INFORMATION



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***Disclaimer:** The information together with any projections or other data has been furnished for sources, which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties to conduct independent investigation of all information.*



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