

OFFERING MEMORANDUM



# Crenshaw Heritage Square

5879 Crenshaw Blvd  
Los Angeles CA 90043



# Crenshaw Heritage Square

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*Exclusively Marketed by:*



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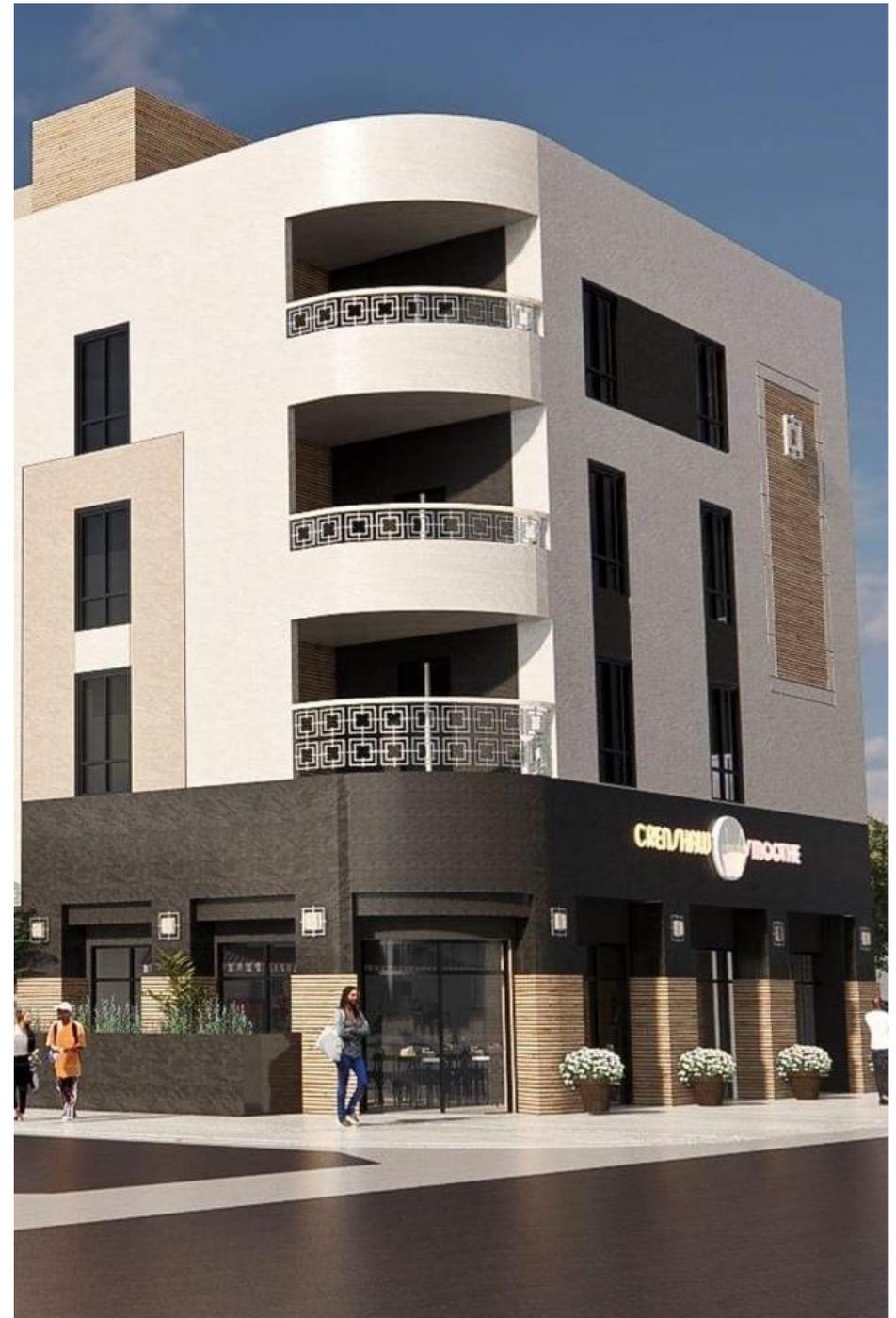
01 Executive Summary  
Investment Summary

## OFFERING SUMMARY

ADDRESS	5879 Crenshaw Blvd Los Angeles CA 90043
PRICE	\$2,200,000
PRICE PSF	\$261.38
LAND SF	8,417 SF
LAND ACRES	.19
ZONING TYPE	LAC2
# OF PARCELS	3
APN	4005-013-012

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	40,507	351,509	1,050,520
2026 Median HH Income	\$67,239	\$71,367	\$71,300
2026 Average HH Income	\$94,232	\$98,716	\$103,339

- Crenshaw Heritage Square represents a rare opportunity to control a transit-oriented assemblage at 5879–5881 Crenshaw Blvd and 3409–3411 W 59th St, directly adjacent to Nipsey Hussle Square in the heart of the Crenshaw corridor. The combined site offers prominent Crenshaw frontage with rear street access, creating an efficient envelope for a mid-scale mixed-use or multifamily development steps from the Metro K Line and a short drive to Inglewood’s entertainment district, LAX, and regional job centers.



- The property's commercial zoning and proximity to a major transit stop position it for meaningful unit yield with potential density bonuses, especially under affordable or mixed-income housing programs. The immediate area is experiencing sustained public and private investment, driven by Destination Crenshaw, nearby housing projects, and the cultural draw of Nipsey Hussle Square, supporting strong long-term rent growth and tenant demand.
- This offering is well suited for experienced infill developers seeking: (1) a culturally significant, high-visibility location, (2) a clean mid-size project scale attractive to local and regional capital, and (3) the ability to deliver a best-in-class community asset that aligns with the neighborhood's heritage. With its unique combination of transit access, cultural cachet, and development flexibility, Crenshaw Heritage Square stands out as a compelling land play in one of Los Angeles' most closely watched corridors.





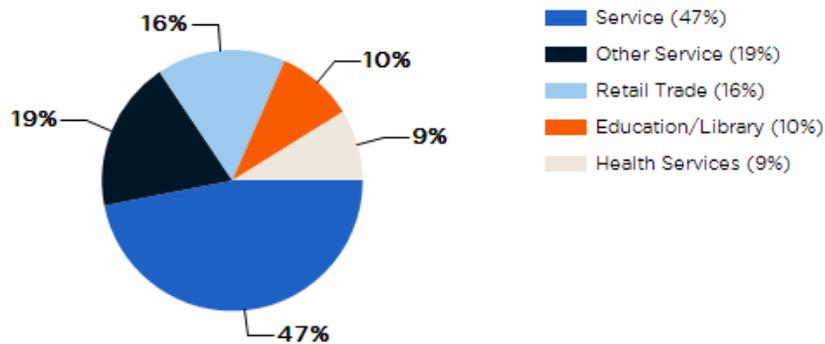
02

Location

- Location Summary
- Local Business Map
- Aerial View Map

- Crenshaw Heritage Square is located in the heart of South Los Angeles along the historic Crenshaw Corridor, at the intersection of Crenshaw Blvd and 59th Street, and adjacent to Nipsey Hussle Square at Crenshaw & Slauson. This highly visible location offers direct access to the Metro K Line, frequent north-south car and bus traffic, and easy connectivity to Inglewood's entertainment district, LAX, downtown Los Angeles, and the Westside.

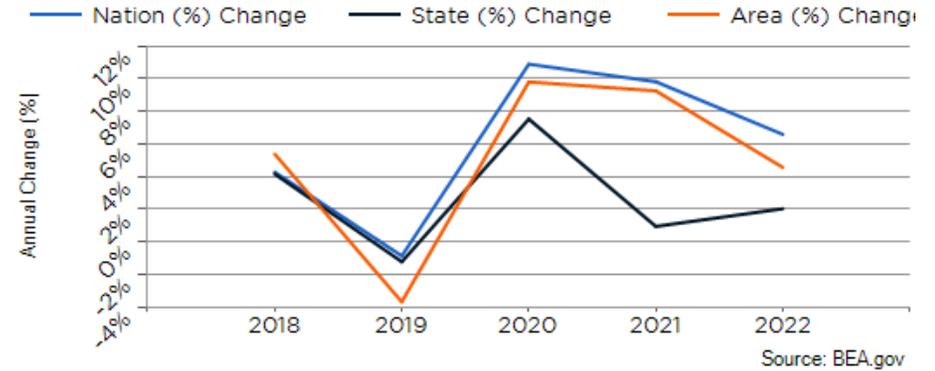
### Major Industries by Employee Count



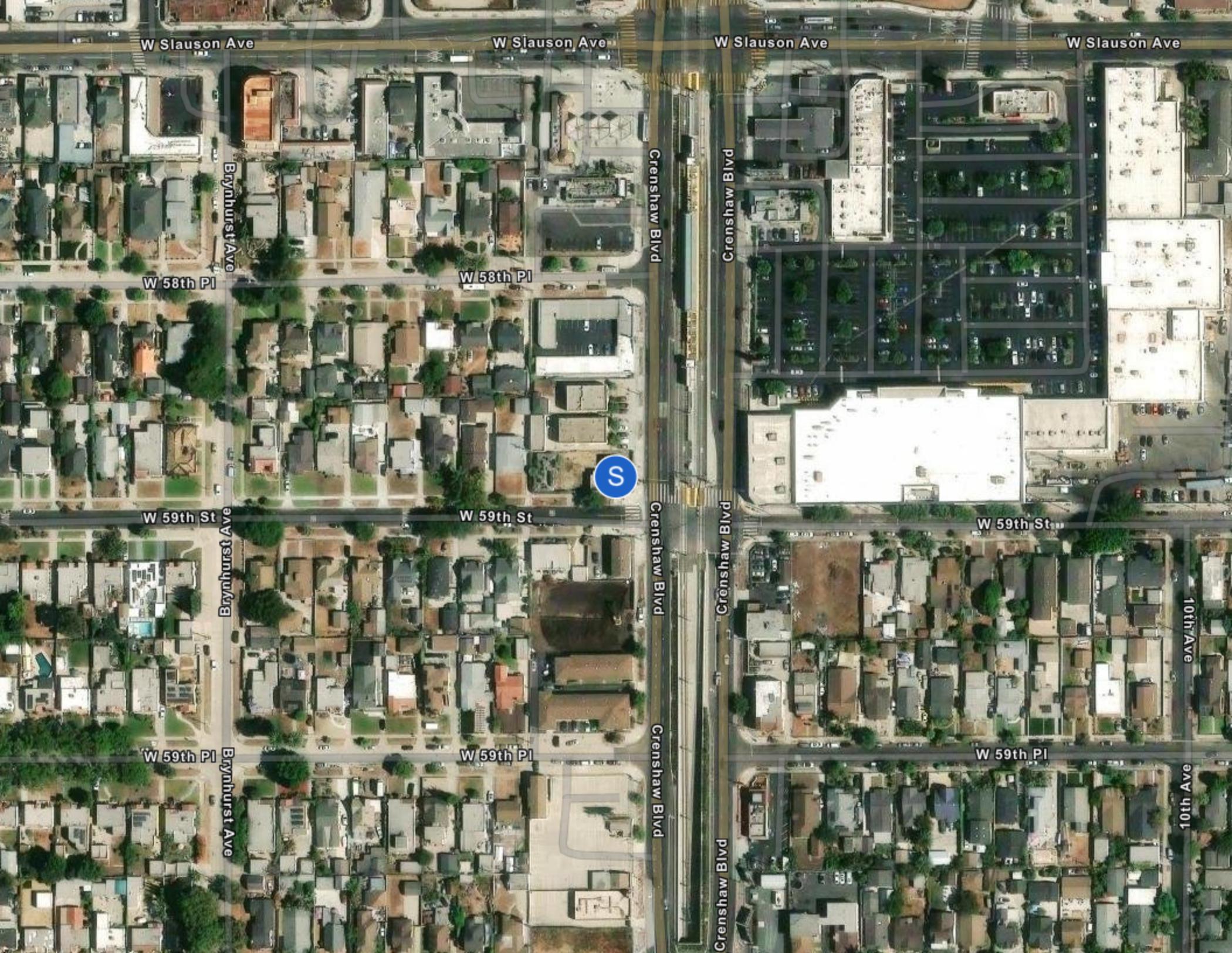
### Largest Employers

Kaiser Permanente	44,769
University of Southern California	23,227
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,730
Allied Universal	15,326
Target Corp.	15,000
Providence Health and Services Southern California	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000

### Los Angeles County GDP Trend







W Slauson Ave

W Slauson Ave

W Slauson Ave

W Slauson Ave

Brynhurst Ave

Crenshaw Blvd

Crenshaw Blvd

W 58th Pl

W 58th Pl

W 59th St

W 59th St

W 59th St

Brynhurst Ave

Crenshaw Blvd

Crenshaw Blvd

W 59th Pl

W 59th Pl

W 59th Pl

Brynhurst Ave

Crenshaw Blvd

Crenshaw Blvd

10th Ave

10th Ave

S

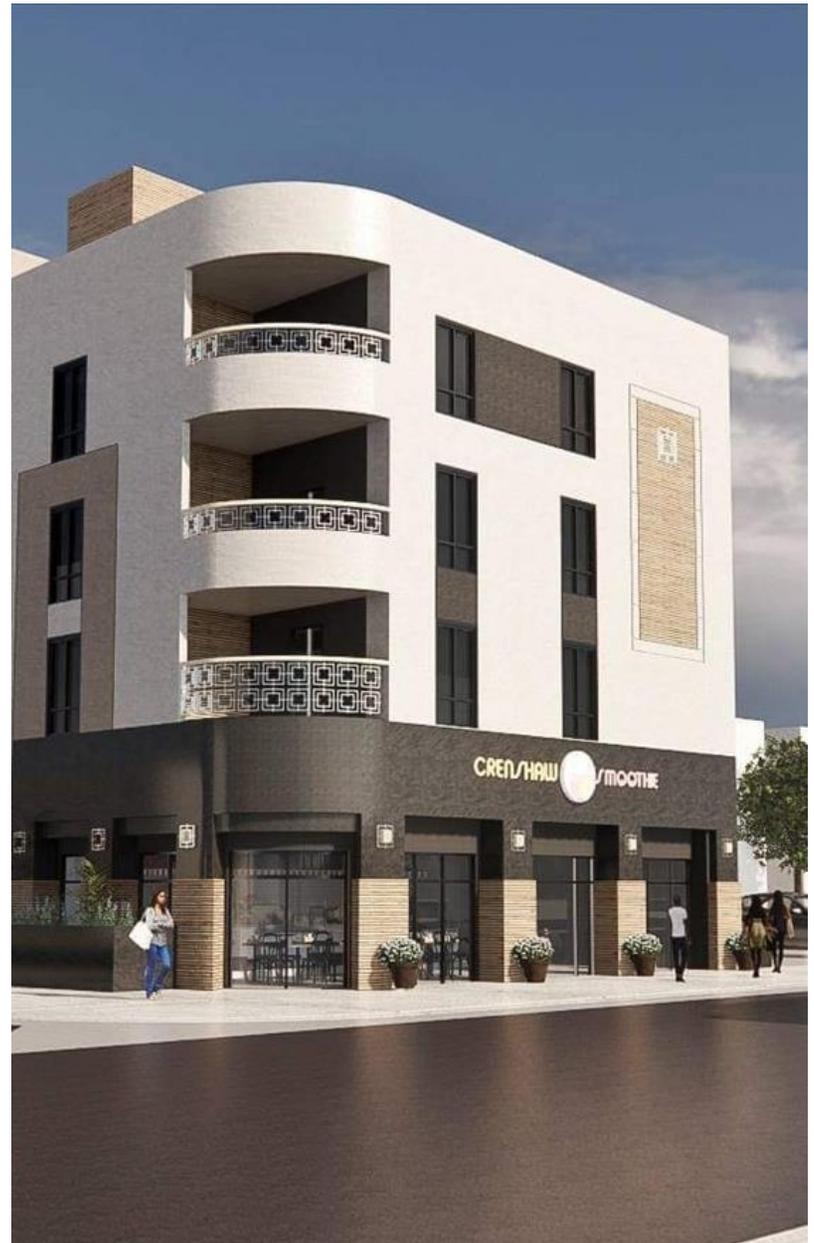


### 03 Property Description

- Property Features
- Property Images

## PROPERTY FEATURES

LAND SF	8,417
LAND ACRES	.19
# OF PARCELS	3
ZONING TYPE	LAC2













04

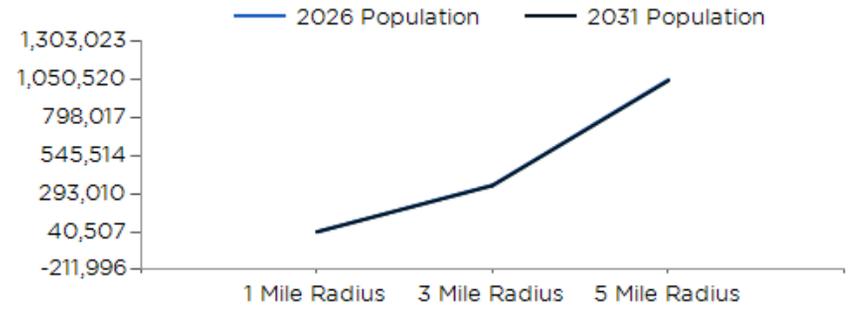
Demographics

General Demographics

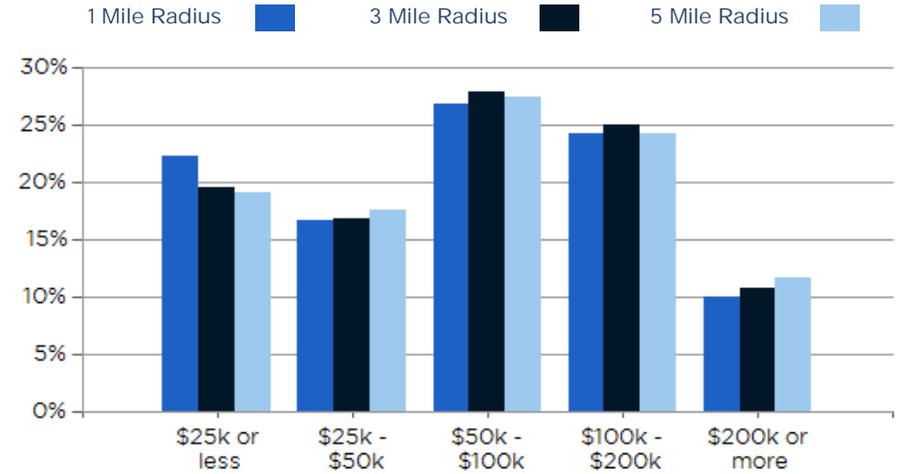
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	39,474	341,105	1,042,473
2010 Population	39,676	352,805	1,060,643
2026 Population	40,507	351,509	1,050,520
2031 Population	40,660	348,058	1,043,947
2026 African American	18,480	137,931	248,106
2026 American Indian	836	6,913	23,620
2026 Asian	650	9,414	66,870
2026 Hispanic	17,990	175,145	609,042
2026 Other Race	12,047	122,363	420,183
2026 White	3,381	31,600	151,340
2026 Multiracial	5,055	42,752	138,426
2026-2031: Population: Growth Rate	0.40%	-1.00%	-0.65%

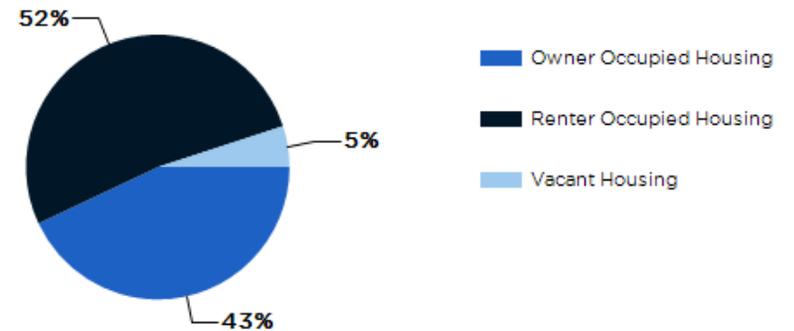
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,178	15,649	42,140
\$15,000-\$24,999	1,001	8,844	25,488
\$25,000-\$34,999	1,030	8,807	26,659
\$35,000-\$49,999	1,363	12,302	35,553
\$50,000-\$74,999	2,199	19,441	54,374
\$75,000-\$99,999	1,649	15,471	43,031
\$100,000-\$149,999	2,147	19,928	53,904
\$150,000-\$199,999	1,315	11,429	32,166
\$200,000 or greater	1,429	13,365	41,262
Median HH Income	\$67,239	\$71,367	\$71,300
Average HH Income	\$94,232	\$98,716	\$103,339



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

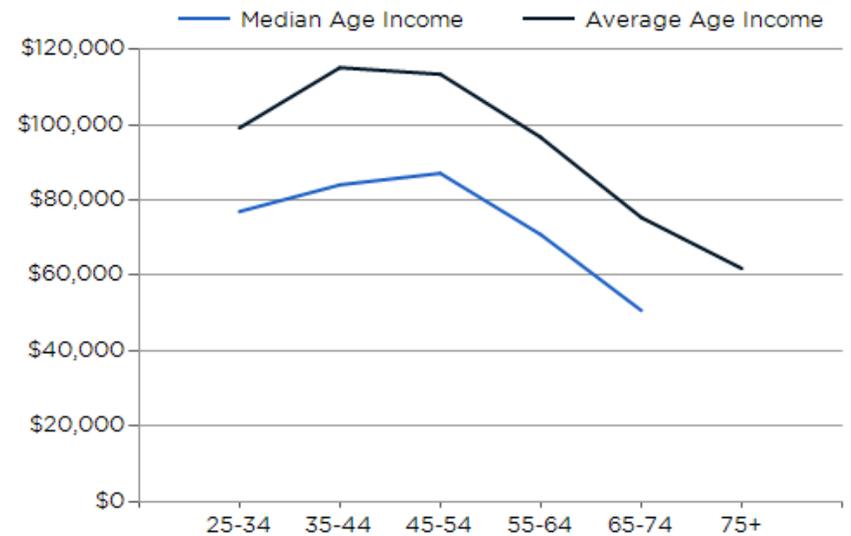
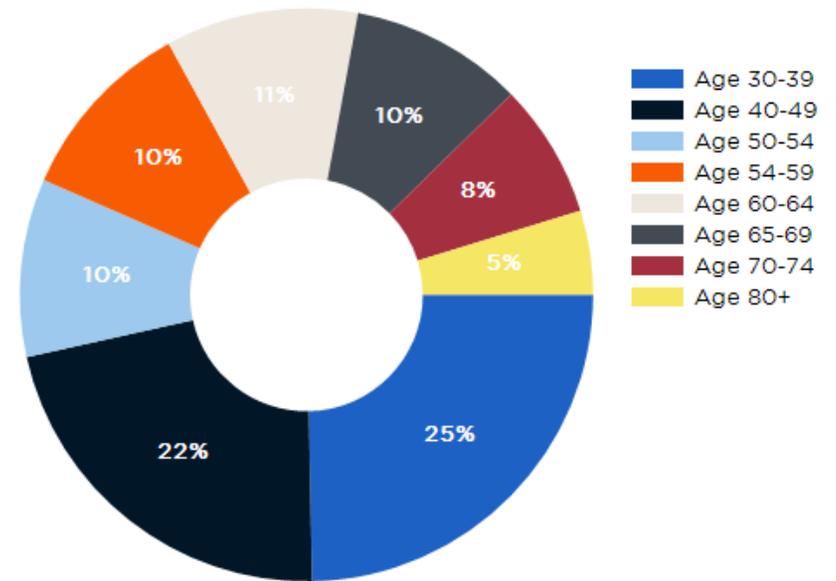


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,099	28,583	91,103
2026 Population Age 35-39	3,003	25,873	78,601
2026 Population Age 40-44	2,791	24,298	72,142
2026 Population Age 45-49	2,600	22,037	65,665
2026 Population Age 50-54	2,486	21,334	63,337
2026 Population Age 55-59	2,583	21,597	59,824
2026 Population Age 60-64	2,685	21,439	56,309
2026 Population Age 65-69	2,416	18,975	48,641
2026 Population Age 70-74	1,876	14,821	37,796
2026 Population Age 75-79	1,173	10,117	25,693
2026 Population Age 80-84	831	6,380	15,961
2026 Population Age 85+	695	5,870	14,408
2026 Population Age 18+	32,521	279,283	829,215
2026 Median Age	40	38	36
2031 Median Age	41	40	37

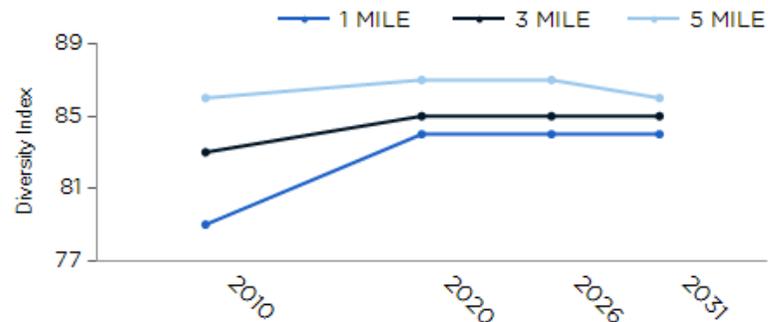
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,958	\$80,261	\$80,178
Average Household Income 25-34	\$99,171	\$100,805	\$104,597
Median Household Income 35-44	\$84,069	\$84,091	\$82,332
Average Household Income 35-44	\$115,192	\$115,576	\$119,985
Median Household Income 45-54	\$87,122	\$85,330	\$83,146
Average Household Income 45-54	\$113,442	\$114,883	\$119,082
Median Household Income 55-64	\$70,837	\$74,833	\$71,603
Average Household Income 55-64	\$96,664	\$102,953	\$106,954
Median Household Income 65-74	\$50,698	\$54,731	\$55,390
Average Household Income 65-74	\$75,392	\$83,485	\$88,507
Average Household Income 75+	\$61,837	\$67,862	\$71,555

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	85	87
Diversity Index (current year)	84	85	87
Diversity Index (2020)	84	85	87
Diversity Index (2010)	79	83	86

#### POPULATION DIVERSITY



#### POPULATION BY RACE

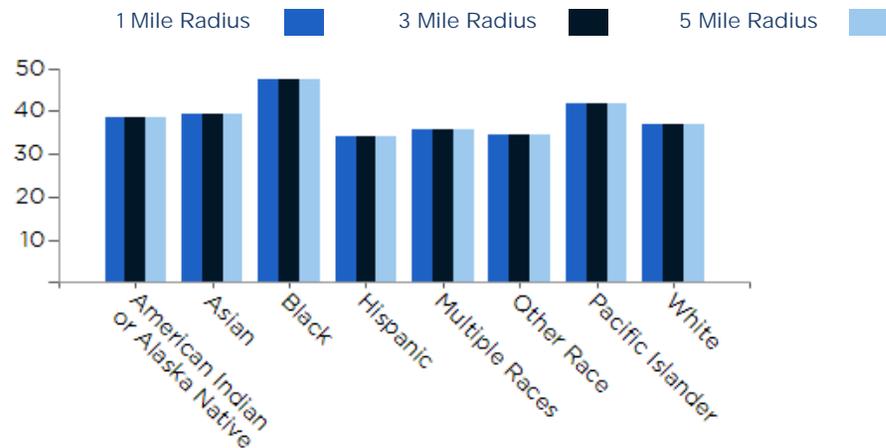


#### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	36	35
Median Asian Age	40	41	39
Median Black Age	48	46	44
Median Hispanic Age	34	33	33
Median Multiple Races Age	36	36	35
Median Other Race Age	35	33	33
Median Pacific Islander Age	42	38	35
Median White Age	37	36	36

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	32%	26%	15%
American Indian	1%	1%	1%
Asian	1%	2%	4%
Hispanic	31%	33%	37%
Multiracial	9%	8%	8%
Other Race	21%	23%	25%
White	6%	6%	9%

#### 2026 MEDIAN AGE BY RACE







James Daughrity  
Principal Broker

James Daughrity is a commercial real estate broker at D.R.E. (Daughrity Real Estate). Daughrity Real Estate is a full-service boutique commercial real estate firm based in Inglewood, California. D.R.E. focuses on urban revitalization and neighborhood economic development projects.

D.R.E. utilizes a powerful and proprietary marketing system to facilitate the sale, purchase, or lease of investment properties nationwide. In the truest sense, we work together as a team, sharing deals and opportunities in order to effectively pay greater attention to your needs. As a genuine partnership, we have established a culture of information-sharing and deal-sharing that makes it impossible for companies to outwork us.

This internal culture is unique amongst brokerage firms, creating tremendous value for the clients we represent.



06 Development Potential (By-Right)

5879 S Crenshaw Blvd Brick Works

# West Adams C2 Property, 56 Potential Units With MIIP, 59 Potential Units With AHIP



**5879 S Crenshaw Blvd  
Los Angeles, CA 90043**

<b>C2-2D-SP</b>	<b>56, 59</b>	<b>8,419 SQ. FT.</b>	<b>T-3 Low Opp</b>	<b>1</b>
Zoning Height District	Max Unit	Lot Size	Incentive/ Opportunity Area	Lots

## Development Potential (By-Right)

Maximum FAR	2:1
Maximum Height	
Feet	None
Stories	None
Minimum Setbacks	0 ft. for commercial uses, 15 ft. for residential uses
Front	
Side	0 ft. for commercial uses, 5 ft. for residential uses +1 ft for each story over 2nd, not to exceed 16 ft
Rear	0 ft. for commercial uses, 15 ft. for residential uses +1 ft for each story over 3rd; 20 ft max
Max Buildable Area, Footprint	8,419 sq. ft.
Max Buildable Area, Envelope	16,838 sq. ft.
Max Dwelling Units	<b>21</b>
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+

Transitional Height Limitations

Notwithstanding any provisions of Sections 12.21.1 A 10 of the Code to the contrary, portions of buildings on a lot located within the Subarea B shall not exceed the transitional height limits set forth below when located within the distances specified from an abutting lot in Subarea A:

Distance	Height
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100-199 feet	61 feet

Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
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Other Development Notes

**Development Potential with MIIP (Mixed Income Incentive Program)**

Maximum <b>FAR</b>	4.5:1
Maximum Height Feet	None
Stories	
Minimum Setbacks	None
Front	0 ft. for commercial uses, 15 ft. for residential uses Eligible for decreases with the menu of incentives mentioned below
Side	0 ft. for commercial uses, 5 ft. for residential uses +1 ft for each story over 2nd, not to exceed 16 ft Eligible for decreases with the menu of incentives mentioned below
Rear	10 ft. for commercial uses, 15 ft. for residential uses +1 ft for each story over 3rd; 20 ft max Eligible for decreases with the menu of incentives mentioned below
Max Buildable Area, Footprint	7,919 sq. ft.
Max Buildable Area, Envelope	35,636 sq. ft.* Before setbacks
Max Dwelling Units - Estimated	<b>56*</b>
Affordable Units Required	At least 11% Extremely Low Income, 14% Very Low Income or 23% Lower Income; Or 4% ALI + 4% ELI + 12% MI = 20% total
Parking Required	No Parking per AB 2097

Example Density Calculation For Use In Yield Study

Floor	Use	Gross SF	FAR Remaining After Floor	Net @ 85%	Units @ 400 SF
1	Commercial	7,919	27,717	N/A	0
2	Residential	7,919	19,798	6,731	16
3	Residential	7,919	11,879	6,731	16
4	Residential	6,843	5,036	5,817	14
5	Residential	5,036 (FAR-limited)	0	4,281	10
<b>TOTAL</b>	<b>5-Story</b>	<b>35,636 SF ✓</b>		<b>23,560 SF</b>	<b>56 units</b>

Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential. Dry Utility Consultant to confirm transformer placement and potentially not being able to reduce rear setback

**Required Bicycle Parking**

Long Term

- 1 space per unit for units 0-25;
- 1 spaces per 1.5 units for units 26-100;
- 1 spaces per 2 units for units 101-200;
- 1 spaces per 4 units for units 201+

Short Term

1 space per 10 units for units 0-25;  
 1 spaces per 15 unit for units 26-100;  
 1 spaces per 20 units for units 101-200;  
 1 spaces per 40 unit for units 201+

Transitional Height Limitations

Notwithstanding any provisions of Sections 12.21.1 A 10 of the Code to the contrary, portions of buildings on a lot located within the Subarea B shall not exceed the transitional height limits set forth below when located within the distances specified from an abutting lot in Subarea A:

Distance	Height
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100-199 feet	61 feet

Required Open Space

Either 15% of the lot area or 10% of the total residential floor area, whichever is greater, if it meets a minimum of 30 points under the city's Landscape and Site Design Ordinance, with at least 50% provided as outdoor common space.

### Development Potential with AHIP (Affordable Housing Incentive Program)

Maximum FAR

4.65:1

Maximum Height

Feet

None

Stories

None

Minimum Setbacks

Front

0 ft. for commercial uses, 15 ft. for residential uses  
 Eligible for decreases with the menu of incentives mentioned below

Side

0 ft. for commercial uses, 5 ft. for residential uses  
 +1 ft for each story over 2nd, not to exceed 16 ft  
 Eligible for decreases with the menu of incentives mentioned below

Rear

10 ft. for commercial uses, 15 ft. for residential uses  
 +1 ft for each story over 3rd; 20 ft max  
 Eligible for decreases with the menu of incentives mentioned below

Max Buildable Area, Footprint

7,919 sq. ft.

Max Buildable Area, Envelope

36,823 sq. ft.

Max Dwelling Units - Estimated

**No Max Density (See below for potential density)**

Example Density  
 Calculation For Use In  
 Yield Study

Space for lobby, hallways, elevator, two stairways, mechanical room (assume 15%)

Floor	Use	Gross SF Plate	Net SF @ 85%	Units @ 400 SF
1	Commercial	7,919	N/A	0
2	Residential	7,919	6,731	16
3	Residential	7,919	6,731	16
4	Residential	6,843	5,817	14
5	Residential (FAR-capped)	6,223	5,290	13
<b>TOTAL</b>	<b>5-Story</b>	<b>36,823 SF</b>	<b>24,568 SF</b>	<b>59 units</b>

Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential. Dry Utility Consultant to confirm transformer placement and potentially not being able to reduce rear setback

Parking Required

No Parking per AB 2097

Transitional Height Limitations

Notwithstanding any provisions of Sections 12.21.1 A 10 of the Code to the contrary, portions of buildings on a lot located within the Subarea B shall not exceed the transitional height limits set forth below when located within the distances specified from an abutting lot in Subarea A:

Distance	Height
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100-199 feet	61 feet

Required Open Space

Either 15% of the lot area or 10% of the total residential floor area, whichever is greater, if it meets a minimum of 30 points under the city's Landscape and Site Design Ordinance, with at least 50% provided as outdoor common space.

Affordable Units Required

Up to 20% for moderate-income **AND** 80% for lower-income. (excluding managers unit)

### Additional Incentives and Public Benefits

Additional Incentives  
(Choose up to 4)

**Setbacks:**

*Commercial Zones* : May Use RAS3 setbacks. If adjacent to RD zone, then 5 ft min.

*R zones:*

Front yard setback reductions to match adjacent buildings. Side and rear yard reductions up to 30%

Ground floor height reduction up to 20%

Lot width reduction up to 25%

Open space reduction: minimum of 15% of total lot area or 10% of total floor area, whichever is greater

Up to 20% relief from certain development standards (excluding FAR, height, setbacks, open space, parking in front, or protections for historic resources)

Transitional height: The Applicant can seek an incentive to reduce any applicable transitional height limits in lieu of a project site's applicable zoning, Community Plan, Specific Plan, or overlay (see table below). Typically commercial zones requiring transitional height per LAMC 12.21.1 A.10 is more restrictive than table below:

Description	Step Back Distance
Side or Rear Stepback	10 feet
4 Story Stepback	30 feet
6 Story Stepback	50 feet

Public Benefit Bonuses  
(Stackable with Other  
Incentives):

Projects providing the following may receive additional FAR and height bonuses (excluding Transitional Height):

Childcare Facility (Must include a Child Care Facility on-site, adjacent, or part of the Housing Development)

- o Increase in residential floor area equal to the square footage of the Child Care Facility, and one additional incentive.

Multi-Bedroom Units (At least 10% of total residential units including Density Bonus units) must be 3-bedroom units). See table below for incentives

Total Unit Count	Additional FAR	Additional Height
0–30 units	+0.5:1	+1 story
31–50 units	+1.0:1	+1 story
51–75 units	+1.5:1	+2 stories
76+ units	+2.0:1	+2 stories

## Jurisdictional

Legal Description

Lot FR 68, Tract Page 673 - Grid F6

Land Use

Community Commercial

Area Planning Commission

South Los Angeles APC

Community Plan Area

West Adams - Baldwin Hills - Leimert

Neighborhood Council

Park Mesa Heights Inc.

Council District

8

Council Member

Marqueece Harris-Dawson

## Restrictions

Rent Stabilization Ordinance	Yes
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	Yes
Q/T Conditions	No
D Limitations	No
Coastal Zone	No
Community Redevelopment Agency	No
Hillside Area	No
Baseline Mansionization Ordinance	No
Special Flood Hazard Area	No
Earthquake Fault Zone	Yes
Very High Fire Hazard Severity Zone	No
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	No
Opportunity Zone	No
Other	No

## Red Flags

 Site has been identified within the Crenshaw Corridor specific plan subarea H, which may impact the development of the site. Parking is prohibited between the building and the street. Pursuant to Design Manual Guideline 11I, surface parking lots, parking structures, garages, and carports must be located to the rear of the buildings. Pursuant to Design Manual Guideline 13, a landscaped buffer must be provided along the sides of any parking structure facing a residential use or zone. Projects within Subarea H are subject to the Subareas E, F, G, H Design Review Board Area regulations and must conform to the architectural, site design, and landscaping standards of the Crenshaw Corridor Design Manual.

Properties subject to the Rent Stabilization Ordinance (RSO) must replace existing affordable units at a rate of 1 to 1 or 20% of new proposed units, whichever is greater.

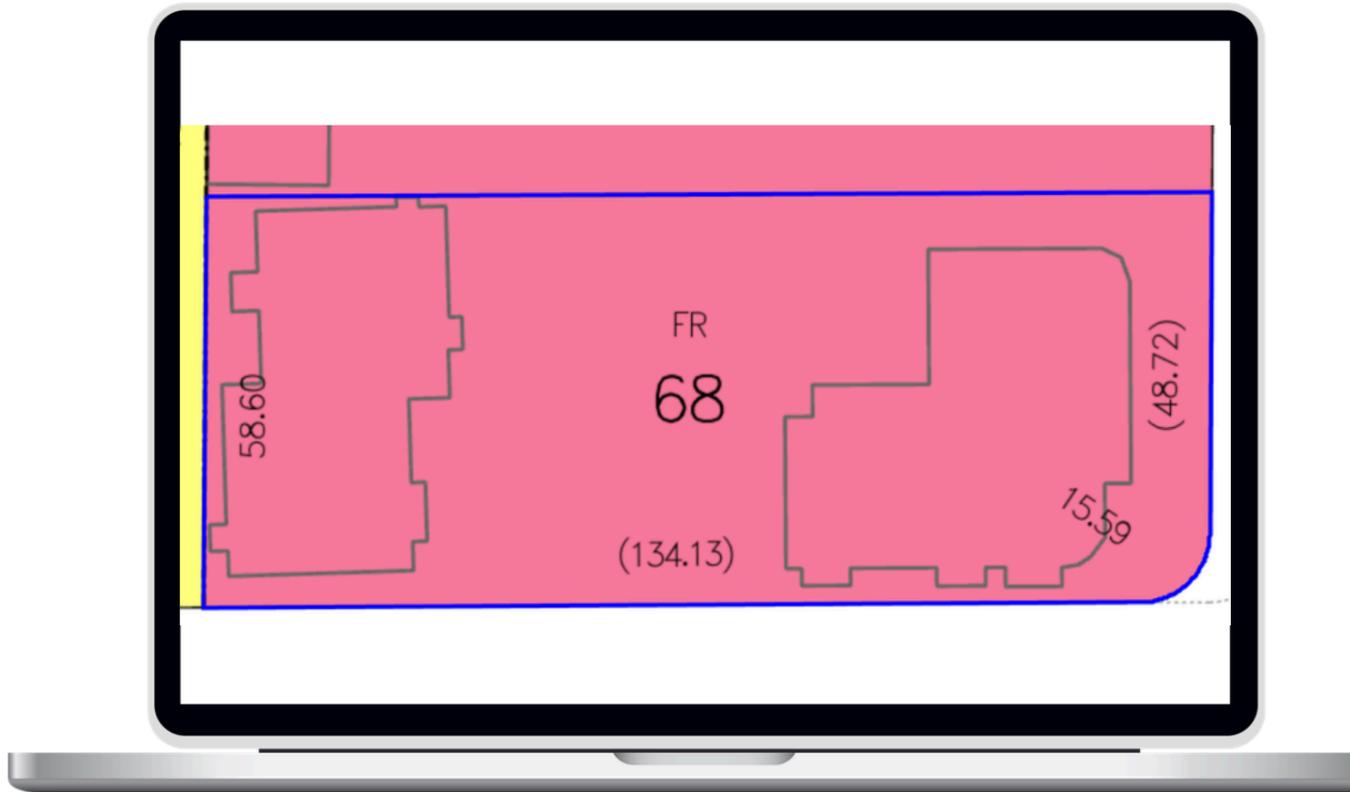
The subject property is located within a mapped Seismic Hazard Area associated with the Newport–Inglewood Fault Zone (onshore), and any development will be required to comply with applicable LADBS geotechnical investigation and seismic design requirements prior to permit issuance.

## Parcel Numbers

APN # 4005003012

Lot Dimensions: Front 49', Side 134', Side 134', Rear 59'

Half Alley: N/A



## Property Report Disclaimer

This property report is provided for informational purposes only and is based on data obtained from publicly available government sources. No independent verification has been conducted to confirm the accuracy, completeness, or currency of the information presented herein. Users are advised to consult the original government records or relevant authorities for authoritative and updated information.

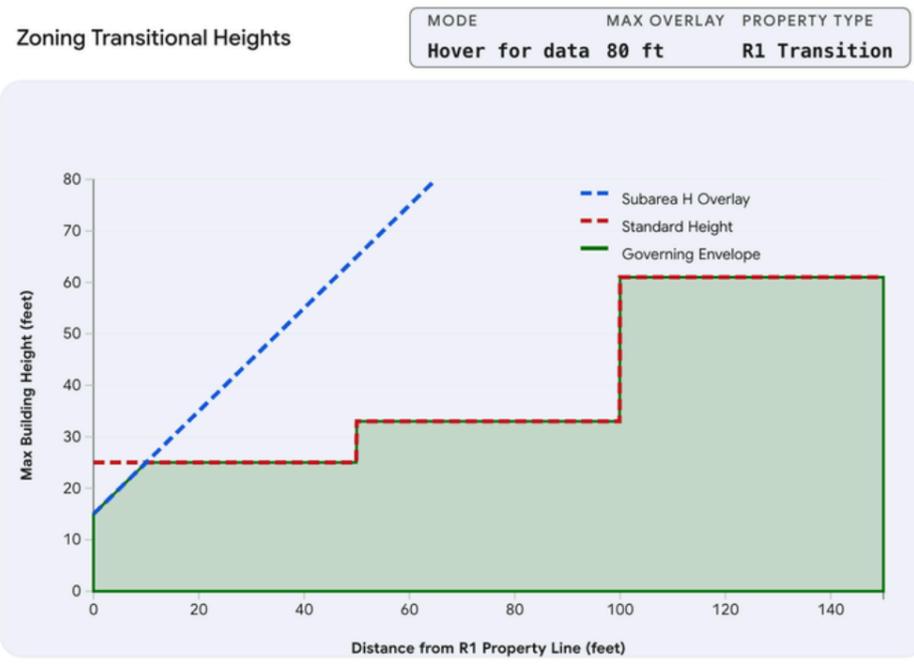
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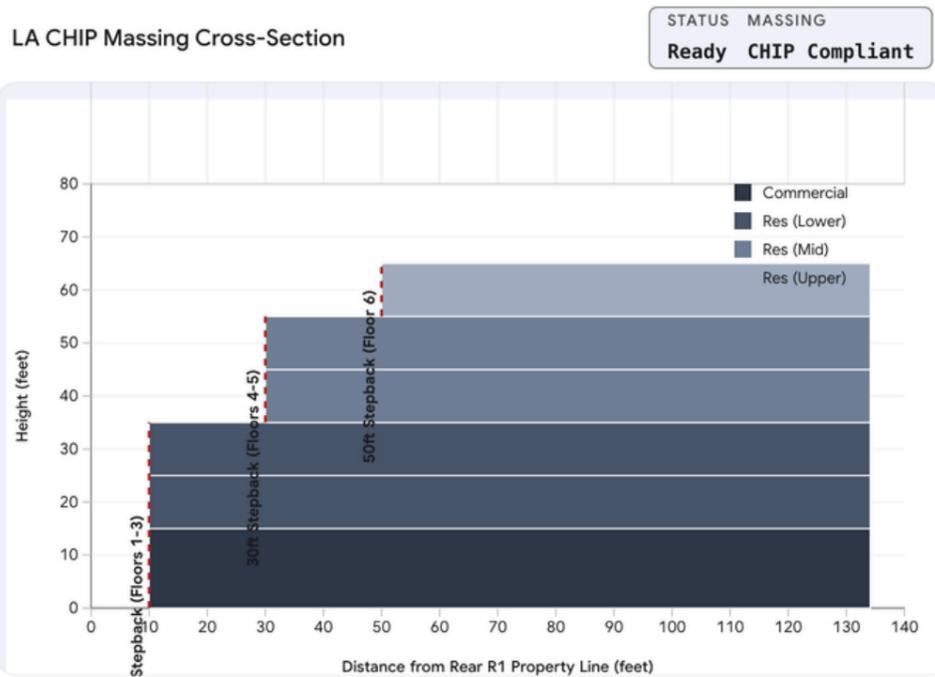
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## By-Right Transitional Height



## CHIP Stepback Option



# Crenshaw Heritage Square



Exclusively Marketed by:



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