

# FOR LEASE

5144 S. CRENSHAW BLVD  
LOS ANGELES, CA 90043

FOR LEASE  
±880 SF

FOR LEASE  
±1,767 SF

FOR LEASE  
±763 SF

**DAVE O'CONNELL**  
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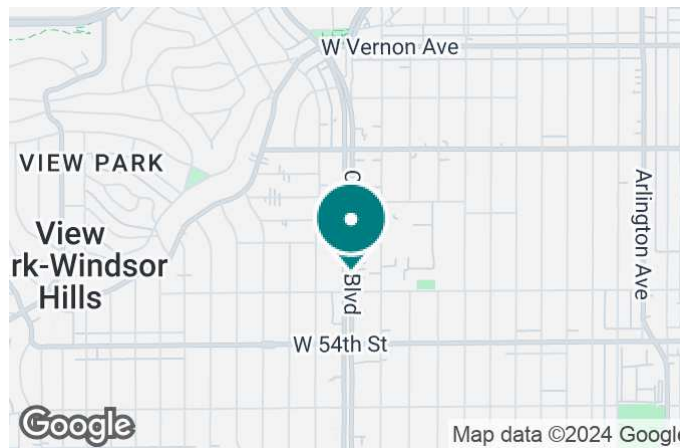
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LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

5144 S. CRENSHAW BLVD | LOS ANGELES, CA 90043



### FEATURES & AMENITIES

- New Mixed-Use Development
- Ground Floor Units - Restaurant + Retail Spaces
- Vanilla Shell Spaces Offering Incoming Tenants a Blank Canvas to Realize Your Unique Vision
- 5-Story Development With 79 Residential Units
- Building Amenities Include Landscaped Courtyard, Communal Terrace + Recreation Room
- Well-Located Property Situated Along the Crenshaw Corridor
- Situated at the Signalized Intersection of Crenshaw Blvd + 52nd St

#### NEIGHBORING RETAILERS



| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES   |
|-------------------|----------|----------|-----------|
| Total Households  | 12,552   | 121,192  | 361,981   |
| Total Population  | 34,546   | 352,412  | 1,062,730 |
| Average HH Income | \$92,254 | \$84,967 | \$92,814  |

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

5144 S. CRENSHAW BLVD | LOS ANGELES, CA 90043

BROCHURE | PAGE 3



### PROPERTY DESCRIPTION

Multiple retail units are available in a newly completed mixed-use development. The project features ground-floor units suitable for restaurant and retail users situated beneath four levels of residential apartments, encompassing a total of 79 units. Building Amenities include a landscaped courtyard, communal terrace, and recreation room.

### LOCATION DESCRIPTION

Superbly located new construction mixed-use development situated along the Crenshaw Corridor at the major signalized intersection of Crenshaw Boulevard and 52nd Street.

### OFFERING SUMMARY

|                |                              |
|----------------|------------------------------|
| Lease Rate:    | \$3.00 - 3.50 SF/month (NNN) |
| Available SF:  | 763 - 1,767 SF               |
| Lot Size:      | 11,412 SF                    |
| Building Size: | 4,710 SF                     |

| SPACES   | LEASE RATE      | SPACE SIZE |
|----------|-----------------|------------|
| Retail 1 | \$3.50 SF/month | 880 SF     |
| Retail 2 | \$3.50 SF/month | 1,767 SF   |
| Retail 3 | \$3.00 SF/month | 763 SF     |

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## FINISHED SITE RENDERINGS

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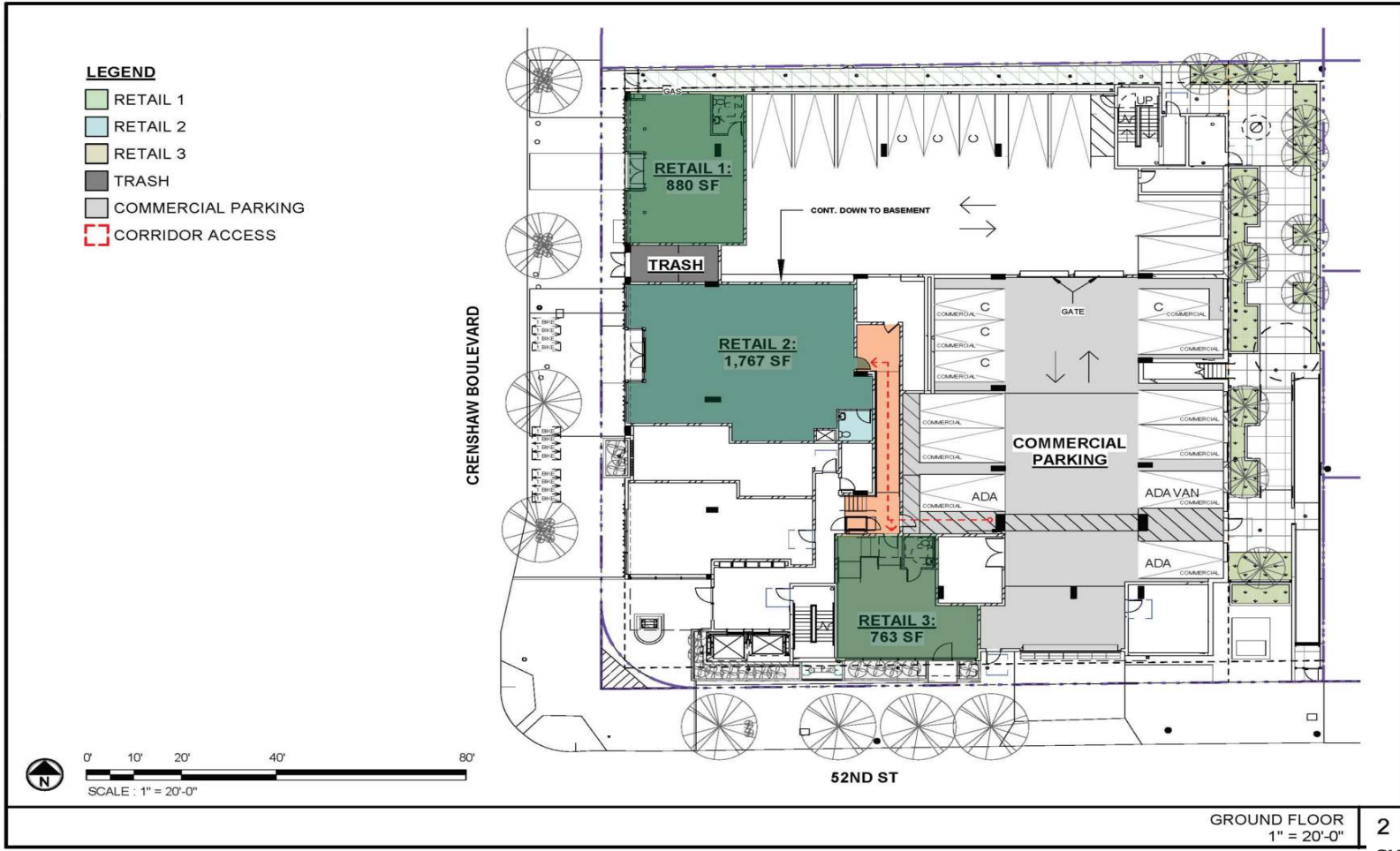
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## PLANS

5144 S. CRENSHAW BLVD | LOS ANGELES, CA 90043

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**5144 CRENSHAW**  
5144 S. Crenshaw Boulevard  
Los Angeles, CA 90043

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**COMMERCIAL SPACE PLAN**

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Job Number:  
1830

Sheet:  
**CSK-35**

GROUND FLOOR  
1" = 20'-0"

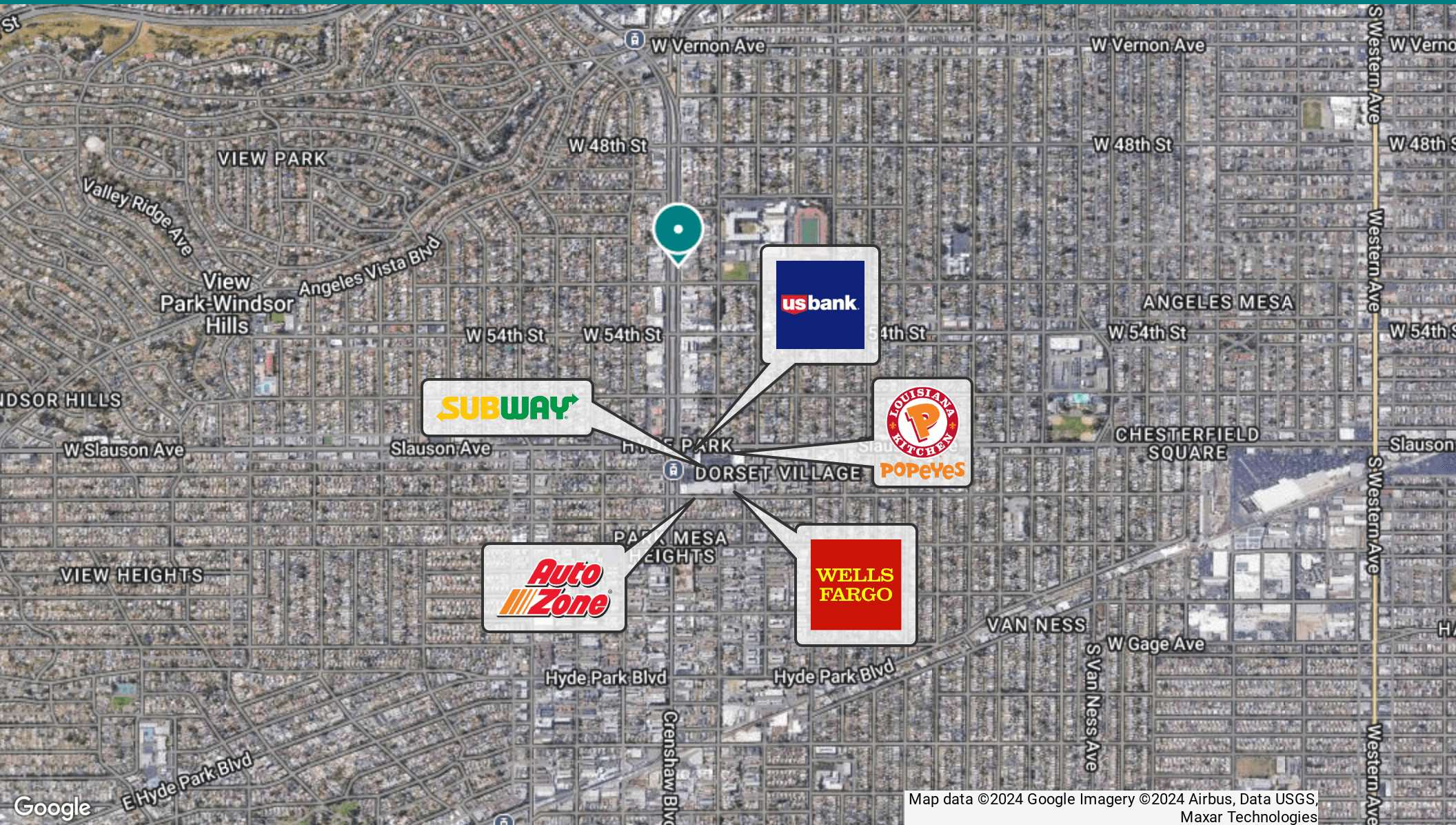
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| SUITE    | TENANT    | SIZE     |
|----------|-----------|----------|
| Retail 1 | Available | 880 SF   |
| Retail 2 | Available | 1,767 SF |
| Retail 3 | Available | 763 SF   |

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## RETAILER MAP

5144 S. CRENSHAW BLVD | LOS ANGELES, CA 90043



Map data ©2024 Google Imagery ©2024 Airbus, Data USGS, Maxar Technologies

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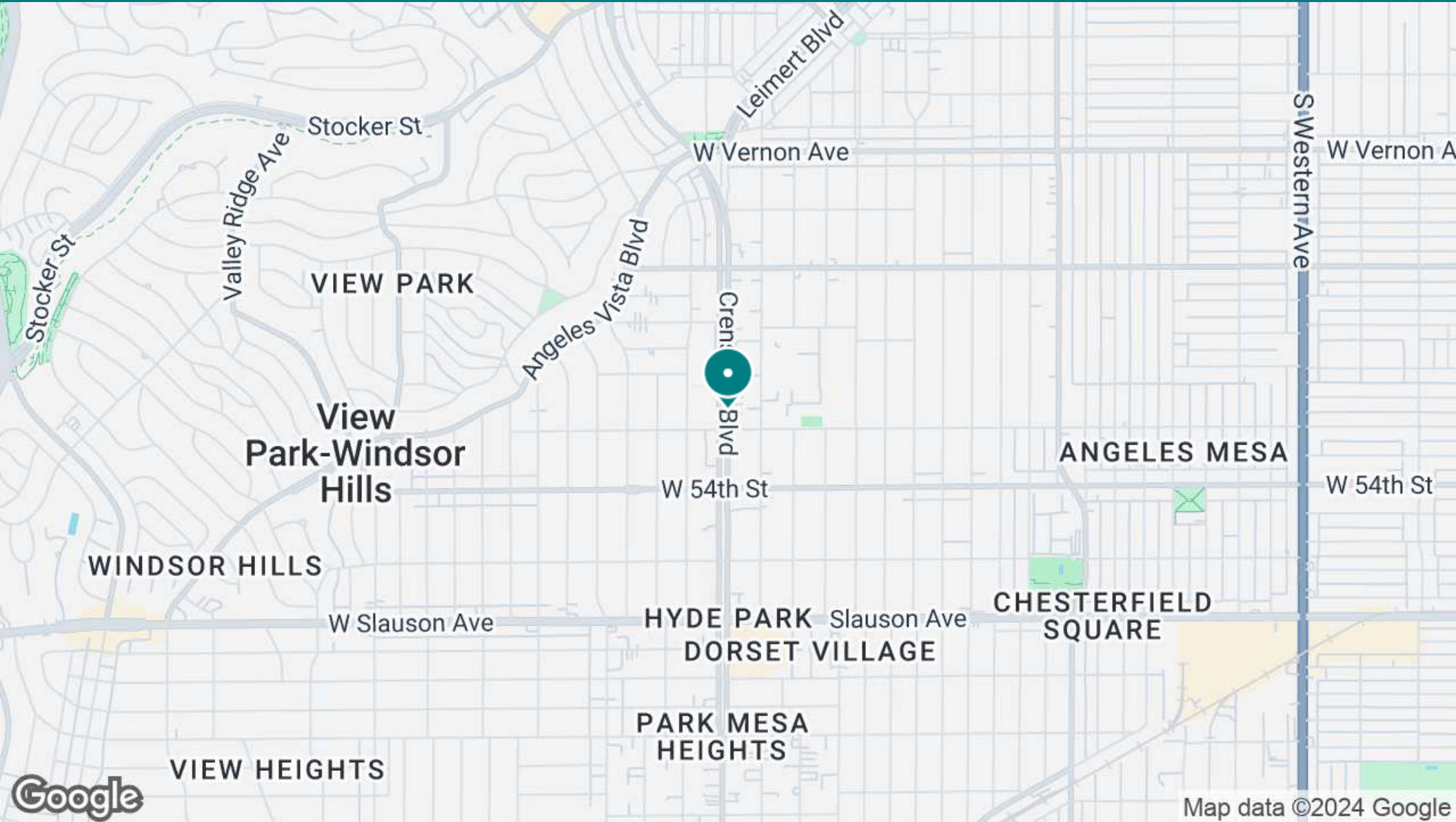
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## LOCATION MAP

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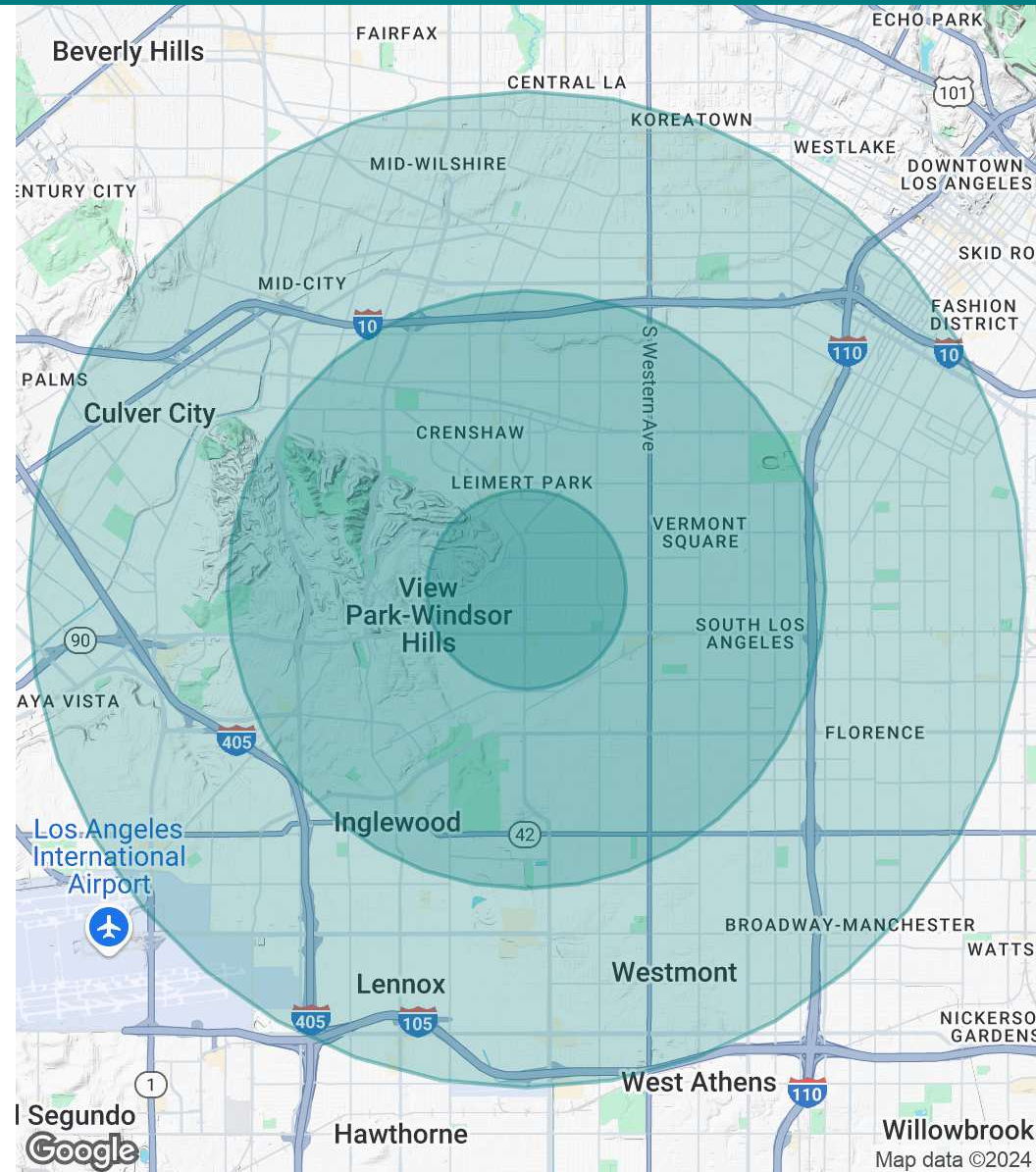
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## DEMOGRAPHICS MAP & REPORT

5144 S. CRENSHAW BLVD | LOS ANGELES, CA 90043

| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 34,546    | 352,412   | 1,062,730 |
| Average Age          | 43        | 40        | 38        |
| Average Age (Male)   | 41        | 38        | 37        |
| Average Age (Female) | 44        | 41        | 39        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 12,552    | 121,192   | 361,981   |
| # of Persons per HH  | 2.8       | 2.9       | 2.9       |
| Average HH Income    | \$92,254  | \$84,967  | \$92,814  |
| Average House Value  | \$960,842 | \$862,181 | \$972,440 |
| ETHNICITY (%)        | 1 MILE    | 3 MILES   | 5 MILES   |
| Hispanic             | 35.5%     | 51.3%     | 55.2%     |
| RACE                 | 1 MILE    | 3 MILES   | 5 MILES   |
| % White              | 9.2%      | 10.1%     | 17.5%     |
| % Black              | 51.8%     | 36.2%     | 21.7%     |
| % Asian              | 2.2%      | 3.2%      | 7.6%      |
| % Hawaiian           | 0.2%      | 0.1%      | 0.2%      |
| % American Indian    | 1.7%      | 2.1%      | 2.2%      |
| % Other              | 23.2%     | 36.0%     | 37.7%     |

Demographics data derived from AlphaMap



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