

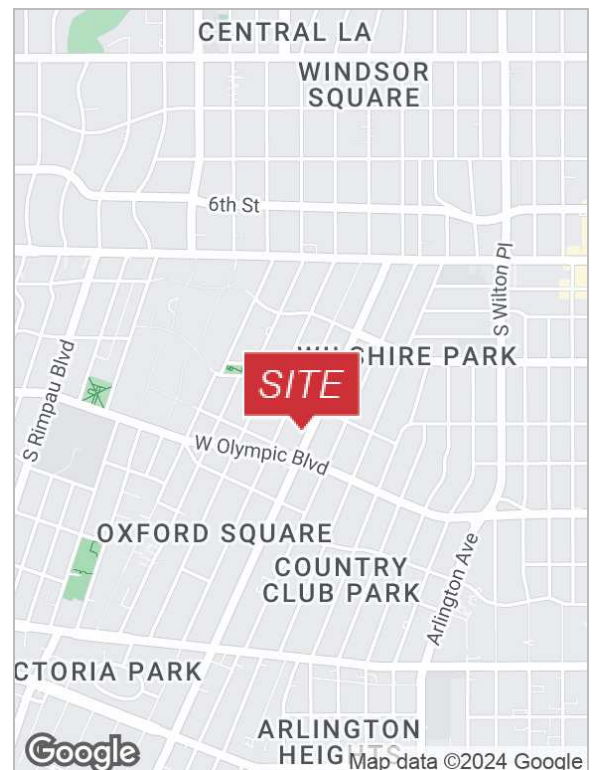


# 937 Crenshaw Blvd

Los Angeles, California 90019

## Lease Highlights

- 2nd floor space
- 7 on-site parking spaces
- One restroom
- Built-in kitchenette
- Two private offices
- Floor to ceiling windows, abundant light
- Private entrance
- Open office floor plan
- Transit score (67)



For more information

**Marty Shelton**

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For Lease

# 937 Crenshaw Blvd



## Property Summary

Available SF:	1,600 SF
Lease Rate:	\$3.00 SF/yr (Gross)
Lot Size:	7,497 SF
Building Size:	3,200 SF
Building Class:	A
Year Built:	2020
Zoning:	LACR

## Property Overview

Approximately 1,600 SF second floor office space as part of a 3,200 SF two-story office building.

## Location Overview

Highly visible location on Crenshaw Blvd near Olympic Blvd, good transit in the area, close to amenity rich Koreatown for daily needs, shopping, etc.

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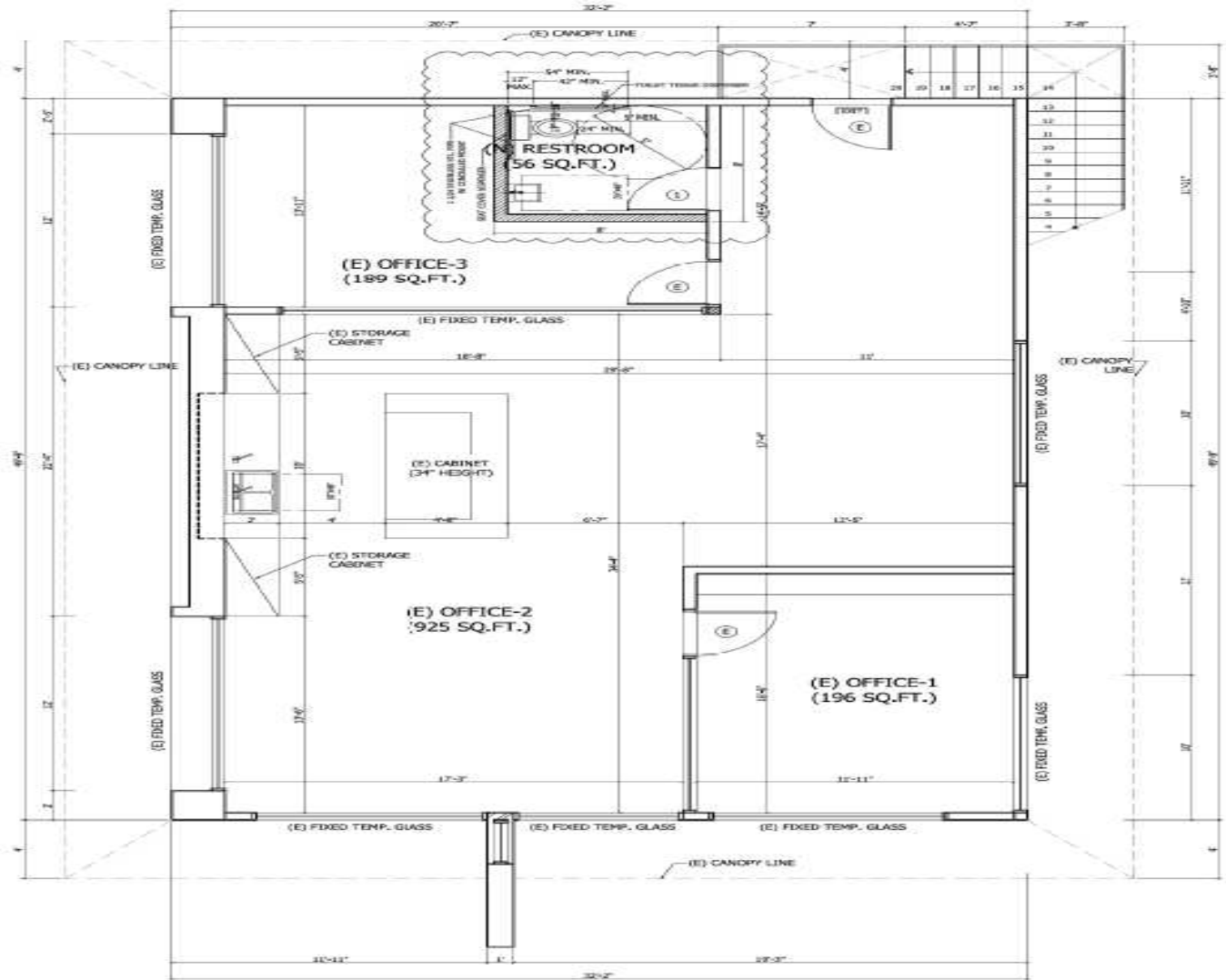
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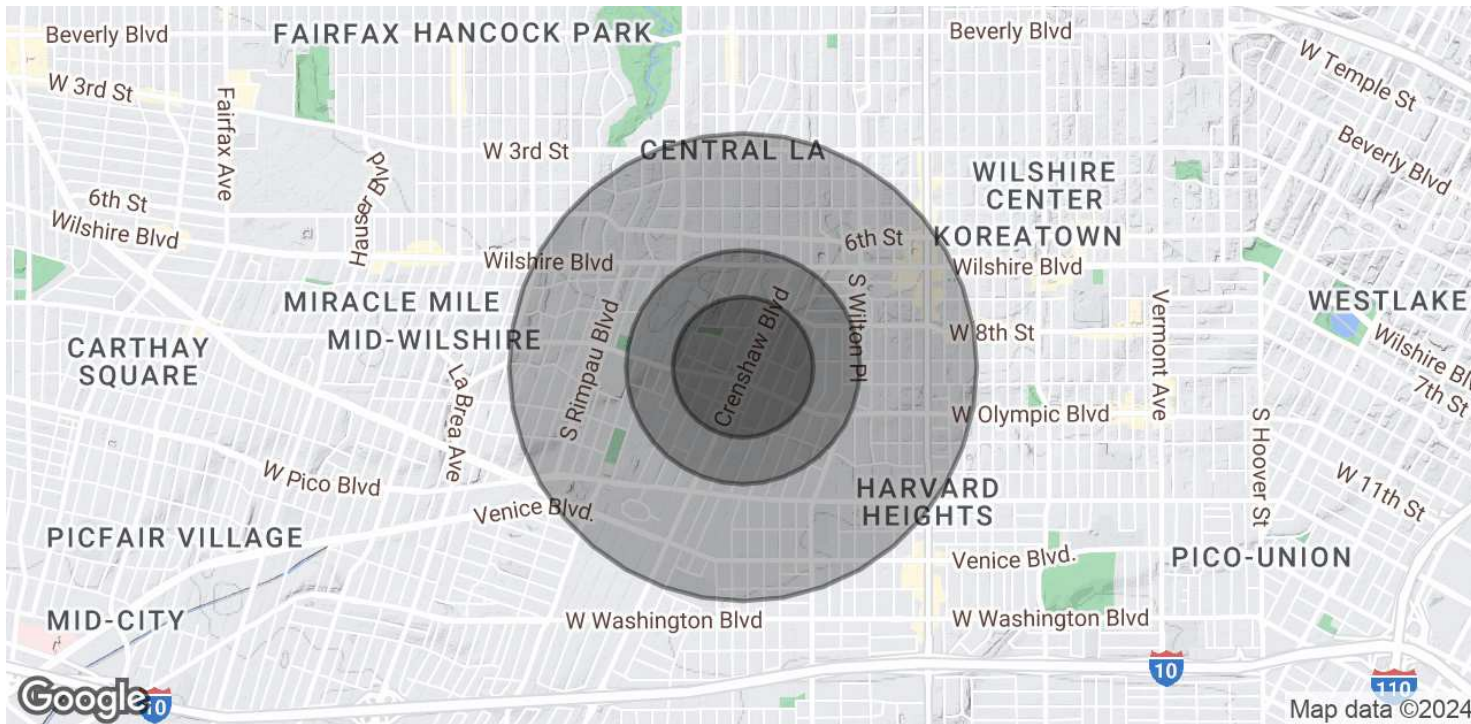
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,058	9,922	49,696
Average Age	45	43	42
Average Age (Male)	43	42	41
Average Age (Female)	46	45	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,534	3,844	20,408
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$121,178	\$116,392	\$102,181
Average House Value	\$1,500,291	\$1,492,380	\$1,372,772

Demographics data derived from AlphaMap

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