

CRENSHAW COLLECTIVE



4841-4853 CRENSHAW BLVD
LOS ANGELES, CA 90043

km Kidder
Mathews



*Exclusively
listed by*

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EXECUTIVE SUMMARY

Section 01

THE CRENSHAW COLLECTIVE

4-PROPERTY ASSEMBLAGE ALONG THE DYNAMIC CRENSHAW BLVD CORRIDOR



We are pleased to present the Crenshaw Collective located at 4841-4853 Crenshaw Blvd, a 4-property assemblage located along the dynamic Crenshaw Blvd corridor. The properties are available for sale both INDIVIDUALLY or as an ASSEMBLAGE.

As an assemblage, the properties consists of $\pm 10,950$ SF of buildings on $\pm 23,396$ SF of LAC2 zoned land. With a total of 6 separate structures, including the well-known Dulan's Restaurant, multiple commercial buildings, and two single family homes, the properties can be sold for \$3,585,000.

4841-4843 Crenshaw Blvd consists of two commercial buildings of $\pm 2,360$ SF of rental building located on $\pm 7,798$ SF of land. Available for sale individually for \$1,390,000.

4847 Crenshaw Blvd consists of 1 commercial space + 1 residential space + 2 billboards, totaling $\pm 4,216$ SF of building located on $\pm 7,800$ SF of land. Available for sale individually for \$995,000.

4853 Crenshaw Blvd consists of 1 restaurant (Dulan's) of 3,238 SF + 1 residential home of 1,136 SF, totaling

4,374 SF of buildings on $\pm 7,798$ SF of land.

Located along the new LAX to Crenshaw Metro Rail Line, this opportunity is well positioned to provide tenants and prospective customers with ease of access to LAX, USC, DTLA and numerous neighboring employment hubs via rapid transit to Culver City, Santa Monica, Venice and the South Bay.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information.

PORTFOLIO SUMMARY

23,396 SF

TOTAL LAND SIZE

TIER 3

TOC

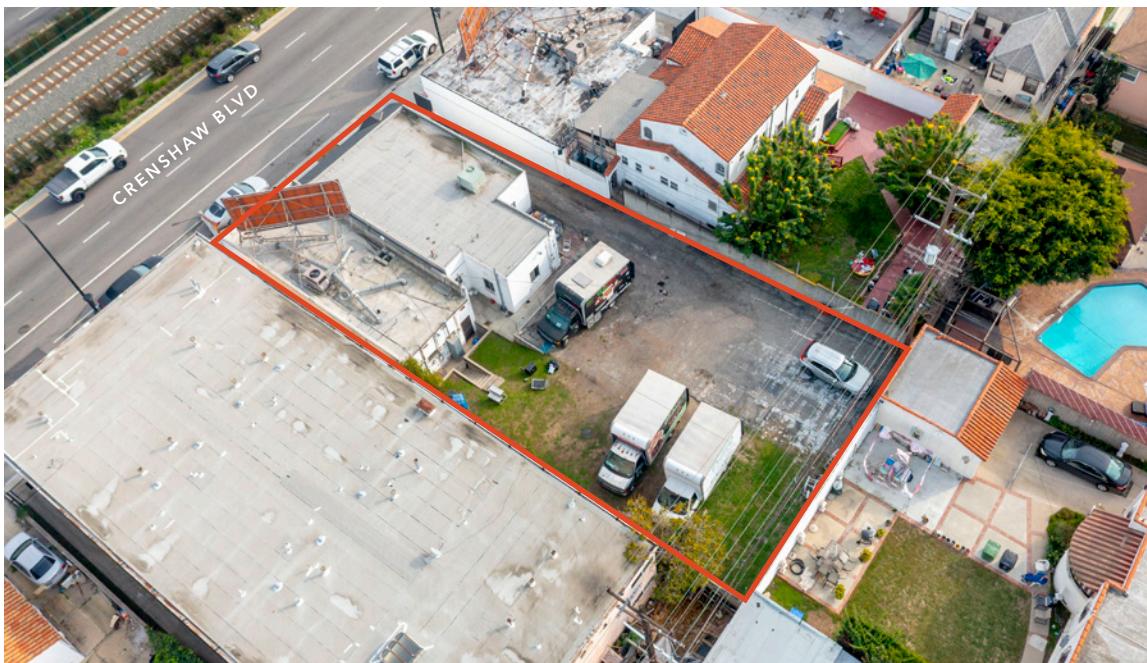


| | |
|---------------------|--|
| ADDRESS | 4841-4853 Crenshaw Blvd, Los Angeles, CA 90043 |
| PRICE | \$3,585,000 |
| TYPE | Commercial & Residential |
| TOTAL BUILDING SIZE | 10,950 SF |
| TOTAL LAND SIZE | 23,396 SF |
| YEAR BUILT | 1941-1954 |
| ZONING | LAC2 |
| TOC | Tier 3 |
| BILLBOARDS | YES |
| APNS | 5013-016-013, 012, 011 & 010 |

4841-4843 CRENSHAW BLVD

| | |
|---------------|--|
| ADDRESS | 4841-4843 Crenshaw Blvd Los Angeles, CA 90043 |
| PRICE | \$1,390,000 |
| TYPE | Single-Tenant Commercial |
| BUILDING SIZE | 1,000 SF & 1,360 SF (2,360 Total SF) |
| LAND SIZE | 2,599 SF & 5,199 SF (7,798 Total SF) |
| YEAR BUILT | 1954 & 1941 |
| ZONING | LAC2 |
| TOC | Tier 3 |
| APNS | 5013-016-013 & 013-016-012 (LOT TIED) |

\$1.39M **2,360 SF**
PRICE TOTAL BUILDING SIZE



4847 CRENSHAW BLVD

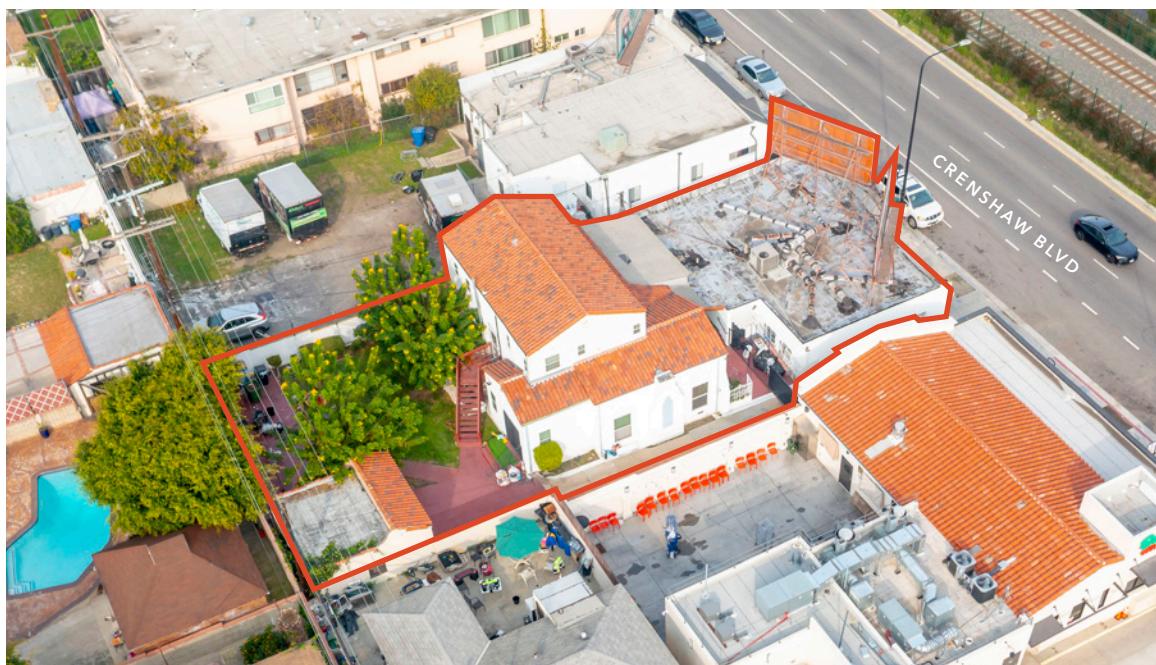
| | |
|---------------|---|
| ADDRESS | 4847 Crenshaw Blvd Los Angeles, CA 90043 |
| PRICE | \$995,000 |
| TYPE | Mixed-Use |
| BUILDING SIZE | 4,216 SF |
| LAND SIZE | 7,800 SF |
| YEAR BUILT | 1954 |
| ZONING | LAC2 |
| TOC | Tier 3 |
| BILLBOARDS | YES |
| APNS | 5013-016-011 |

\$995K

PRICE

4,216 SF

BUILDING SIZE



4853 CRENSHAW BLVD

| | |
|---------------|---|
| ADDRESS | 4853 Crenshaw Blvd Los Angeles, CA 90043 |
| PRICE | \$1,200,000 |
| TYPE | Mixed-Use |
| BUILDING SIZE | 4,374 SF |
| LAND SIZE | 7,798 SF |
| YEAR BUILT | 1947 |
| ZONING | LAC2 (Corner Lot) |
| TOC | Tier 3 |
| APNS | 5013-016-010 |

\$1.2M

PRICE

4,374 SF

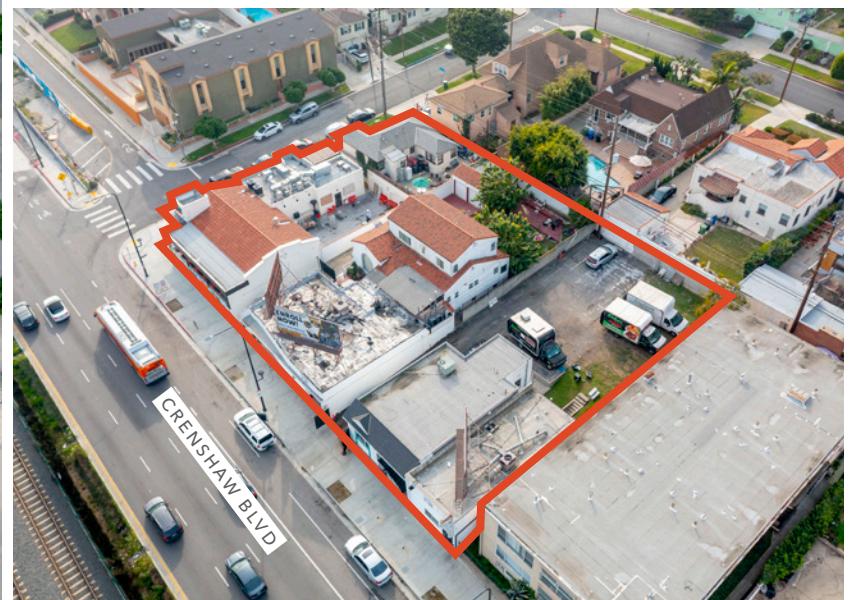
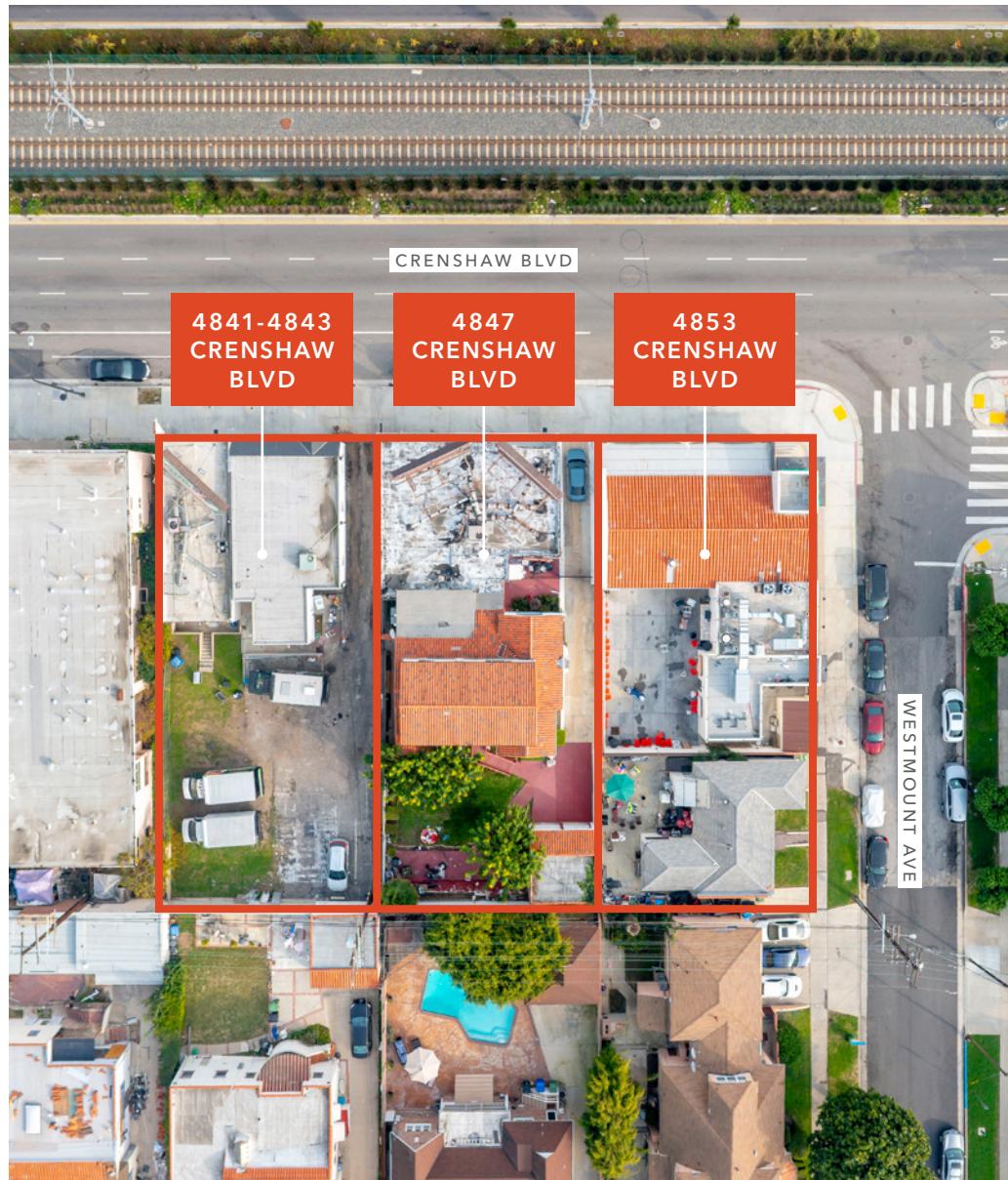
BUILDING SIZE



PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



SALES COMPARABLES

Section 03

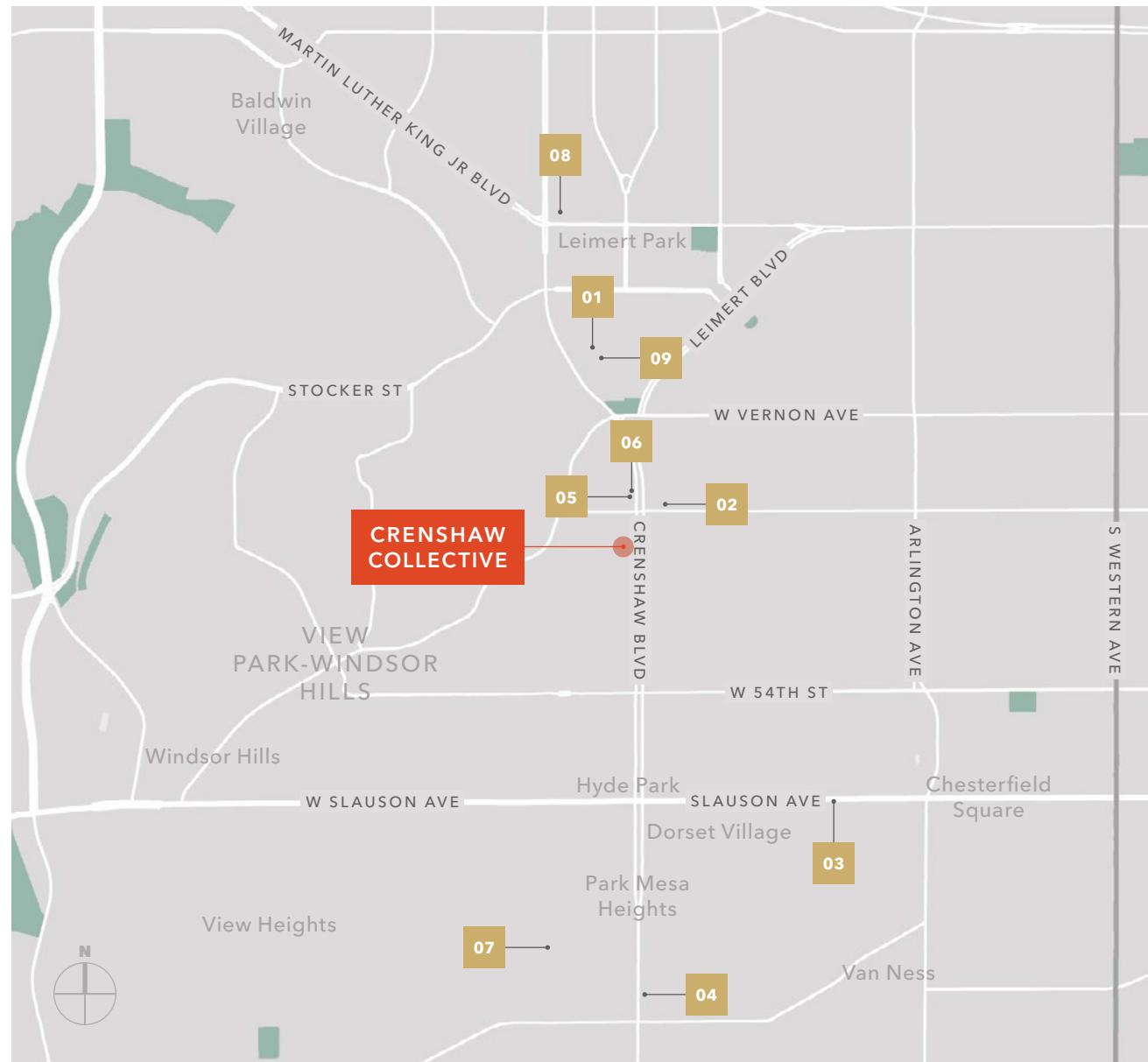
SALES COMPARABLES

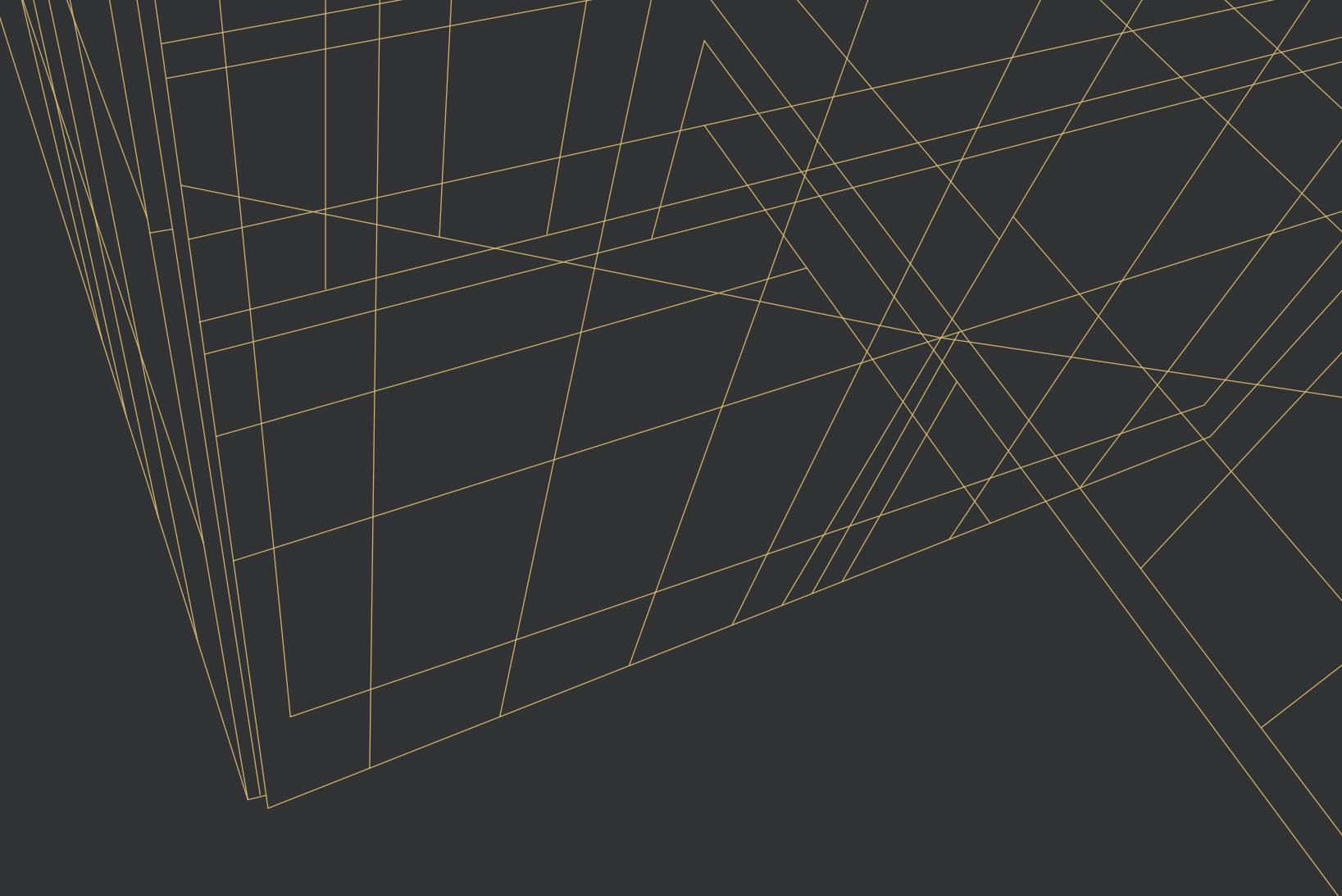
| Property Address | Zoning | Bldg SF | Lot SF | Bldg \$/SF | Lot \$/SF | Sale Price | Sold Date | Notes |
|-----------------------------------|--------|---------------|---------------|--------------|--------------|--------------------|------------|--|
| 4841-4843 Crenshaw Blvd | LAC2 | 2,360 | 7,798 | \$589 | \$178 | \$1,390,000 | SOON | Multi-tenant commercial. On-site parking. Midblock. |
| 4847 Crenshaw Blvd | LAC2 | 4,216 | 7,800 | \$236 | \$128 | \$995,000 | SOON | Mixed-use. Front Commercial building + 2BD+2BA house Midblock. |
| 4853 Crenshaw Blvd | LAC2 | 4,374 | 7,798 | \$371 | \$154 | \$1,200,000 | SOON | Mixed-use. Front Commercial building + 2BD+1BA house. Corner lot. |
| Totals | | 10,950 | 23,396 | \$365 | \$153 | \$3,585,000 | | |
| 01 3443 W 43rd St | LAC1.5 | 12,963 | 20,792 | \$339 | \$212 | \$4,400,000 | 7/22/2025 | Single-tenant commercial. Sold to owner-user. (23) On-site parking. Corner lot. |
| 02 3313 W 48th St | LAC2 | 781 | 7,614 | N/A | \$138 | \$1,050,000 | 5/23/2025 | Low-coverage land site. Corner lot. |
| 03 2610-2616 W Slauson Ave | LAC2 | 10,186 | 12,197 | \$128 | \$107 | \$1,304,000 | 4/21/2025 | Multi-tenant retail. (5) Tenants. On-site parking. Corner lot. |
| 04 6400 Crenshaw Blvd | LAC2 | 4,000 | 10,771 | \$463 | \$172 | \$1,850,000 | 3/6/2025 | Single-tenant commercial. Midblock. On-site parking. |
| 05 4715 Crenshaw Blvd | LAC1.5 | 5,241 | 3,881 | \$229 | \$309 | \$1,200,000 | 2/28/2025 | Single-tenant commercial. Midblock. (3) On-site parking. |
| 06 4707-4709 Crenshaw Blvd | LAC2 | 3,008 | 3,600 | \$399 | \$333 | \$1,200,000 | 11/14/2024 | Mixed-use. (2) COMM & (1) RESI unit. Midblock + alley access. Sold by Casey Lins. |
| 07 6208 West Blvd | LAR3 | 8,814 | 21,026 | \$229 | \$96 | \$2,015,000 | 11/5/2024 | (2) Parcel assemblage. Midblock. Multiple commercial structures. Sold as development site. |
| 08 4034 Crenshaw Blvd | LAC2 | 3,619 | 21,867 | N/A | \$233 | \$5,100,000 | 10/3/2024 | Single-tenant commercial. Krispy Crème. Corner lot. On-site parking. |
| 09 3426 W 43rd St | LAC1.5 | 7,914 | 9,967 | \$303 | \$241 | \$2,400,000 | 9/24/2024 | Multi-tenant retail. (2) parcel assemblage. Sold as development site. |
| Average | | | | \$299 | \$205 | | | |

SALES COMPARABLES



- 01 3443 W 43RD ST
Los Angeles, CA 90008
- 02 3313 W 48TH ST
Los Angeles, CA 90043
- 03 2610-2616 W SLAUSON AVE
Los Angeles, CA 90043
- 04 6400 CRENSHAW BLVD
Los Angeles, CA 90043
- 05 4715 CRENSHAW BLVD
Los Angeles, CA 90043
- 06 4707-4709 CRENSHAW BLVD
Los Angeles, CA 90043
- 07 6208 WEST BLVD
Los Angeles, CA 90043
- 08 4034 CRENSHAW BLVD
Los Angeles, CA 90008
- 09 3426 W 43RD ST
Los Angeles, CA 90008





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