

OFFERING MEMORANDUM

CRENSHAW COLLECTIVE



4841-4853 CRENSHAW BLVD
LOS ANGELES, CA 90043

km Kidder Mathews



TABLE OF CONTENTS

EXECUTIVE
SUMMARY

01

PROPERTY
OVERVIEW

02

SALES
COMPARABLES

03

*Exclusively
listed by*

CASEY LINS

Senior Vice President
213.225.7223
casey.lins@kidder.com

LIC N° 01902650

VINCENT COOK

Senior Associate
310.405.3654
vincent.cook@kidder.com

LIC N° 02012324

KIDDER.COM

**km Kidder
Mathews**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

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.

EXECUTIVE SUMMARY

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

CRENSHAW
COLLECTIVE

CRENSHAW BLVD

WESTMOUNT AVE

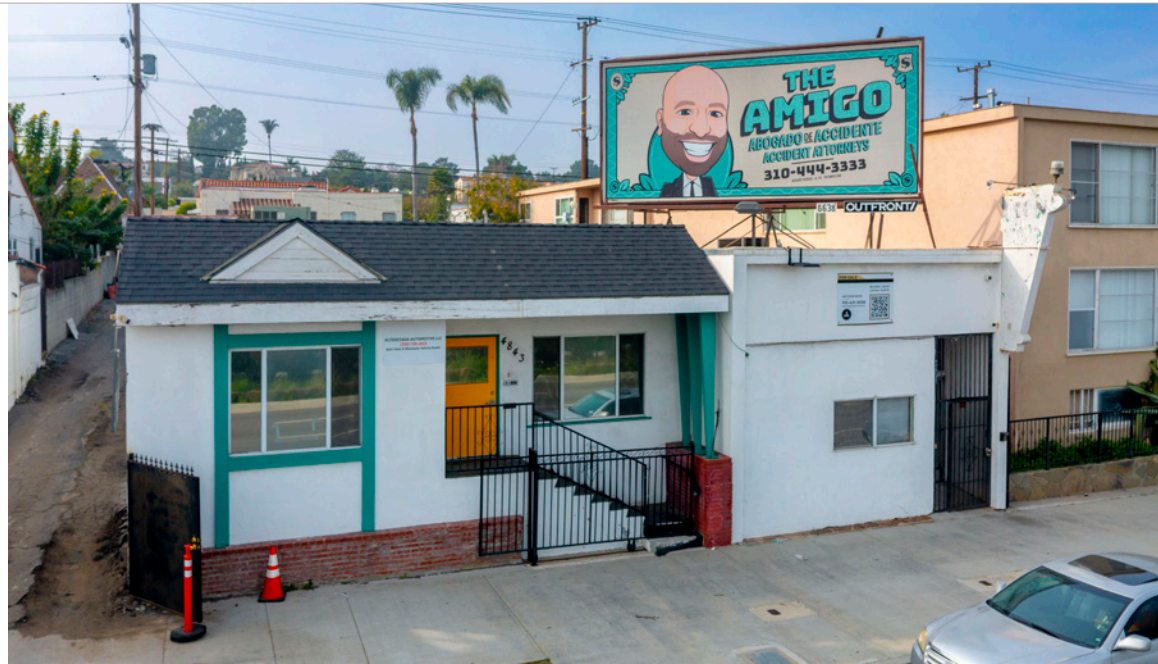
EXECUTIVE SUMMARY

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
PRICE

2,360 SF
TOTAL BUILDING SIZE



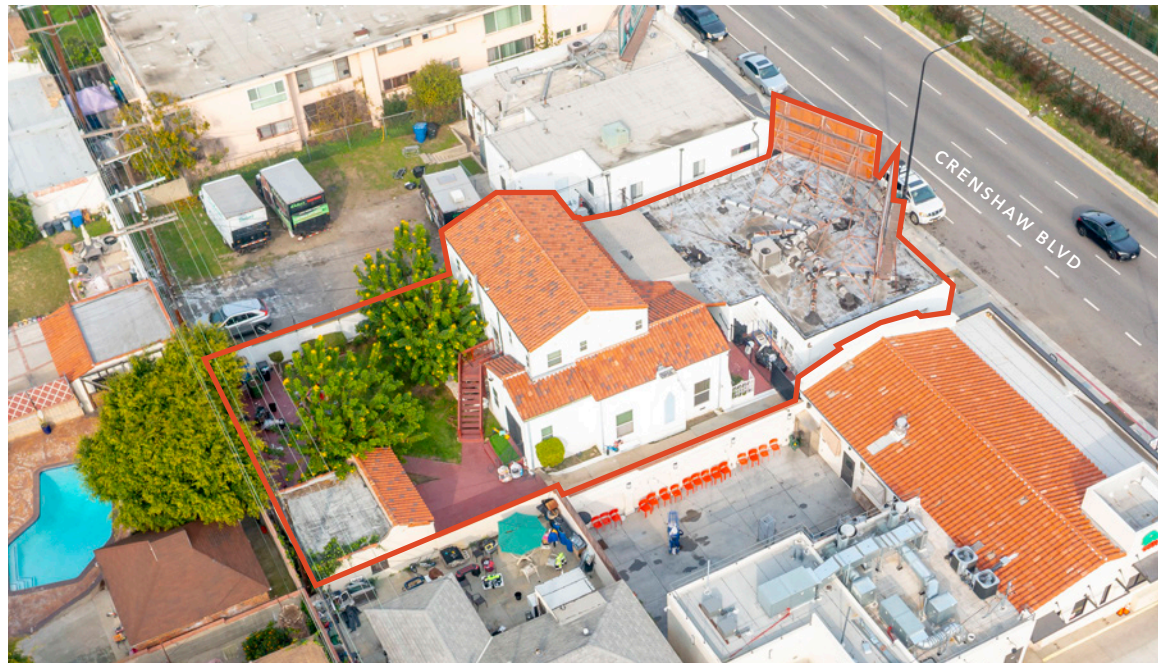
EXECUTIVE SUMMARY

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



EXECUTIVE SUMMARY

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



BALDWIN HILLS



BALDWIN HILLS CRENSHAW

CITY BALLET OF
LOS ANGELES

CRENSHAW LOFTS

DAWAH
BOOKSHOP

CRENSHAW
COLLECTIVE

W 48TH ST

CRENSHAW BLVD

LEIMERT PARK

METRO K LINE
Leimert Park Station

LEIMERT
PARK PLAZA



CRENSHAW
MONTESSORI
ACADEMY

PROPERTY OVERVIEW



SALES COMPARABLES

Section 03

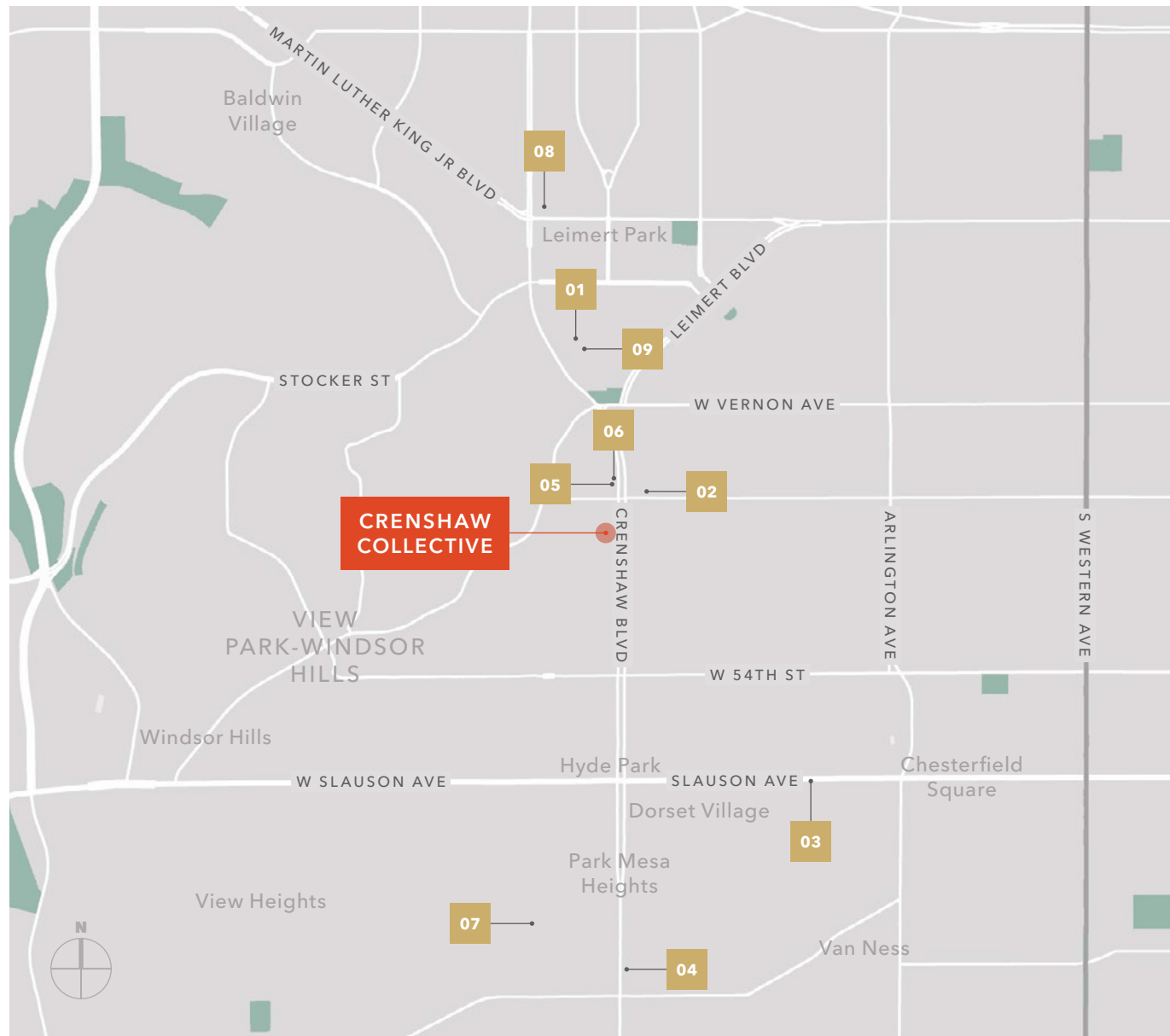
SALES COMPARABLES

	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





Exclusively listed by

CASEY LINS

Senior Vice President

213.225.7223

casey.lins@kidder.com

LIC N° 01902650

VINCENT COOK

Senior Associate

310.405.3654

vincent.cook@kidder.com

LIC N° 02012324

KIDDER.COM

