



MULTIFAMILY PORTFOLIO – JUST REDUCED TO \$3,170,000 & \$4,870,000

6121 Crenshaw Boulevard
& 6736-6800 West Boulevard

LOS ANGELES, CA

CBRE

Executive Summary



6121

CRENSHAW BLVD



6736-6800

WEST BLVD

Executive Summary

West - An attractively reimagined 24 unit in a gentrifying LA submarket. The subject property has strong curb appeal with its electronically-controlled access, new paint and dual pane windows, throughout. There is an inherent efficiency with this building, in that it is made up of 2 parcels - you can get around the mandated on-site manager requirement. Very strong, long-term management - an easy one to take over, as a new Buyer.

Crenshaw - An attractively reimagined 17 unit in a gentrifying LA submarket. The subject property has strong curb appeal with its electronically-controlled access, new paint and dual pane windows, throughout. Excellent 'walkability' to retail and dining along one of LA's better known thoroughfares. The property has ample open and carport parking - seismic retrofit complete, as well. A very straightforward investment option for an opportunistic Buyer.

BOTH ASSETS BENEFIT FROM CONSCIENTIOUS MAINTENANCE, THOUGHTFUL REHAB AND UPGRADES. STRONG MANAGEMENT AND OWNERSHIP, OVER THE YEARS.

6736-6800 West Blvd. 24 units on 2 lots of almost 21K sq. ft. total 9.51 GRM, 7.03% Cap Rate Exclusively Listed at \$4,870,000.

6121 Crenshaw Blvd. 17 units on an almost 11K sq. ft. lot 9.46 GRM, 7.13% Cap Rate Exclusively Listed at \$3,170,000

Buildings can be sold separately.

\$3,170,000

PRICE (CRENSHAW)

\$4,870,000

PRICE (WEST)

7.13%

CAP RATE (CRENSHAW)

7.03%

CAP RATE (WEST)



Property Overview



PRICING SUMMARY

Price:	\$3,170,000
Price/ Unit :	\$186,471
Price / Sq. Foot:	\$420
GRM:	9.46
Cap Rate:	7.13%
Cap Rate (Proforma):	9.99%

PROPERTY PROFILE

Subject Property Address:	6121 Crenshaw Blvd, Los Angeles, CA 90043
No. of Units:	17
Year Built:	1964
Square Footage:	7,552
Lot Size:	10,800
Construction Type:	Woodframe/Stucco
Zoning:	LAC2
Roof Type:	Pitched Composite
Parking Type:	Open and in rear
APN:	4006-004-015
Unit Mix:	(17) 1 Bed/1 Bath

6121 CRENSHAW BOULEVARD

Property Photos



6736-6800 WEST BOULEVARD

Property Overview



PRICING SUMMARY

Price:	\$4,870,000
Price/ Unit :	\$202,917
Price / Sq. Foot:	\$284
GRM:	9.51
Cap Rate:	7.03%
Cap Rate (Proforma):	9.36%

PROPERTY PROFILE

Subject Property Address:	6736-6800 West Blvd, Los Angeles, CA 90043
No. of Units:	12+12 (24 Total)
Year Built:	1957
Square Footage:	8,561 + 8,651 (17,122 Total)
Lot Size:	10,296 + 10,315 (20,611 Total)
Construction Type:	Woodframe/Stucco
Zoning:	LAC2
Roof Type:	Pitched Composite
Parking Type:	Detached Carports
APN:	4006-021-018,021
Unit Mix:	(20) 1 Bed/1 Bath , (4) 2 Bed/1 Bath

6736-6800 WEST BOULEVARD

Property Photos



6121 CRENSHAW & 6736-6800 WEST BOULEVARD

3D Map





Investment Highlights



Attractive Basis

41 recently renovated units across two properties in the West Adams / Crenshaw corridor, offering investors an attractive entry point in a neighborhood experiencing continued redevelopment and long-term growth.



Transit-Oriented

Both assets benefit from convenient access to the Metro K Line, improving connectivity to key employment and entertainment hubs across Los Angeles while supporting long-term renter demand.



Yield + Upside

In-place cap rates of approximately 7.03% and 7.13% provide strong current yield, with additional upside through ADU development, future rent growth, and operating efficiencies.



Turnkey Scale

Recent renovations and property improvements support a turnkey operating profile, while the 41-unit portfolio provides meaningful scale and flexibility to acquire the assets together or separately.

Financial Analysis



6121

CRENSHAW BLVD



6736-6800

WEST BLVD

Income & Expenses

SCHEDULED

INCOME

Scheduled Gross Income: \$327,242

RUBS Income: \$7,700

Total Scheduled Gross Income: \$334,942

Vacancy Rate (3%): \$9,817

Effective Operating Income: \$325,125

EXPENSES

Property Taxes (NEW): \$37,977

Property Insurance: \$4,000

Utilities & Trash: \$24,000

Off-Site Mgmt. Fee: \$13,239

Repairs & Maintenance: \$13,331

Landscaping/Pest/Other: \$2,400

Reserves/License/Permits: \$4,250

*Expenses based on 2025 year-end a/o based on industry standard for like buildings

Total Expenses: \$99,197

Net Operating Income: \$225,928

PROFORMA

INCOME

Scheduled Gross Income: \$428,400

RUBS Income: \$7,700

Total Scheduled Gross Income: \$436,100

Vacancy Rate (3%): \$12,852

Effective Operating Income: \$423,248

EXPENSES

Property Taxes (NEW): \$37,977

Property Insurance: \$4,000

Utilities & Trash: \$24,000

Off-Site Mgmt. Fee: \$16,930

Repairs & Maintenance: \$17,136

Landscaping/Pest/Other: \$2,400

Reserves/License/Permits: \$4,250

*Expenses based on 2025 year-end a/o based on industry standard for like buildings

Total Expenses: \$106,693

Net Operating Income: \$316,555

Scheduled & Proforma Rent Roll

Unit	Bedrooms	Bathrooms	Square Footage	Scheduled Rental Amount	Proforma Rental Amount
1	1	1	550	\$2,020	\$2,100
2	1	1	550	\$1,831	\$2,100
3	1	1	550	\$1,017	\$2,100
4	1	1	550	\$1,491	\$2,100
5	1	1	550	\$1,495	\$2,100
6	1	1	550	\$1,643	\$2,100
7	1	1	550	\$1,708	\$2,100
8	1	1	550	\$1,866	\$2,100
9	1	1	550	\$1,832	\$2,100
10	1	1	550	\$1,746	\$2,100
11	1	1	550	\$1,475	\$2,100
12	1	1	550	\$1,595	\$2,100
13	1	1	550	\$1,643	\$2,100
14	1	1	550	\$1,815	\$2,100
15	1	1	550	\$1,104	\$2,100
16	1	1	550	\$1,495	\$2,100
17	1	1	550	\$1,495	\$2,100
Total (Month)				\$27,270	\$35,700
Total (Annual)				\$327,242	\$428,400

Income & Expenses

SCHEDULED

INCOME

Scheduled Gross Income: \$504,415

RUBS Income: \$7,800

Total Scheduled Gross Income: \$512,215

Vacancy Rate (3%): \$15,132

Effective Operating Income: **\$497,083**

EXPENSES

Property Taxes (NEW): \$58,343

Property Insurance: \$6,900

Utilities & Trash: \$41,000

Off-Site Mgmt. Fee: \$19,799

Repairs & Maintenance: \$20,411

Landscaping/Pest/Other: \$2,400

Reserves/License/Permits: \$6,000

*Expenses based on 2025 year-end a/o based on industry standard for like buildings

Total Expenses: \$154,853

Net Operating Income: **\$342,230**

PROFORMA

INCOME

Scheduled Gross Income: \$624,000

RUBS Income: \$7,800

Total Scheduled Gross Income: \$631,800

Vacancy Rate (3%): \$18,720

Effective Operating Income: **\$613,080**

EXPENSES

Property Taxes (NEW): \$58,343

Property Insurance: \$6,900

Utilities & Trash: \$41,000

Off-Site Mgmt. Fee: \$24,523

Repairs & Maintenance: \$18,000

Landscaping/Pest/Other: \$2,400

Reserves/License/Permits: \$6,000

*Expenses based on 2025 year-end a/o based on industry standard for like buildings

Total Expenses: \$157,166

Net Operating Income: **\$455,914**

Scheduled & Proforma Rent Roll

Unit	Bedrooms	Bathrooms	Square Footage	Scheduled Rental Amount	Proforma Rental Amount
6736-01	2	1	650	\$1,283	\$2,500
6736-02	1	1	500	\$1,564	\$2,100
6736-03	1	1	500	\$1,241	\$2,100
6736-04	1	1	500	\$1,595	\$2,100
6736-05	1	1	500	*\$ 2,100	\$2,100
6736-06	1	1	500	\$1,923	\$2,100
6736-07	2	1	650	\$1,527	\$2,500
6736-08	1	1	500	\$1,695	\$2,100
6736-09	1	1	500	\$2,096	\$2,100
6736-10	1	1	500	\$1,329	\$2,100
6736-11	1	1	500	\$1,939	\$2,100
6736-12	1	1	500	\$1,849	\$2,100
6800-01	2	1	650	\$2,111	\$2,500
6800-02	1	1	500	\$2,229	\$2,100
6800-03	1	1	500	\$1,695	\$2,100
6800-04	1	1	500	\$1,746	\$2,100
6800-05	1	1	500	\$1,526	\$2,100
6800-06	1	1	500	\$1,695	\$2,100
6800-07	2	1	650	\$1,999	\$2,500
6800-08	1	1	500	\$1,595	\$2,100
6800-09	1	1	500	\$1,757	\$2,100
6800-10	1	1	500	\$1,810	\$2,100
6800-11	1	1	500	\$1,553	\$2,100
6800-12	1	1	500	\$2,179	\$2,100
Total (Month)				\$42,035	\$52,000
Total (Annual)				\$504,415	\$624,000

Comparables



6121

CRENSHAW BLVD



6736-6800

WEST BLVD

Rent Comparables



**3229 W 73rd St,
Los Angeles, CA 90043**

Rental Amount **\$2,400**

#Bed **1**

#Bath **1**

SQFT **600**

Parking **No**

In-Unit W/D? **No**

Central Air? **No**



**6301 S Harcourt Ave,
Los Angeles, CA 90043**

Rental Amount **\$2,300**

#Bed **1**

#Bath **1**

SQFT **1,000**

Parking **No**

In-Unit W/D? **No**

Central Air? **No**



**2811 W 46th St,
Los Angeles, CA 90043**

Rental Amount **\$2,100**

#Bed **1**

#Bath **1**

SQFT **575**

Parking **Yes**

In-Unit W/D? **Yes**

Central Air? **No**



**6821 11th Ave,
Los Angeles, CA 90043**

Rental Amount **\$2,100**

#Bed **1**

#Bath **1**

SQFT **600**

Parking **No**

In-Unit W/D? **No**

Central Air? **No**

Rent Comparables



**6021 10th Ave,
Los Angeles, CA 90043**

Rental Amount **\$2,095**

#Bed **1**

#Bath **1**

SQFT **432**

Parking **No**

In-Unit W/D? **No**

Central Air? **No**



**3438 W 78th St,
Los Angeles, CA 90043**

Rental Amount **\$2,000**

#Bed **1**

#Bath **1**

SQFT **550**

Parking **Yes**

In-Unit W/D? **No**

Central Air? **No**



**6627 Crenshaw Blvd
Los Angeles, CA 90043**

Rental Amount **\$1,996**

#Bed **1**

#Bath **1**

SQFT **580**

Parking **Additional \$**

In-Unit W/D? **Yes**

Central Air? **No**



**6735 Brynhurst Ave,
Los Angeles, CA 90043**

Rental Amount **\$1,995**

#Bed **1**

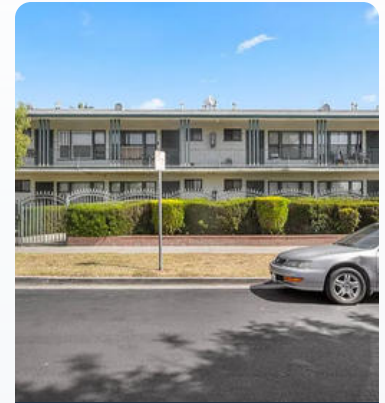
#Bath **1**

SQFT **730**

Parking **No**

In-Unit W/D? **No**

Central Air? **No**



**3601 W 59th St,
Los Angeles, CA 90043**

Rental Amount **\$1,995**

#Bed **1**

#Bath **1**

SQFT **N/A**

Parking **No**

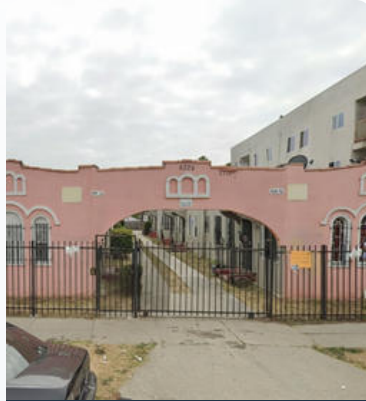
In-Unit W/D? **No**

Central Air? **No**

Rent Comparables



**2404 W 62nd St,
Los Angeles, CA 90043**



**6326 Brynhurst Ave,
Los Angeles, CA 90043**



**3123 W 60th St,
Los Angeles, CA 90043**



**4432 9th Ave,
Los Angeles, CA 90043**



**5856 S 8th Ave,
Los Angeles, CA 90043**

Rental Amount	\$1,980	Rental Amount	\$3,000	Rental Amount	\$2,899	Rental Amount	\$2,850	Rental Amount	\$2,700
#Bed	1	#Bed	2	#Bed	2	#Bed	2	#Bed	2
#Bath	1	#Bath	1	#Bath	1	#Bath	1	#Bath	1
SQFT	728	SQFT	N/A	SQFT	848	SQFT	980	SQFT	720
Parking	No	Parking	No	Parking	No	Parking	Detached	Parking	No
In-Unit W/D?	No	In-Unit W/D?	No	In-Unit W/D?	No	In-Unit W/D?	No	In-Unit W/D?	No
Central Air?	No	Central Air?	No	Central Air?	No	Central Air?	No	Central Air?	No



6121 CRENSHAW BOULEVARD & 6736-6800 WEST BOULEVARD

Rent Comparables Summary

ADDRESS	RENTAL AMOUNT	BED	BATH	SQFT	PARKING	IN-UNIT W/D?	CENTRAL AIR?
3229 W 73rd St, Los Angeles, CA 90043	\$2,400	1	1	600	No	No	No
6301 S Harcourt Ave, Los Angeles, CA 90043	\$2,300	1	1	1,000	No	No	No
2811 W 46th St, Los Angeles, CA 90043	\$2,100	1	1	575	Yes	Yes	No
6821 11th Ave, Los Angeles, CA 90043	\$2,100	1	1	600	No	No	No
6021 10th Ave, Los Angeles, CA 90043	\$2,095	1	1	432	No	No	No
3438 W 78th St, Los Angeles, CA 90043	\$2,000	1	1	550	Yes	No	No
6627-6635 Crenshaw Blvd, Los Angeles, CA 90043	\$1,996	1	1	580	Additional \$	Yes	No
6735 Brynhurst Ave, Los Angeles, CA 90043	\$1,995	1	1	730	No	No	No
3601 W 59th St, Los Angeles, CA 90043	\$1,995	1	1	N/A	No	No	No
2404 W 62nd St, Los Angeles, CA 90043	\$1,980	1	1	728	No	No	No
6326 Brynhurst Ave, Los Angeles, CA 90043	\$3,000	2	1	N/A	No	No	No
3123 W 60th St, Los Angeles, CA 90043	\$2,899	2	1	848	No	No	No
4432 9th Ave, Los Angeles, CA 90043	\$2,850	2	1	980	Detached	No	No
5856 S 8th Ave, Los Angeles, CA 90043	\$2,700	2	1	720	No	No	No

6121 CRENSHAW BOULEVARD & 6736-6800 WEST BOULEVARD

Rent Comparables Map



4432 9th Ave, Los Angeles, CA 90043

Rental Amount \$2,850 SQFT 980



6121 Crenshaw Blvd, Los Angeles, CA 90043



3601 W 59th St, Los Angeles, CA 90043

Rental Amount \$1,995 SQFT N/A



6301 S Harcourt Ave, Los Angeles, CA 90043

Rental Amount \$2,300 SQFT 1,000



6326 Brynhurst Ave, Los Angeles, CA 90043

Rental Amount \$3,000 SQFT N/A



6736-6800 West Blvd, Los Angeles, CA 90043



6735 Brynhurst Ave, Los Angeles, CA 90043

Rental Amount \$1,995 SQFT 730



3438 W 78th St, Los Angeles, CA 90043

Rental Amount \$2,000 SQFT 550



6627-6635 Crenshaw Blvd, Los Angeles, CA 90043

Rental Amount \$1,996 SQFT 580



3229 W 73rd St, Los Angeles, CA 90043

Rental Amount \$2,400 SQFT 600



5856 S 8th Ave, Los Angeles, CA 90043

Rental Amount \$2,700 SQFT 720



2811 W 46th St, Los Angeles, CA 90043

Rental Amount \$2,100 SQFT 575



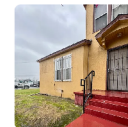
6021 10th Ave, Los Angeles, CA 90043

Rental Amount \$2,095 SQFT 432



3123 W 60th St, Los Angeles, CA 90043

Rental Amount \$2,899 SQFT 848



2404 W 62nd St, Los Angeles, CA 90043

Rental Amount \$1,980 SQFT 728



6821 11th Ave, Los Angeles, CA 90043

Rental Amount \$2,100 SQFT 600

Sales Comparables



6121 S Crenshaw Blvd, Los Angeles, CA 90043

Sale Date	TBD
Purchase Price	\$3,170,000
Unit Count	17
Square Footage	7,552
Lot Size	10,800
Year Built	1964
Price Per Unit	\$186,471
Price Per SF	\$420
Cap Rate (%)	7.13%
GRM	9.46



6736-6800 West Blvd, Los Angeles, CA 90043

Sale Date	TBD
Purchase Price	\$4,870,000
Unit Count	24
Square Footage	17,122
Lot Size	20,611
Year Built	1957
Price Per Unit	\$202,917
Price Per SF	\$284
Cap Rate (%)	7.03%
GRM	9.51



4200 6th Ave, Los Angeles, CA 90008

Sale Date	4/23/2026
Purchase Price	\$1,580,000
Unit Count	6
Square Footage	5,278
Lot Size	7,668
Year Built	1929
Price Per Unit	\$263,333
Price Per SF	\$299
Cap Rate (%)	5.90%
GRM	11.28



4817-4825 W Slauson Ave, Los Angeles, CA 90056

Sale Date	7/16/2026
Purchase Price	\$5,500,000
Unit Count	28
Square Footage	27,572
Lot Size	40,946
Year Built	1954
Price Per Unit	\$196,429
Price Per SF	\$199
Cap Rate (%)	6.46%
GRM	10.05

Sales Comparables



**4161 Marlton Ave, Los Angeles,
CA 90008**

Sale Date	7/21/2026
Purchase Price	\$1,450,000
Unit Count	6
Square Footage	6,006
Lot Size	7,841
Year Built	1950
Price Per Unit	\$241,667
Price Per SF	\$241
Cap Rate (%)	N/A
GRM	N/A



**610 E Hyde Park Blvd,
Inglewood, CA 90302**

Sale Date	5/28/2026
Purchase Price	\$2,725,000
Unit Count	12
Square Footage	8,846
Lot Size	12,053
Year Built	1963
Price Per Unit	\$227,083
Price Per SF	\$308
Cap Rate (%)	6.64%
GRM	N/A



**4479 W 61st St, Los Angeles,
CA 90043**

Sale Date	10/24/2025
Purchase Price	\$1,375,000
Unit Count	6
Square Footage	4,510
Lot Size	8,276
Year Built	1940
Price Per Unit	\$229,167
Price Per SF	\$305
Cap Rate (%)	6.78%
GRM	N/A



**427 E Tamarack Ave,
Inglewood, CA 90301**

Sale Date	3/5/202
Purchase Price	\$3,375,000
Unit Count	12
Square Footage	12,600
Lot Size	11,268
Year Built	1964
Price Per Unit	\$281,250
Price Per SF	\$268
Cap Rate (%)	5.31%
GRM	11.50



6121 CRENSHAW BOULEVARD & 6736-6800 WEST BOULEVARD

Sales Comparables Summary

ADDRESS	SALE DATE	PURCHASE PRICE	UNIT COUNT	BLDG SIZE (sf)	LOT SIZE (sf)	YEAR BUILT	PRICE PER UNIT	Cap Rate (%)	PRICE PER SF
6121 Crenshaw Blvd, Los Angeles, CA 90043	TBD	\$3,170,000	17	7,552	10,800	1964	\$186,471	7.13%	\$420
6736 -6800 West Blvd, Los Angeles, CA 90043	TBD	\$4,895,000	24	17,122	20,611	1957	\$203,958	7.03%	\$284
4200 6th Ave, Los Angeles, CA 90008	4/23/2026	\$ 1,580,000	6	5,278	7,668	1929	\$ 263,333	5.90%	\$ 299
4817-4825 W Slauson Ave, Los Angeles, CA 90056	7/16/2026	\$ 5,500,000	28	27,572	40,946	1954	\$ 196,429	6.46%	\$ 199
4161 Marilton Ave, Los Angeles, CA 90008	7/21/2026	\$ 1,450,000	6	6,006	7,841	1950	\$ 241,667	N/A	\$ 241
610 E Hyde Park Blvd, Inglewood, CA 90302	5/28/2026	\$ 2,725,000	12	8,846	12,053	1963	\$ 227,083	6.64%	\$ 308
4479 W 61st St, Los Angeles, CA 90043	10/24/2025	\$ 1,375,000	6	4,510	8,276	1940	\$ 229,167	6.78%	\$ 305
427 E Tamarack Ave, Inglewood, CA 90301	3/5/2026	\$ 3,375,000	12	12,600	11,268	1964	\$ 281,250	5.31%	\$ 268
AVERAGE							\$239,821	6.22%	\$270

6121 CRENSHAW BOULEVARD & 6736-6800 WEST BOULEVARD

Sales Comparables Map



4161 Marlton Ave, Los Angeles, CA 90008

Purchase Price	Cap Rate
\$1,450,000	N/A
Price Per Unit	Price Per SF
\$241,667	\$241



4200 6th Ave, Los Angeles, CA 90008

Purchase Price	Cap Rate (%)
\$1,580,000	5.90
Price Per Unit	Price Per SF
\$263,333	\$299



4479 W 61st St, Los Angeles, CA 90043

Purchase Price	Cap Rate (%)
\$1,375,000	6.78
Price Per Unit	Price Per SF
\$229,167	\$305



4817-4825 W Slauson Ave, Los Angeles, CA 90056

Purchase Price	Cap Rate (%)
\$5,500,000	6.46
Price Per Unit	Price Per SF
\$196,429	\$199



6121 Crenshaw Blvd, Los Angeles, CA 90043



610 E Hyde Park Blvd, Inglewood, CA 90302

Purchase Price	Cap Rate (%)
\$2,725,000	6.64
Price Per Unit	Price Per SF
\$227,083	\$308



427 E Tamarack Ave, Inglewood, CA 90301

Purchase Price	Cap Rate (%)
\$3,375,000	5.31
Price Per Unit	Price Per SF
\$281,250	\$268



6736-6800 West Blvd, Los Angeles, CA 90043



6121

CRENSHAW BLVD

6736-6800

WEST BLVD

Market Overview

Market Overview

The properties at 6121 Crenshaw Blvd and 6736 & 6800 West Blvd are located in the Hyde Park / Crenshaw Corridor submarket of Los Angeles, a strategically positioned area benefiting from strong renter demand, ongoing neighborhood investment, and convenient access to major employment hubs. With proximity to Downtown Los Angeles, USC, Culver City, LAX, and the Westside, the area provides residents with an attractive combination of connectivity and relative affordability compared to surrounding Los Angeles submarkets.



The Crenshaw Corridor continues to experience transformation driven by the completion of the Crenshaw/LAX Metro Line, new retail investment, and ongoing neighborhood revitalization. The area's enhanced transit connectivity provides residents with improved access to employment centers, entertainment destinations, and lifestyle amenities throughout Los Angeles. As infrastructure improvements continue to reshape the corridor, the neighborhood has become increasingly attractive to renters seeking convenient transportation options and proximity to major regional destinations.

The South Los Angeles multifamily market continues to benefit from strong demand for well-located, attainable housing as renters seek alternatives to higher-cost Westside neighborhoods. With rising rental costs across Los Angeles, centrally located submarkets such as Hyde Park and Crenshaw provide residents with greater value while maintaining access to premier employment centers, educational institutions, and cultural amenities. The properties are well-positioned to capture demand from professionals, families, and commuters seeking quality housing in a highly connected location.

With limited housing supply, improving infrastructure, and continued investment throughout the Crenshaw Corridor, the area presents favorable conditions for sustained rental growth and long-term appreciation. The properties offer investors an opportunity to capitalize on the ongoing evolution of one of Los Angeles' most connected and emerging submarkets.

Market Highlights



PRIME LOCATION IN THE CRENSHAW CORRIDOR

Located in the Hyde Park / Crenshaw Corridor, the properties offer convenient access to Downtown LA, Culver City, LAX, and the Westside. Nearby transit, retail, and neighborhood amenities enhance renter appeal and long-term demand.



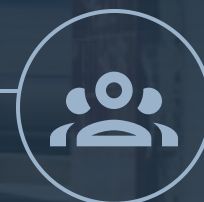
STRONG RENTAL DEMAND WITH UPSIDE POTENTIAL

Rising housing costs across Los Angeles continue to drive demand for well-located, attainable multifamily housing. The properties are positioned to benefit from continued rent growth and strong renter demand.



ACCESS TO MAJOR EMPLOYERS AND TRANSIT

With proximity to USC, Downtown LA, Culver City, LAX, and the Crenshaw/LAX Metro Line, residents enjoy convenient connectivity to major employment hubs throughout Los Angeles.



GROWING POPULATION AND STRONG DEMOGRAPHICS

The surrounding area continues to benefit from infrastructure investment, neighborhood revitalization, and growing demand for centrally located housing supported by strong local fundamentals.



6121 CRENSHAW BOULEVARD & 6736-6800 WEST BOULEVARD

And Employers

The area around 6121 Crenshaw Blvd and 6736 & 6800 West Blvd is home to major employers in aerospace, education, healthcare, entertainment, and sports. Key employers include USC, Northrop Grumman, SpaceX, Boeing, LAX, Sony Pictures, and SoFi Stadium. With strong access to the Metro K Line and regional employment centers, this location benefits workforce renters commuting across the South Bay and Mid-City job market.

EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
University of Southern California (USC)	Education	16,000	3.8 mi
Northrop Grumman	Aerospace & Defense	10,000	6.8 mi
SpaceX	Aerospace	7,500	4.4 mi
Raytheon Technologies	Aerospace & Defense	6,000	5.8 mi
Boeing	Aerospace	5,000	5.1 mi
Los Angeles World Airports (LAX)	Aviation / Government	3,500	5.1 mi
Sony Pictures Entertainment	Entertainment	3,000	4.7 mi
Kaiser Permanente	Healthcare	3,000	4.6 mi
SoFi Stadium	Sports & Entertainment	1,000	2.2 mi

6121 CRENSHAW BOULEVARD &
6736-6800 WEST BOULEVARD

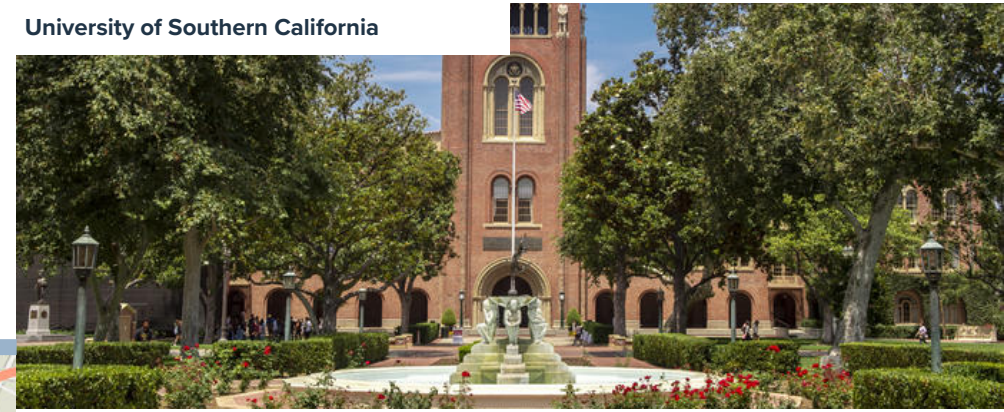
Educational Anchors

Colleges and schools serving the corridor surround the property and reinforce the durability of renter demand. Nearby anchors include West Los Angeles College, Los Angeles Southwest College, Los Angeles Trade-Technical College, the University of Southern California, Loyola Marymount University's Playa Vista Campus, Mount Saint Mary's University, Antioch University Los Angeles, and neighborhood schools such as Crete Academy. Educational anchors within a short drive of the asset support a stable, education-oriented renter base along the gentrifying Crenshaw Corridor and Metro K Line.

West Los Angeles College



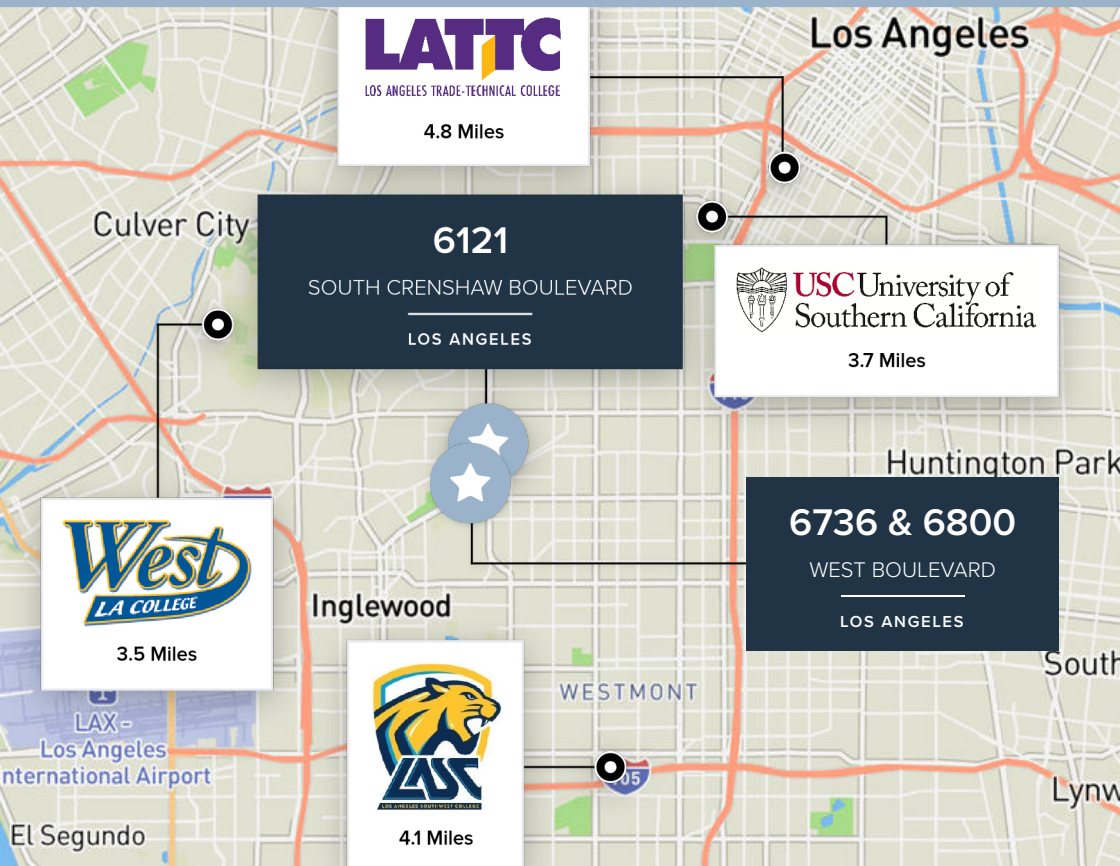
University of Southern California



Los Angeles Trade-Technical College



Los Angeles Southwest College





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