



**For Lease**

**eUnited  
BANK**

**WSS**



**3695-3699 CRENSHAW BOULEVARD,  
LOS ANGELES, CA**

**OUTSTANDING COMMERCIAL  
OFFICE/RETAIL BUILDING**

**Casey Ehrlich**

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## OVERVIEW

**Address:**

3695-3699 Crenshaw Boulevard  
Los Angeles, CA

**Available SF:**

9,156 SF

**Total Land Area:**

16,862 SF

**Monthly Asking Rate:**

\$2.75/SF/Month

## PROPERTY HIGHLIGHTS

- Open floor plan retail W/2 restrooms and stock room
- Freestanding Building With Great Visibility
- Corner Location, Adjacent to LAX Expo/ Crenshaw Light Rail Station
- Traffic count of 45,000 Vehicles Per Day
- Proximity to Baldwin Hill Crenshaw Plaza Mixed Use Redevelopment
- 45+ Parking Spaces in Rear of Property



W JEFFERSON BLVD



M EXPO/CRENSHAW

SUBJECT

W EXPOSITION BLVD



CRENSHAW BLVD



CRENSHAW SQUARE



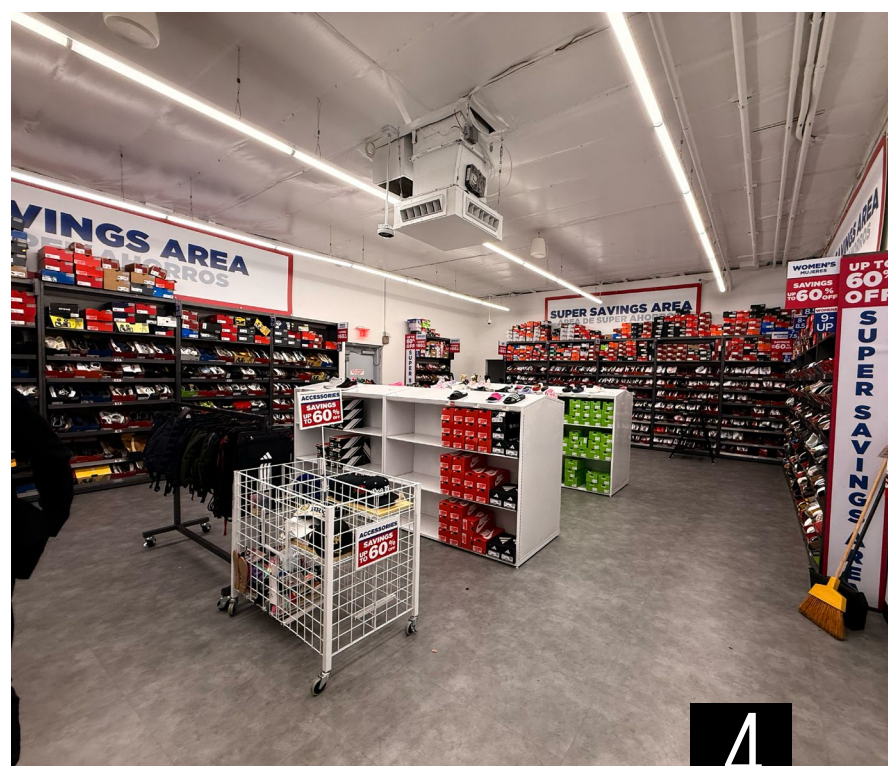
45,000 VPD

KAISER PERMANENTE  
BALDWIN HILLS  
CRENSHAW MEDICAL  
OFFICES

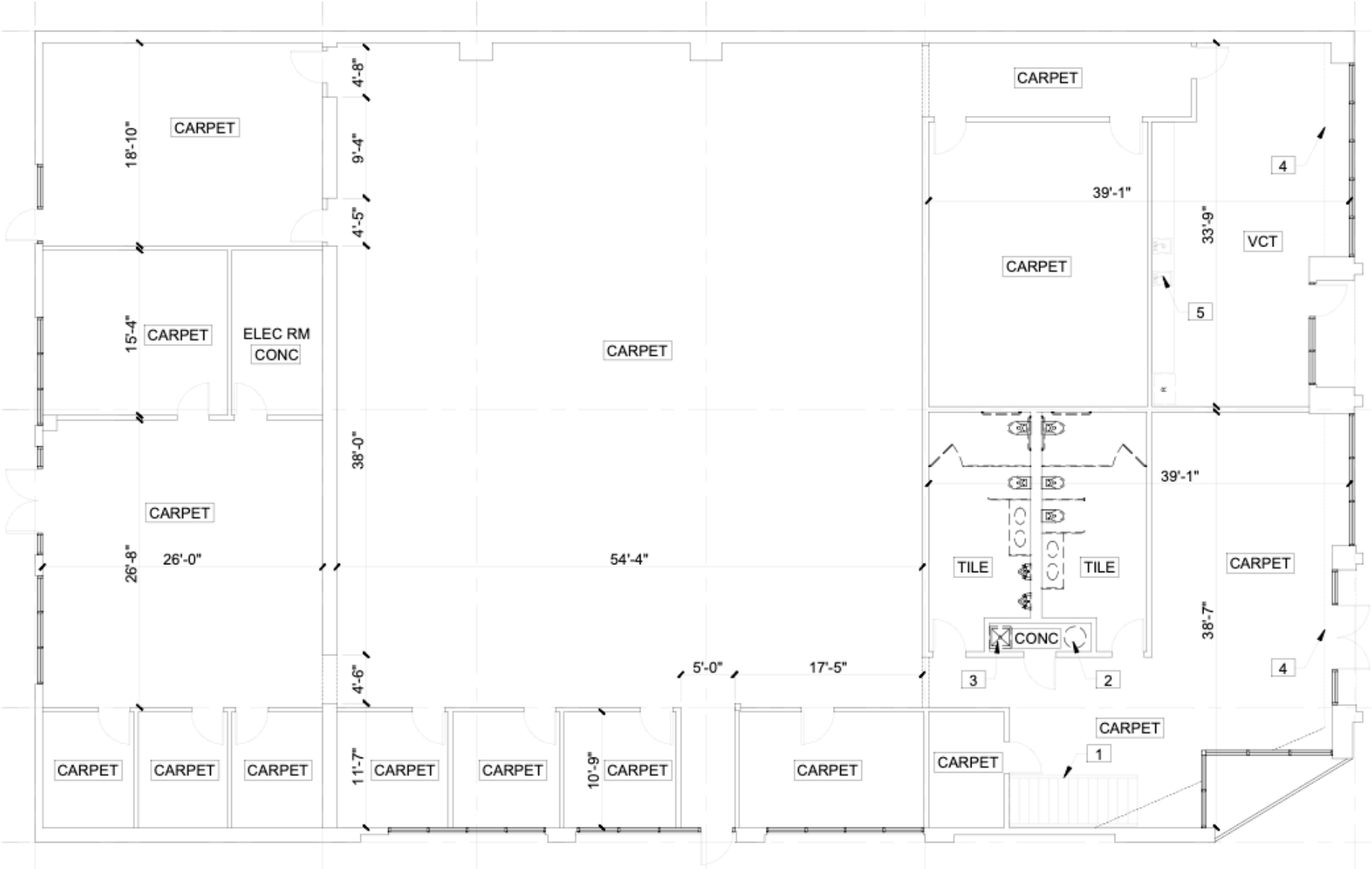


W MARTIN LUTHER KING JR BLVD

BALDWIN HILLS  
CRENSHAW MALL



# FLOOR PLAN



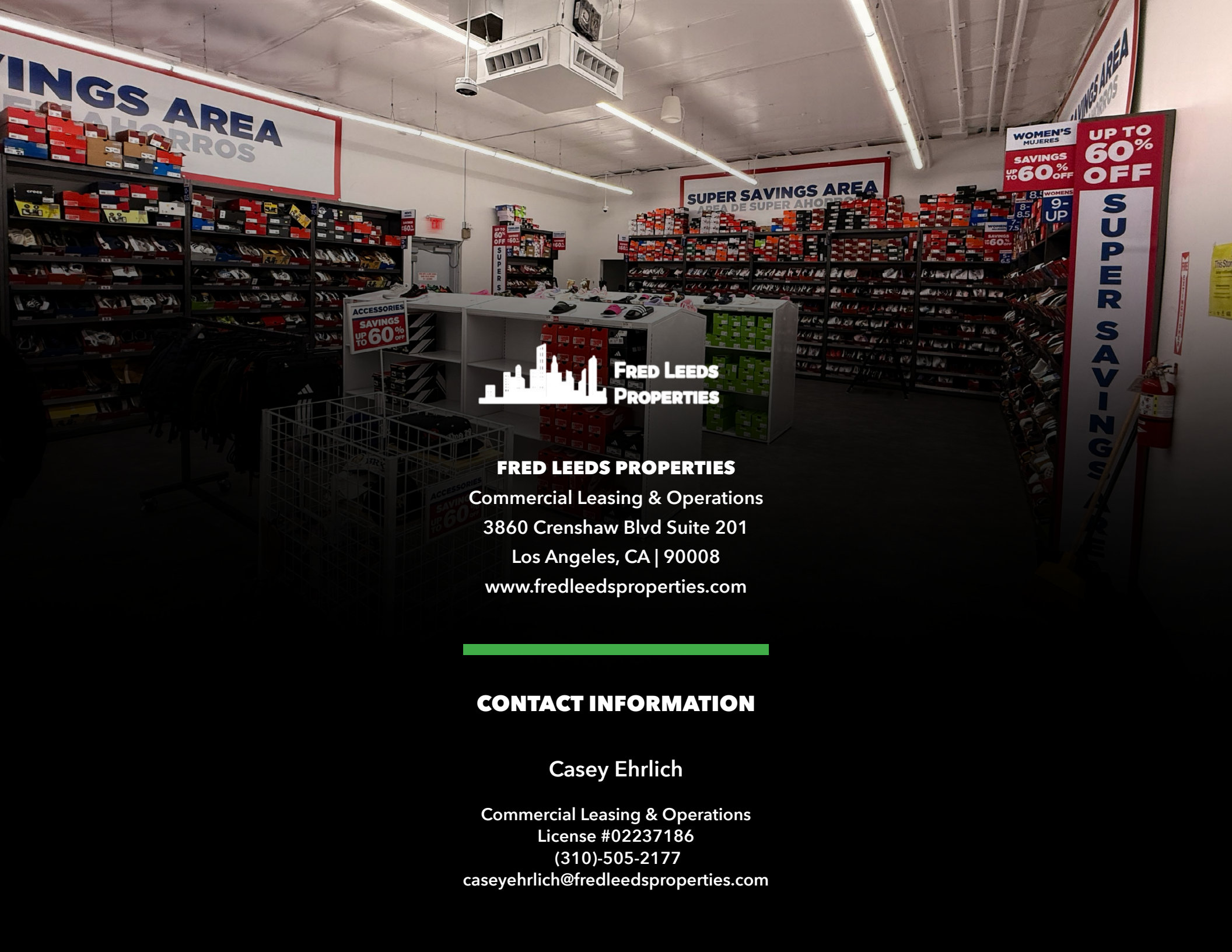
# MARKET OVERVIEW

## LOS ANGELES, CA

Los Angeles, California, remains one of the most dynamic and influential metropolitan economies in the United States. As of 2025, the city's population is estimated at approximately 3.8 million, while the broader Los Angeles County exceeds 9.7 million residents. Although population growth has moderated in recent years, the region continues to benefit from strong in-migration tied to its diverse job base, cultural prominence, and global connectivity.

The Los Angeles economy is anchored by a wide range of industries, including entertainment, international trade, technology, healthcare, and tourism. The Ports of Los Angeles and Long Beach together form the busiest port complex in the Western Hemisphere, supporting billions in annual trade and serving as a critical gateway for goods entering the United States. Tourism remains a major economic driver, with tens of millions of visitors annually drawn to attractions such as Hollywood, the beaches, and major sporting and entertainment venues. Retail activity across the region is substantial, supported by dense population centers and high visitor spending, while the hospitality sector continues to generate billions in annual revenue, reinforcing Los Angeles' position as a global destination and economic powerhouse.





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PROPERTIES**

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