

FOR LEASE

STREET VISIBLE RETAIL IN NEW MIXED-USE DEVELOPMENT
5144 S. CRENSHAW BLVD | LOS ANGELES, CA 90043



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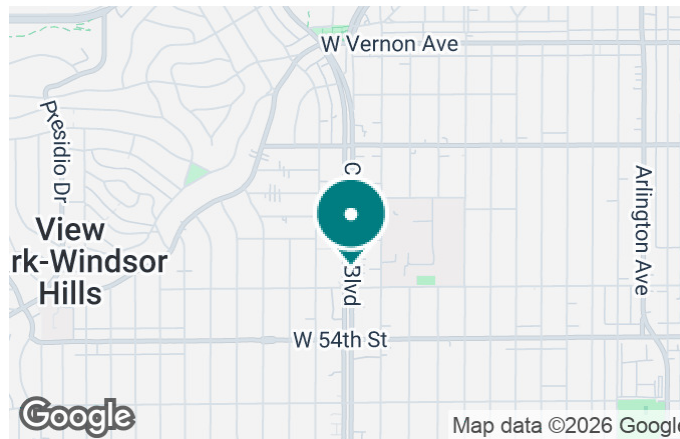
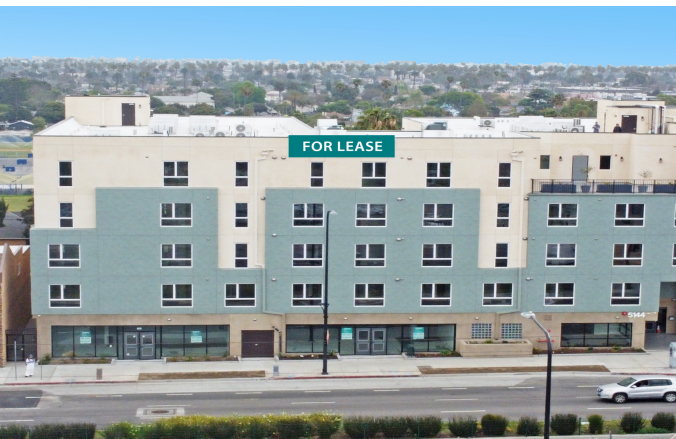
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FEATURES & AMENITIES

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FEATURES & AMENITIES

- New Mixed-Use Development
- Ground Floor Units - Restaurant, Service Office + Retail Spaces
- Vanilla Shell Spaces Offering Incoming Tenants a Blank Canvas to Realize Your Unique Vision
- 5-Story Development With 79 Residential Units
- Building Amenities Include Landscaped Courtyard, Communal Terrace + Recreation Room
- Well-Located Property Situated Along the Crenshaw Corridor
- Situated at the Signalized Intersection of Crenshaw Blvd + 52nd St

EXCLUSIVELY REPRESENTED BY

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NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,552	121,192	361,981
Total Population	34,546	352,412	1,062,730
Average HH Income	\$92,254	\$84,967	\$92,814

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Two ground-level retail units facing busy Crenshaw Boulevard available in a newly completed mixed-use building. The project features ground-floor units suitable for restaurants, service offices, and retail users, situated within a five-story apartment building with 79 total units. Building Amenities include a landscaped courtyard, communal terrace, and recreation room.

LOCATION DESCRIPTION

Superbly located new construction mixed-use development situated along the Crenshaw Corridor at the major signalized intersection of Crenshaw Boulevard and 52nd Street.

OFFERING SUMMARY

Lease Rate:	\$27.00 SF / month (\$0.75 NNN)
Available SF:	880 - 1,767 SF
Lot Size:	11,412 SF
Building Size:	4,710 SF

SPACES	LEASE RATE	SPACE SIZE
5150 S. Crenshaw Blvd	\$2.25 SF/month	880 SF
5152 S. Crenshaw Blvd.	\$2.25 SF/month	1,767 SF

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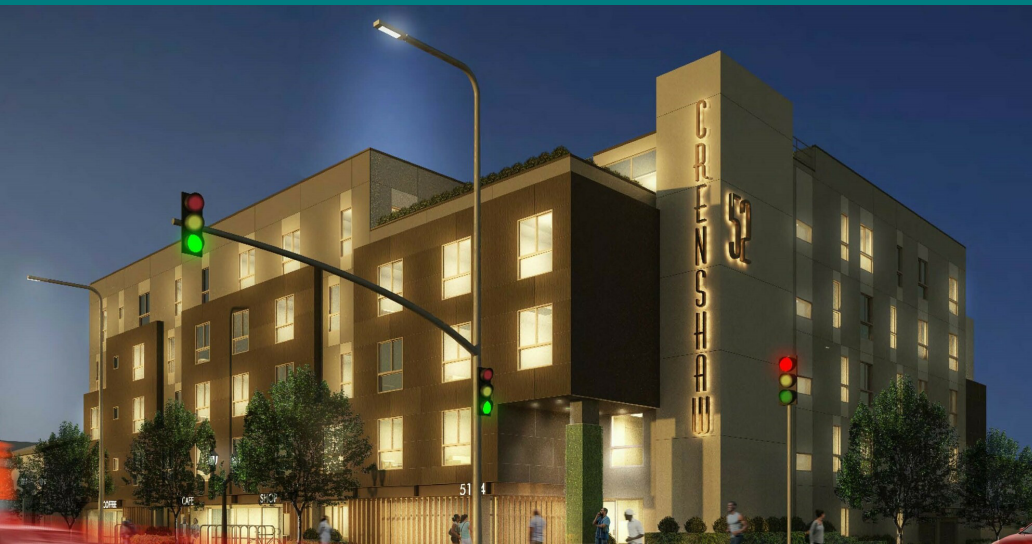
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FINISHED SITE RENDERINGS

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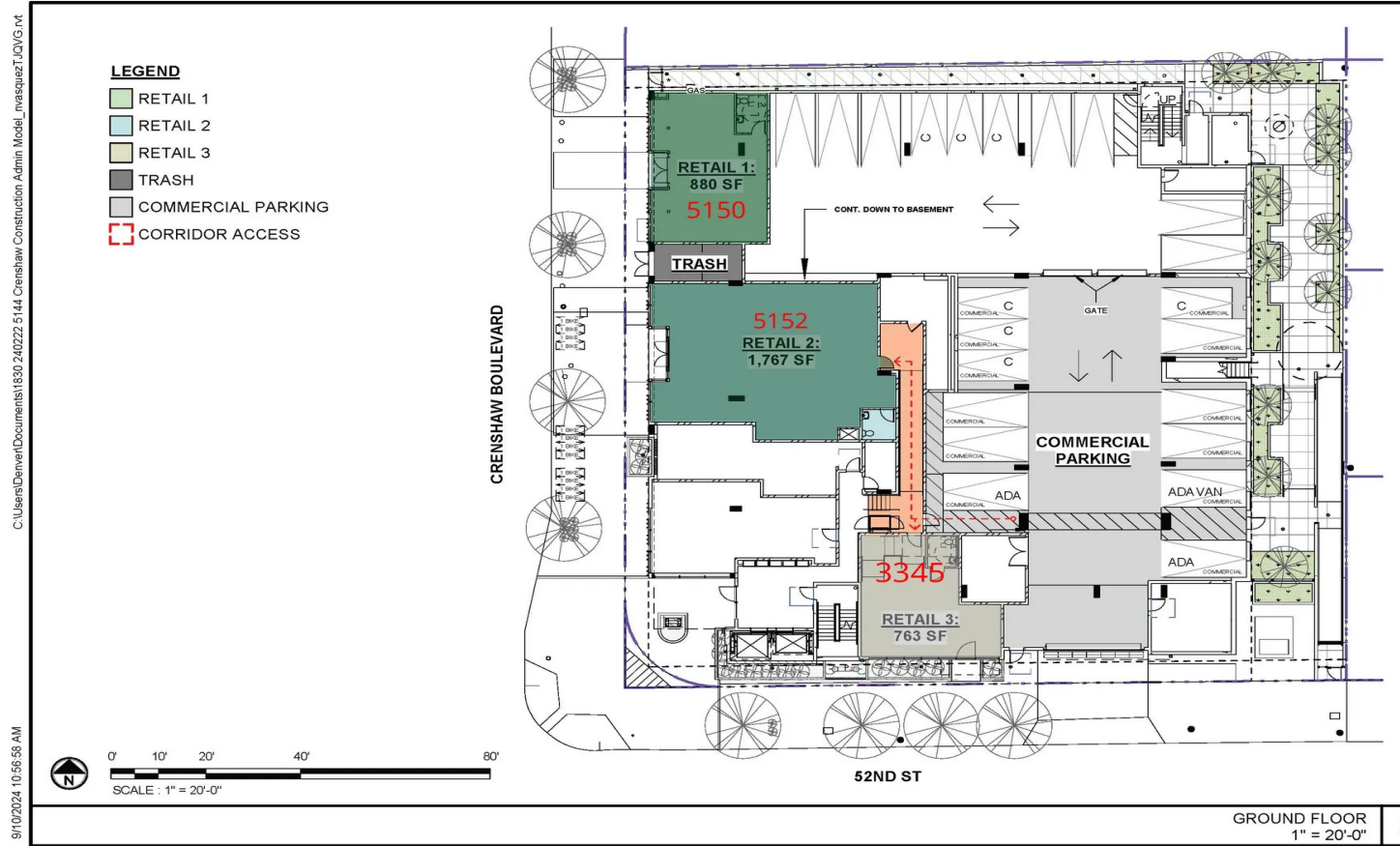
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PLANS

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SUITE	TENANT	SIZE
5150 S. Crenshaw Blvd	Available	880 SF
5152 S. Crenshaw Blvd.	Available	1,767 SF
3345 W 52nd St	-	763 SF

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RETAILER MAP

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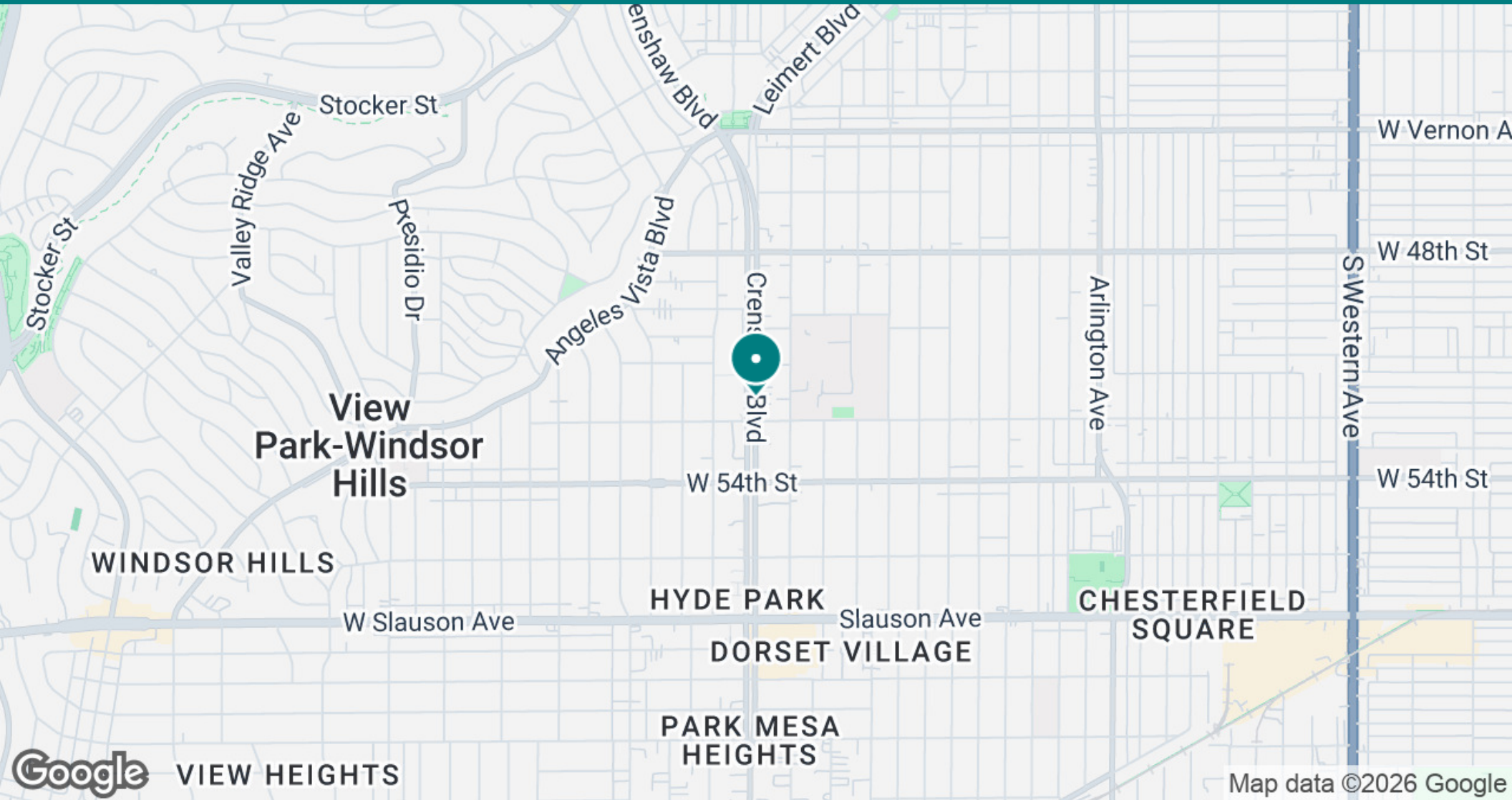
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LOCATION MAP

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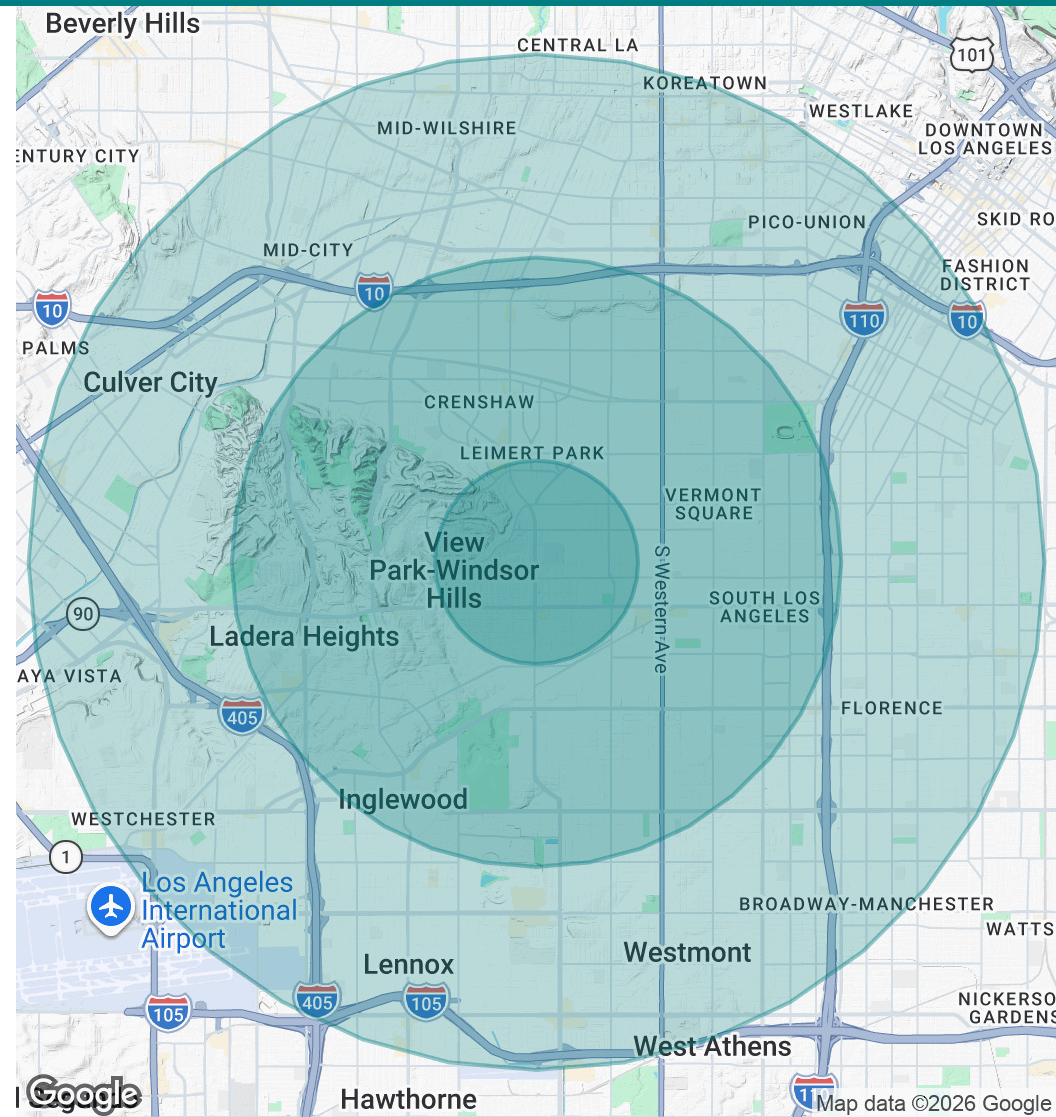
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,546	352,412	1,062,730
Average Age	43	40	38
Average Age (Male)	41	38	37
Average Age (Female)	44	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,552	121,192	361,981
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$92,254	\$84,967	\$92,814
Average House Value	\$960,842	\$862,181	\$972,440
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	35.5%	51.3%	55.2%
RACE	1 MILE	3 MILES	5 MILES
% White	9.2%	10.1%	17.5%
% Black	51.8%	36.2%	21.7%
% Asian	2.2%	3.2%	7.6%
% Hawaiian	0.2%	0.1%	0.2%
% American Indian	1.7%	2.1%	2.2%
% Other	23.2%	36.0%	37.7%



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