

±3,688 SF AVAILABLE FOR LEASE

3017 - 3045 Crenshaw Blvd | Los Angeles, CA



For leasing, please contact:

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beta.

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PROJECT HIGHLIGHTS

- First class mixed-use project featuring 168 residential units above $\pm 40,000$ SF ground floor retail
- Prominent street visibility and parking accessibility with 133 dedicated retail spaces
- Located near Crenshaw Blvd and Jefferson Blvd with over 65,000 CPD (Crenshaw Blvd: $\pm 43,225$, Jefferson Blvd: $\pm 22,006$)
- Positioned to serve the affluent and densely populated communities of Jefferson Park, West Adams and Leimert Park
- Less than half a mile away from the 10 Freeway



DEMOGRAPHIC SUMMARY



RESIDENTIAL POPULATION

1 MILE
41,756

2 Miles
184,984

3 Miles
409,154



DAYTIME POPULATION

1 MILE
21,470

2 Miles
92,969

3 Miles
249,798



AVG. HOUSEHOLD INCOME

1 MILE
\$104,336

2 Miles
\$105,933

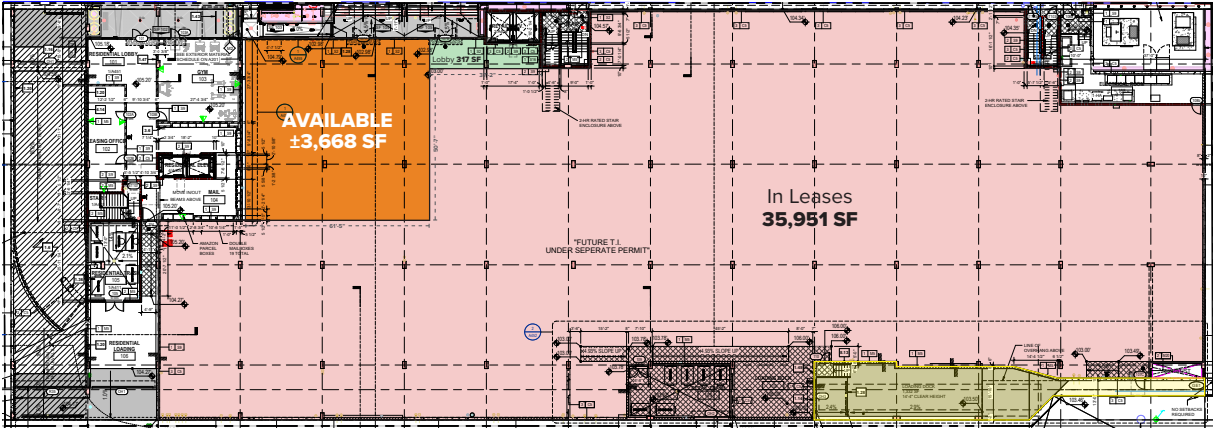
3 Miles
\$114,920



SITE PLAN

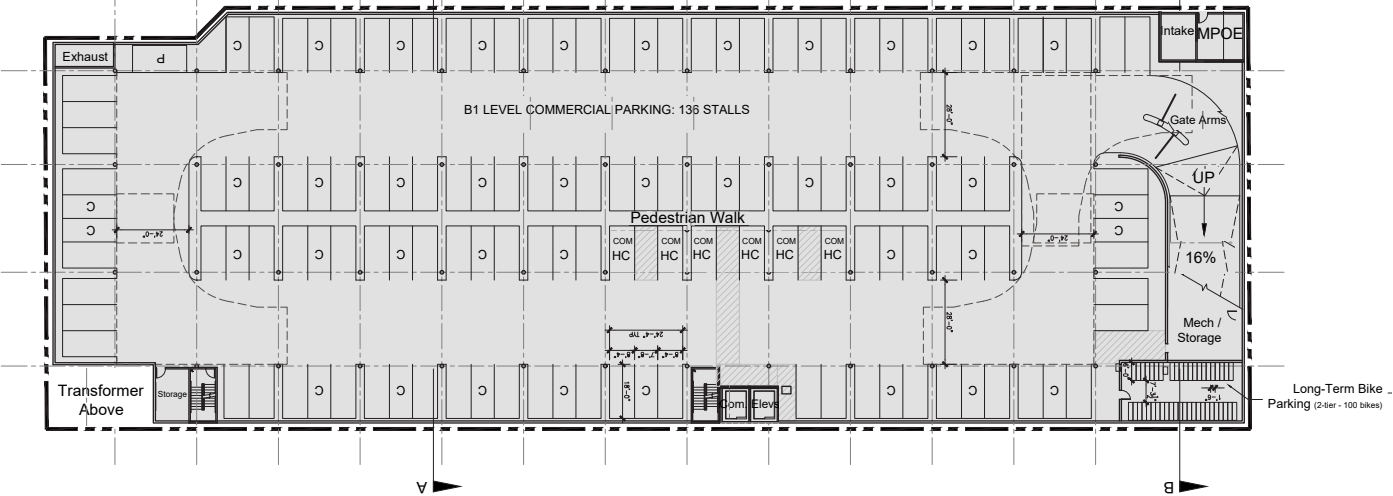


Ground Level Plan



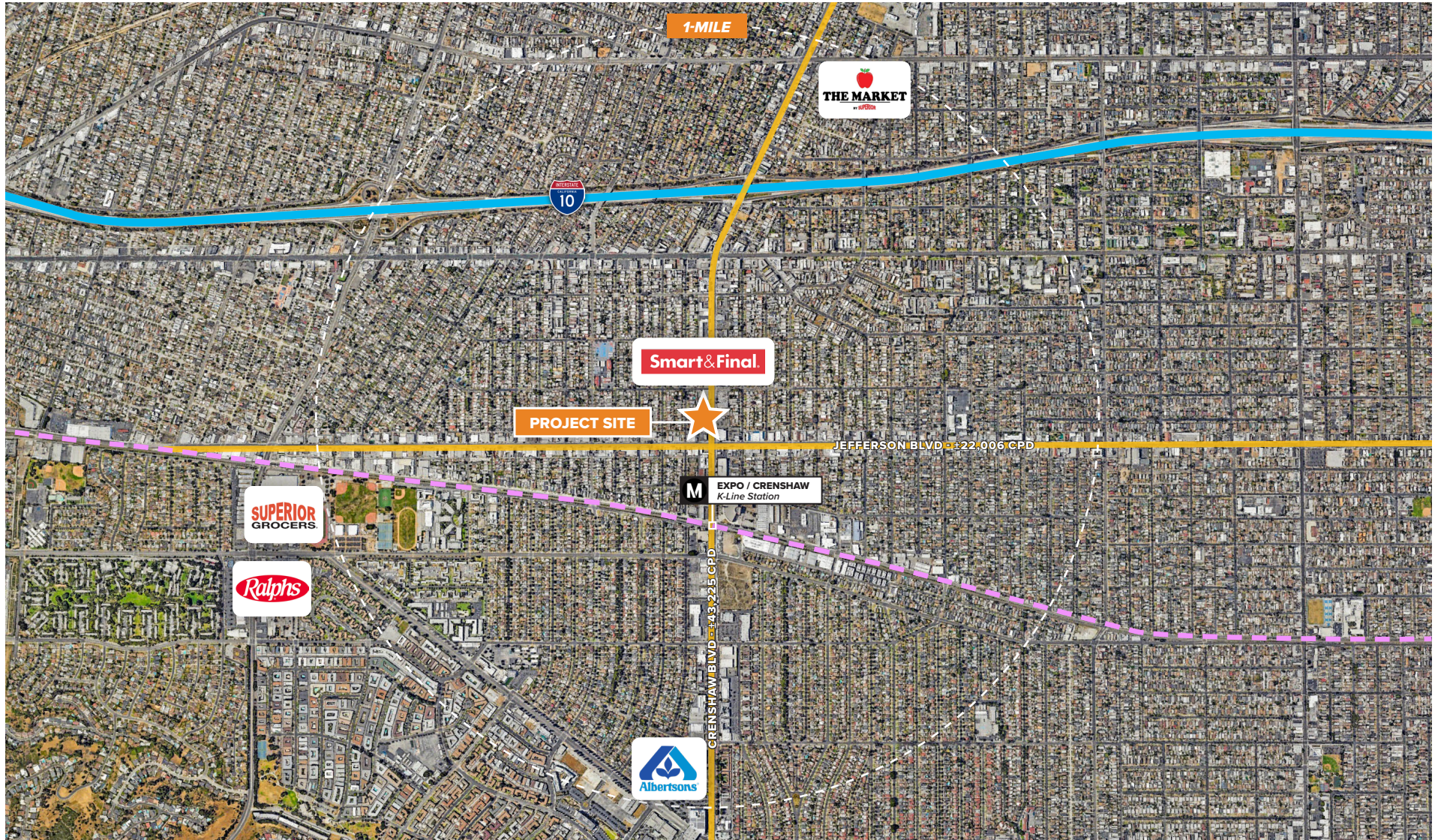
CRENSHAW BLVD | ±43,225 CPD

Retail Parking Level



CRENSHAW BLVD | ±43,225 CPD

AREA OVERVIEW



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