±3,688 SF AVAILABLE FOR LEASE

3017 - 3045 Crenshaw Blvd | Los Angeles, CA



For leasing, please contact:

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PROJECT HIGHLIGHTS

- First class mixed-use project featuring 168 residential units above ±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: ±43,225, Jefferson Blvd: ±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	DAYTIME POPULATION	AVG. HOUSEHOLD INCOME
1 MILE **41,756**	1 MILE **21,470**	1 MILE **$104,336**
2 Miles **184,984**	2 Miles **92,969**	2 Miles **$105,933**
3 Miles **409,154**	3 Miles **249,798**	3 Miles **$114,920**

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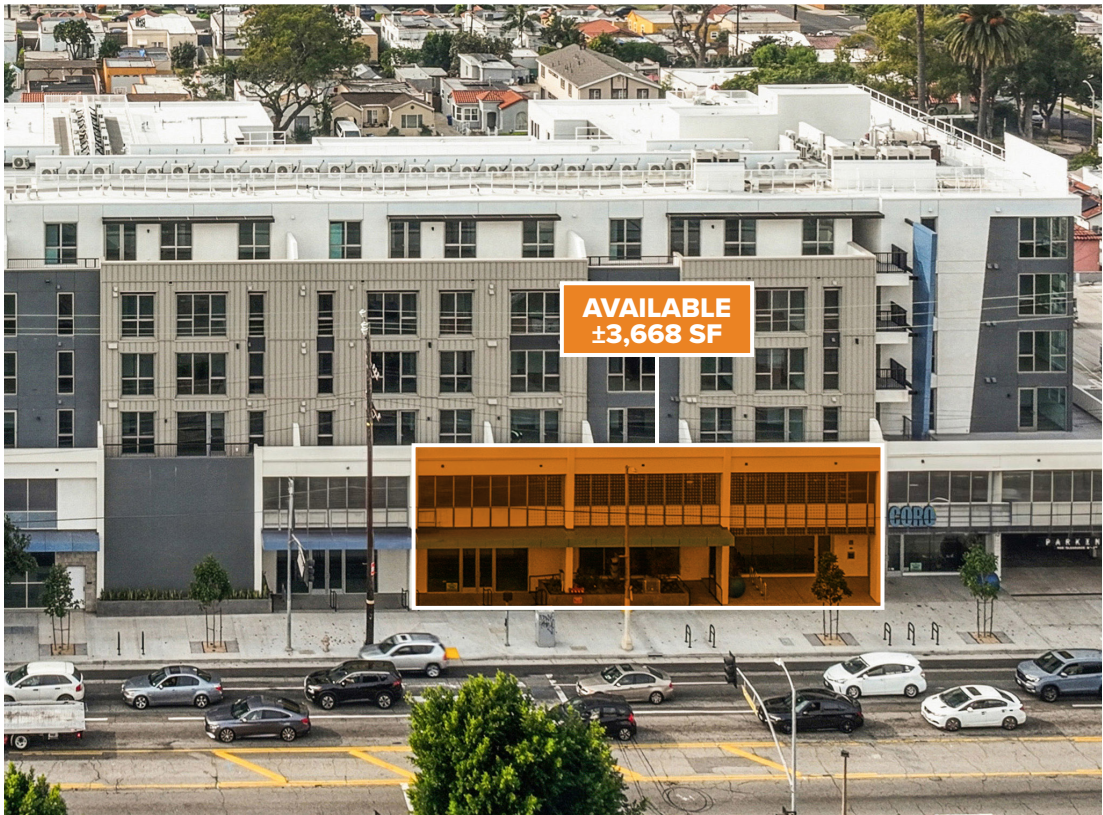
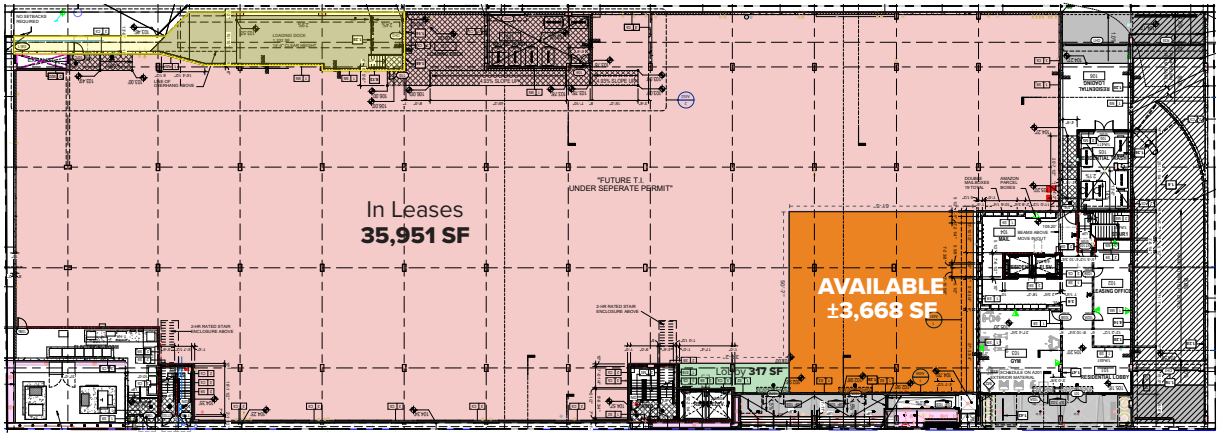


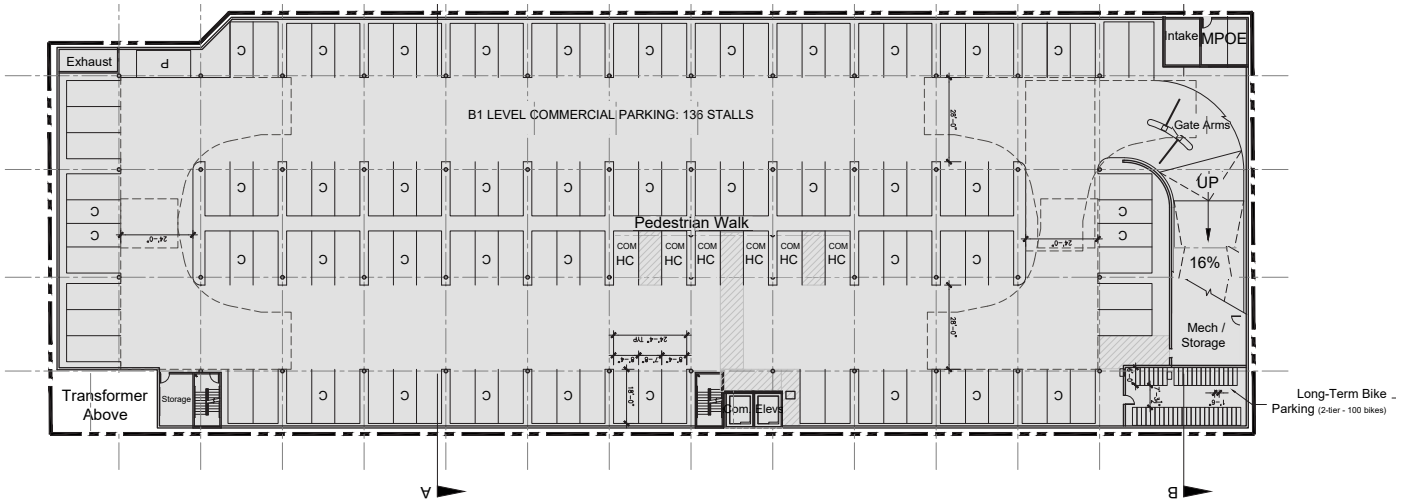
SITE PLAN

Ground Level Plan



CRENSHAW BLVD | ±43,225 CPD

Retail Parking Level



CRENSHAW BLVD | ±43,225 CPD

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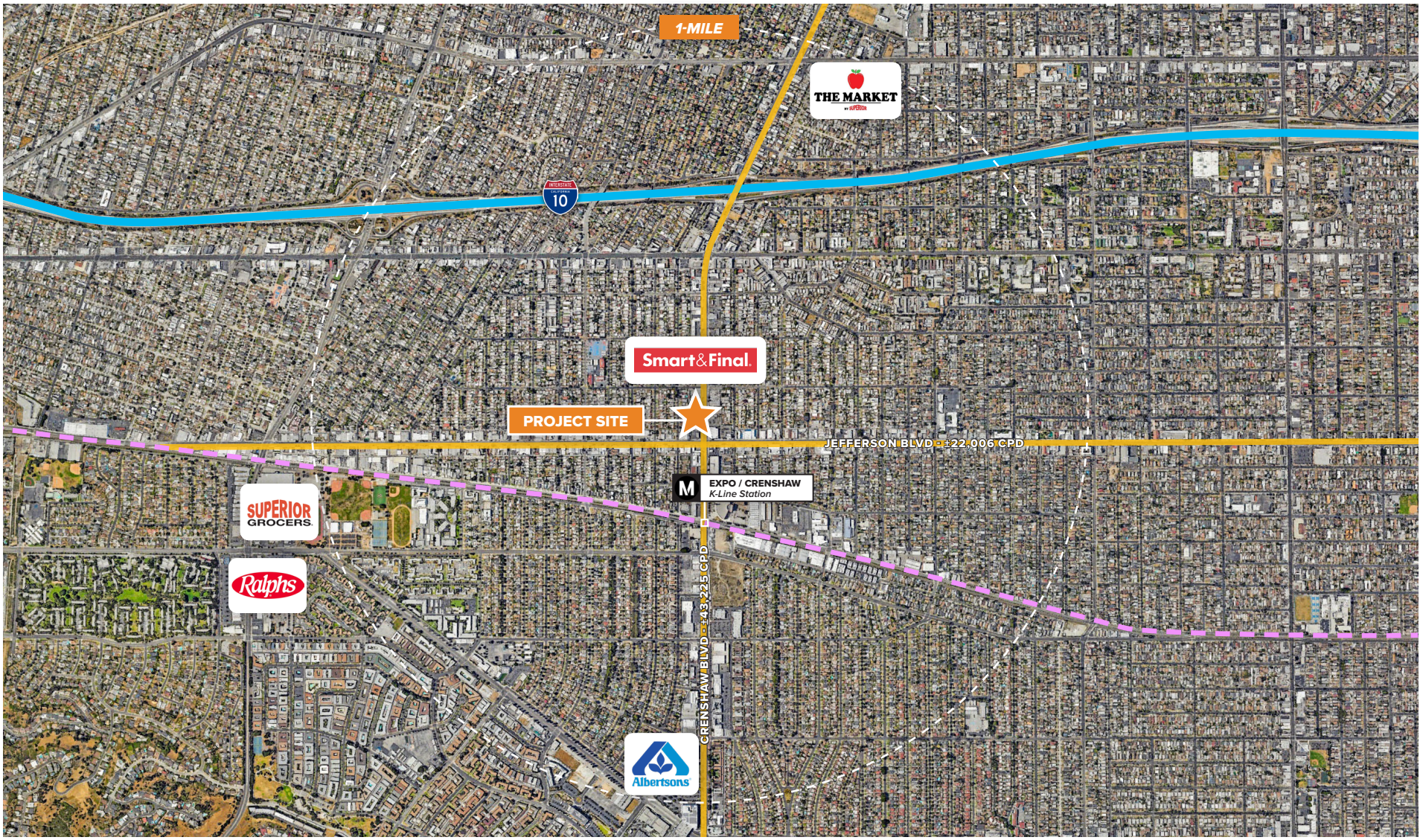
AREA OVERVIEW



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