

FOR LEASE

New Mixed Use Development

5414 CRENSHAW BOULEVARD | LOS ANGELES, CA 90043

RETAIL



FOR MORE INFORMATION PLEASE CONTACT:

Aaron Anderson

Choice Acquisitions
Lic. 01290018
+1 888 400 3014 X 2
aaron@choiceacquisitions.com

Roy Gaut

CBRE
Lic. 01334809
+1 310 363 4728
roy.gaut@cbre.com

FOR LEASE

New Mixed Use Development

5414 CRENSHAW BOULEVARD | LOS ANGELES, CA 90043

RETAIL



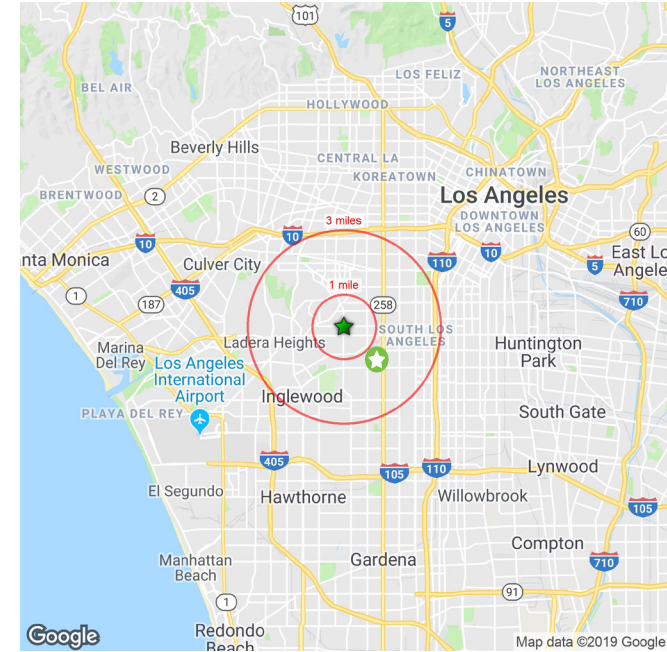
PROPERTY FEATURES

Available: ±707 SF - 1,880 SF
 Asking Rate: \$3.25 PSF NNN
 APN: 5006-008-026
 Zoning: LAC2



PROPERTY HIGHLIGHTS

- + Fantastic retail opportunity: Ideal location for medical, pharmacy, fast casual, banks, coffee and other retail related uses.
- + Transit-oriented development (TOD): Located just north of the Expo/ Crenshaw stop to the new Crenshaw Metro Line currently under construction.
- + New Construction: Approved 70 unit senior housing and 1,880 SF retail development currently under construction.
- + Occupancy Fall 2019



2017 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	38,330	371,678	1,155,140
Avg. HH Income	\$63,447	\$60,113	\$65,051
Daytime Employment	6,779	67,582	371,906

Traffic Counts

Crenshaw Boulevard / 54th	±39,852 CPD
---------------------------	-------------

FOR MORE INFORMATION PLEASE CONTACT:

Aaron Anderson

Choice Acquisitions
 Lic. 01290018
 +1 888 400 3014 X 2
 aaron@choiceacquisitions.com

Roy Gaut

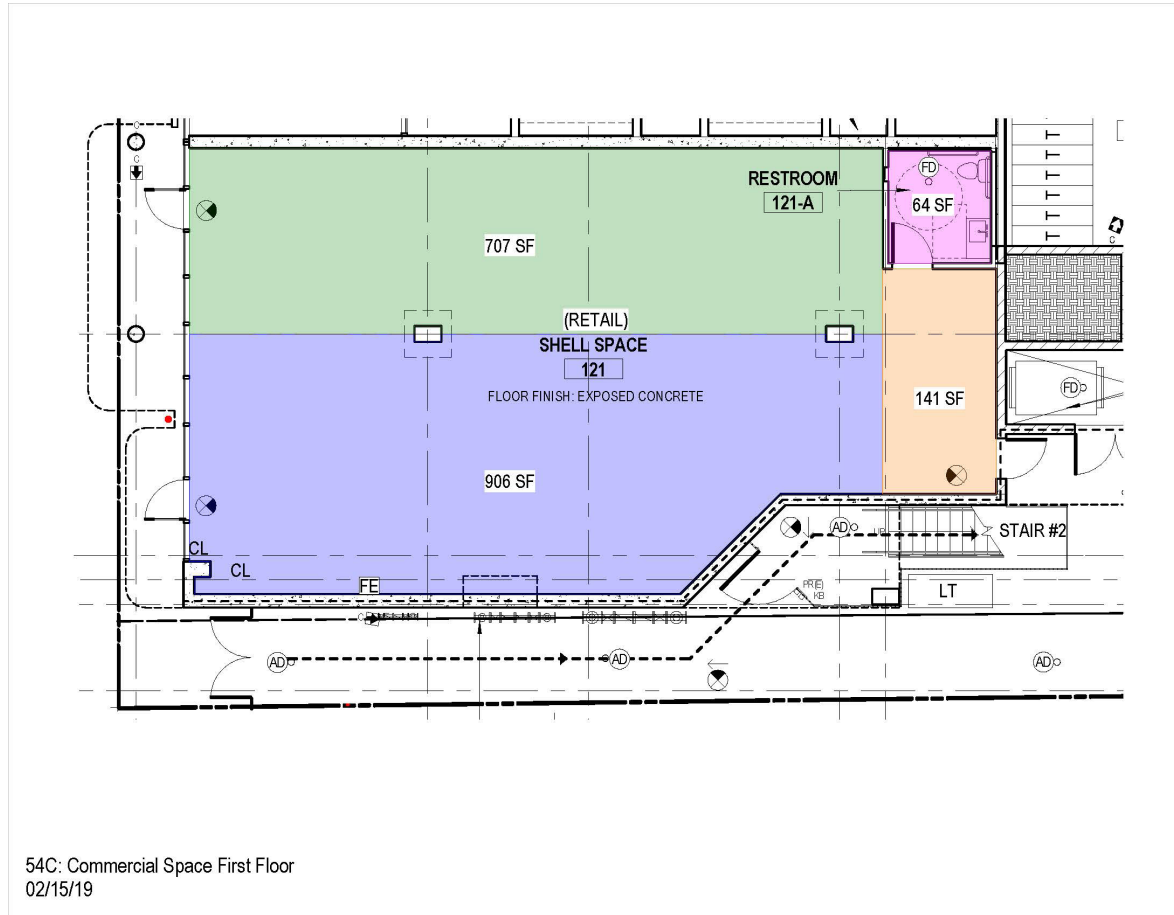
CBRE
 Lic. 01334809
 +1 310 363 4728
 roy.gaut@cbre.com

FOR LEASE

New Mixed Use Development

5414 CRENSHAW BOULEVARD | LOS ANGELES, CA 90043

RETAIL



FOR MORE INFORMATION PLEASE CONTACT:

Aaron Anderson

Choice Acquisitions
Lic. 01290018
+1 888 400 3014 X 2
aaron@choiceacquisitions.com

Roy Gaut

CBRE
Lic. 01334809
+1 310 363 4728
roy.gaut@cbre.com

FOR LEASE

New Mixed Use Development

5414 CRENSHAW BOULEVARD | LOS ANGELES, CA 90043

RETAIL



CRENSHAW / LAX TRANSIT PROJECT



FOR MORE INFORMATION PLEASE CONTACT:

Aaron Anderson

Choice Acquisitions
Lic. 01290018
+1 888 400 3014 X 2
aaron@choiceacquisitions.com

Roy Gaut

CBRE
Lic. 01334809
+1 310 363 4728
roy.gaut@cbre.com