

For Sublease Freestanding Retail Space



4299 S. Crenshaw Blvd., Los Angeles, CA 90008



Available

Size: ±2,400 SF
Rent: \$2.25 PSF/Mo., NNN
Term Through: 8/31/2029

Features

- ▶ Hard Corner of Crenshaw Blvd. and 43rd St.
- ▶ Close proximity to numerous elementary and middle schools.
- ▶ Former convenience store with great signage opportunities.
- ▶ Situated between the 10 and 110 freeways.

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area



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Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2026 Estimated Population	7,460	32,207	153,096
2031 Projected Population	7,358	31,245	147,601
2020 Census Population	7,043	31,113	153,599
2010 Census Population	6,745	30,608	152,671
Projected Annual Growth 2026 to 2031	-0.3%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2026	0.7%	0.3%	-
2026 Median Age	45.8	43.4	38.9
Households			
2026 Estimated Households	3,526	13,928	56,260
2031 Projected Households	3,504	13,584	54,682
2020 Census Households	3,376	13,610	55,064
2010 Census Households	3,246	13,121	53,043
Projected Annual Growth 2026 to 2031	-0.1%	-0.5%	-0.6%
Historical Annual Growth 2010 to 2026	0.5%	0.4%	0.4%
Race & Ethnicity			
2026 Estimated White	10.8%	11.8%	14.2%
2026 Estimated Black or African American	67.3%	60.6%	41.1%
2026 Estimated Asian or Pacific Islander	3.9%	5.1%	4.7%
2026 Estimated American Indian or Native Alaskan	0.6%	1.0%	1.7%
2026 Estimated Other Races	17.4%	21.5%	38.4%
2026 Estimated Hispanic	16.5%	22.6%	43.1%
Income			
2026 Estimated Average Household Income	\$111,901	\$113,682	\$106,263
2026 Estimated Median Household Income	\$73,802	\$80,999	\$81,765
2026 Estimated Per Capita Income	\$53,750	\$49,568	\$39,274
Education			
2026 Estimated High School Graduate	17.0%	19.8%	21.5%
2026 Estimated Some College	28.3%	25.0%	21.3%
2026 Estimated Associates Degree Only	8.5%	8.6%	7.0%
2026 Estimated Bachelors Degree Only	26.1%	22.6%	18.8%
2026 Estimated Graduate Degree	15.5%	13.9%	11.1%
Business			
2026 Estimated Total Businesses	609	1,542	4,892
2026 Estimated Total Employees	3,693	8,538	27,212
2026 Estimated Employee Population per Business	6.1	5.5	5.6
2026 Estimated Residential Population per Business	12.2	20.9	31.3