



**REDUCED
RATE**

**RETAIL
SPACE
FOR LEASE**



*Exclusive listing by Mike Tolj
Tolj Commercial Real Estate
DRE NO: 01373646*

4317-4321 Crenshaw Boulevard, Los Angeles, CA 90008



PROPERTY HIGHLIGHTS

- *Storefront Exposure on Crenshaw Boulevard*
- *On-Site Parking*
- *Street Frontage Visibility*
- *Conveniently near the 110 & 10 Freeways*
- *Minutes to Baldwin Hills Crenshaw Plaza*

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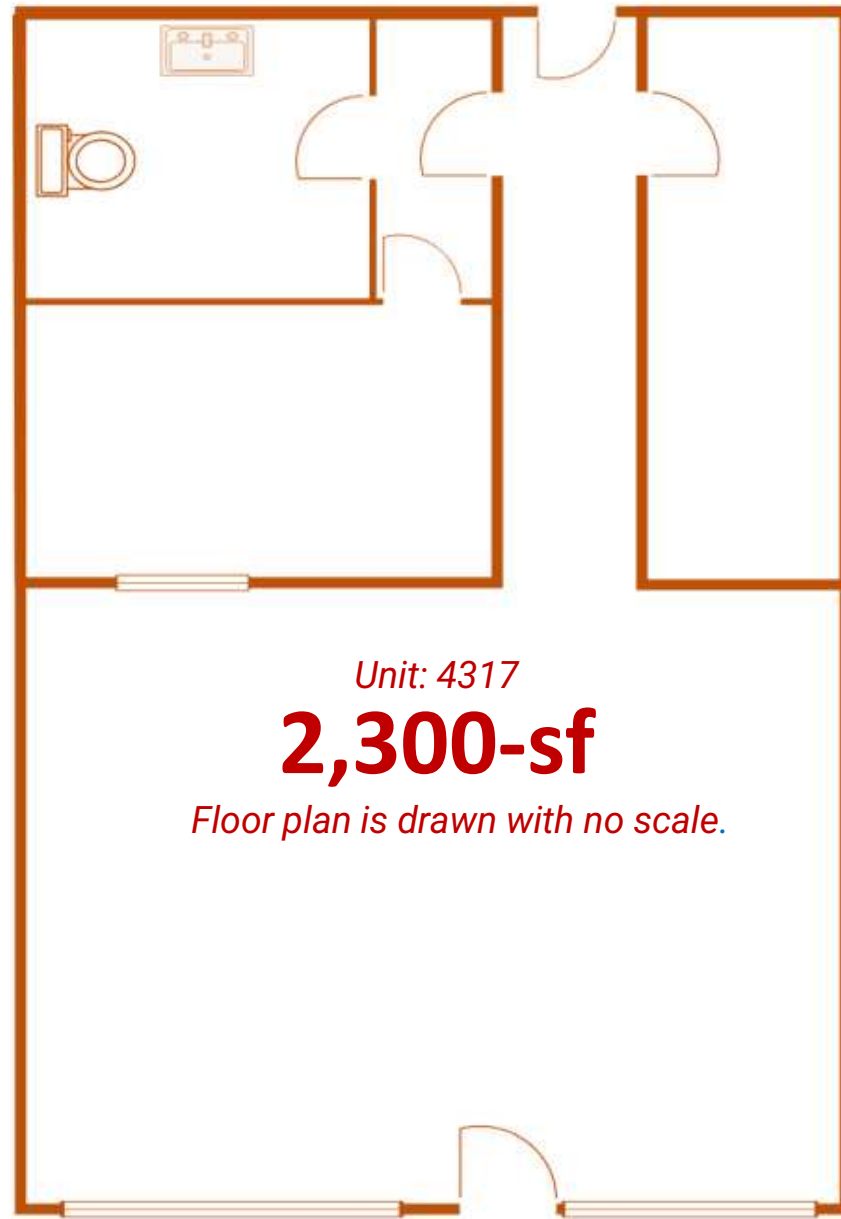
LEASE TERMS

Crenshaw Store Front nestled southwest of Downtown Los Angeles, stands amidst a bustling array of retailers. With its diverse tenant base, it provides an ideal space for fast convenience stores, offices, and other retail enterprises, all in compliance with city zoning regulations. Strategically situated, businesses flourish here, benefiting from exceptional visibility and accessibility. Notably, it's just blocks away from the Baldwin Hills Crenshaw Plaza.

Unit:	4317
Square Footage:	Approx. 2,300
Rental Rate:	\$2.55 per sf per month
Length of Term:	1-5 Years +
Parking:	On-Site, No-Reservation Parking
Lease Type:	Modified Gross (MG)
Utilities:	Separately metered
Zoning:	C 1.5-1-SP

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FLOOR PLAN



Unit: 4317
2,300-sf
Floor plan is drawn with no scale.

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Premier Retail Showroom

INTERIOR



PHOTOS



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INTERIOR

Storage Room

PHOTOS

Office Room

4317-4321

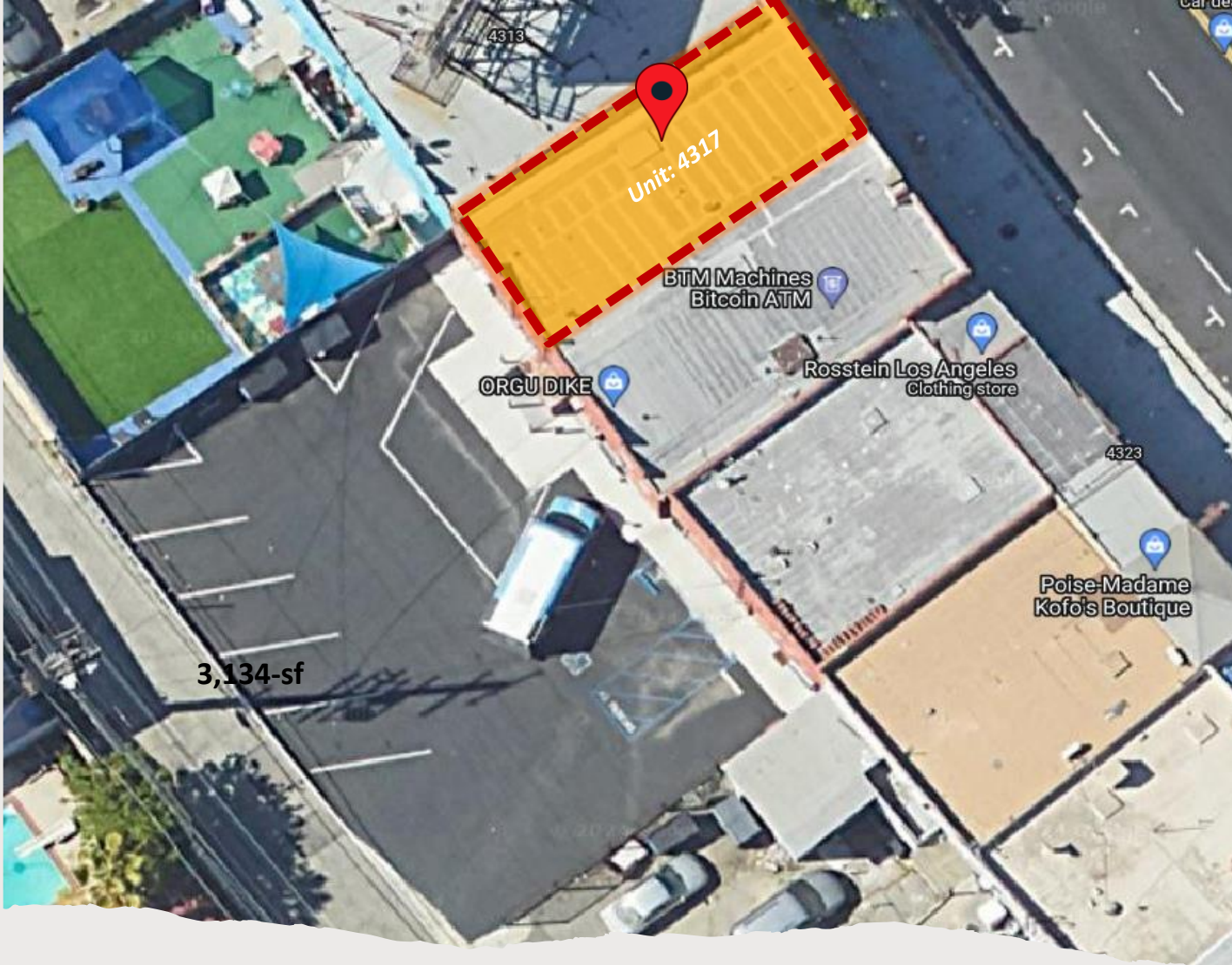
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SPACIOUS

LAYOUT

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SITE PLAN

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LOCAL DEMOGRAPHICS

Sources:  **RPR** REALTORS
PROPERTY
RESOURCE  Census Reporter



Population

33,877

Population Density per Sq. Mi.

11.4K



Number of Households

14,694

Median Age

41



Median Household Income

\$49,277

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TRAFFIC COUNT



40,512

2023 Est. daily traffic counts



Street: Crenshaw Blvd
Cross: W 43rd St
Cross Dir: NW
Dist: 0.02 miles

40,036

2023 Est. daily traffic counts



Street: Crenshaw Blvd
Cross: W 43rd St
Cross Dir: SE
Dist: 0.04 miles

3,470

2023 Est. daily traffic counts



Street: Homeland Dr
Cross: S Victoria Ave
Cross Dir: SW
Dist: 0.02 miles

4317-4321

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BALDWIN HILLS
CRENSHAW

Crenshaw Blvd



4713-4721 Crenshaw Boulevard, Los Angeles, CA 90008

BROKER CONTACT INFORMATION



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