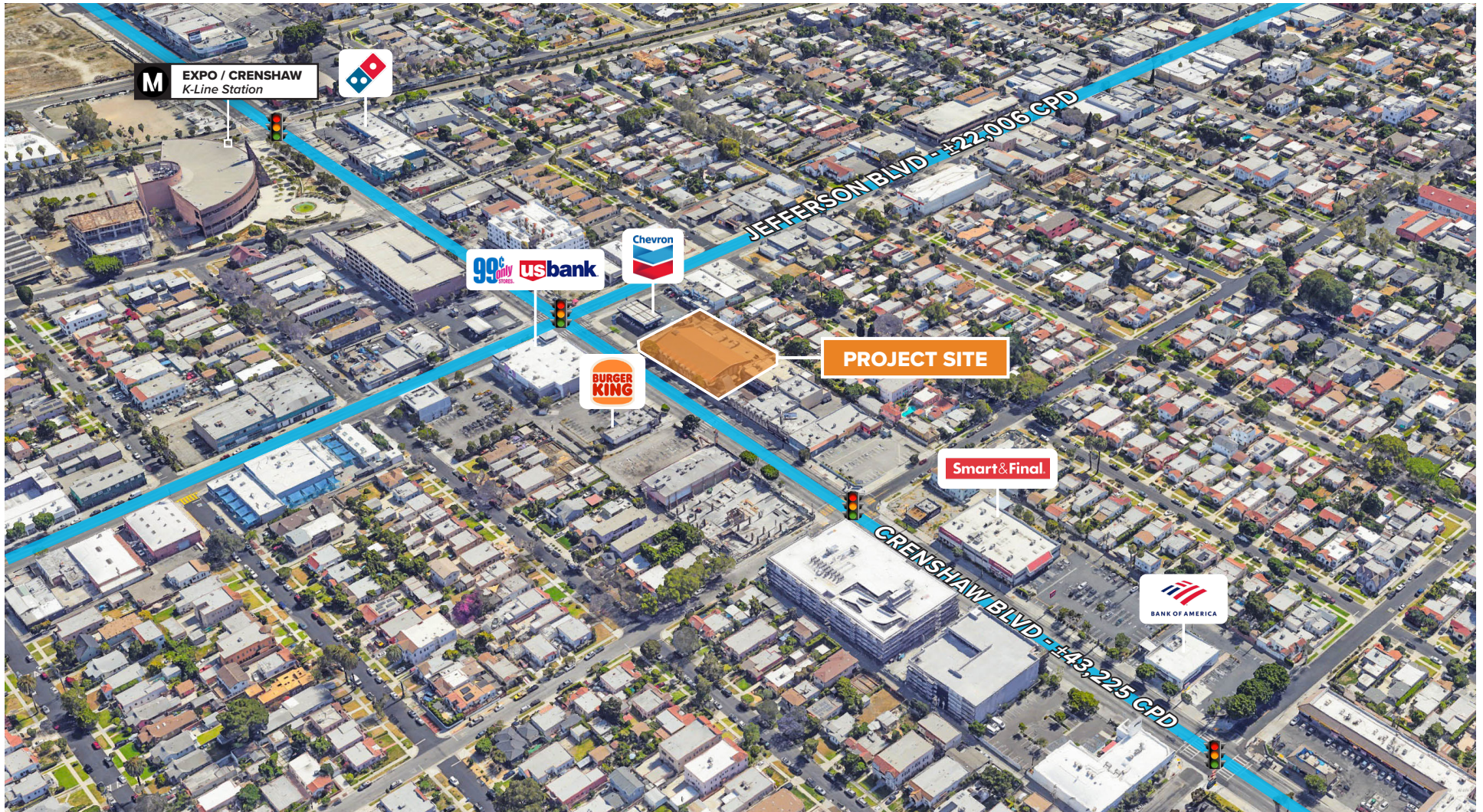


NEW CONSTRUCTION

# 10,000 - 40,000 SF AVAILABLE FOR LEASE

3017 - 3045 Crenshaw Blvd | Los Angeles, CA



For leasing, please contact:

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**beta.**

# 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 136 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



# DEMOGRAPHIC SUMMARY



## RESIDENTIAL POPULATION

1 MILE  
**41,628**

2 Miles  
**185,195**

3 Miles  
**402,091**



## DAYTIME POPULATION

1 MILE  
**21,123**

2 Miles  
**91,766**

3 Miles  
**241,209**



## AVG. HOUSEHOLD INCOME

1 MILE  
**\$93,081**

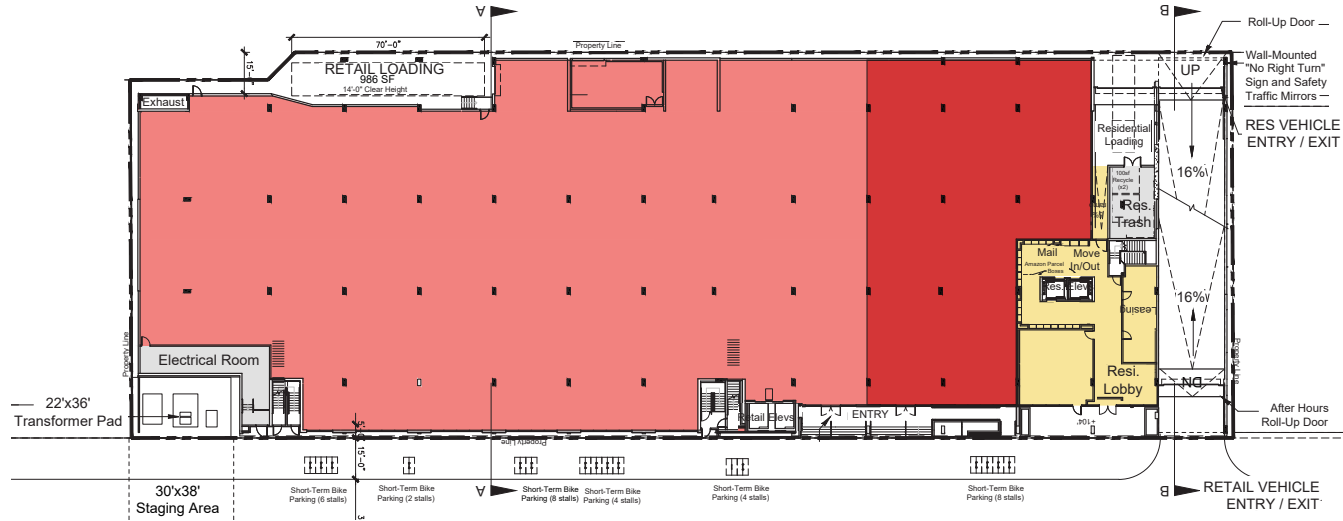
2 Miles  
**\$94,850**

3 Miles  
**\$103,546**



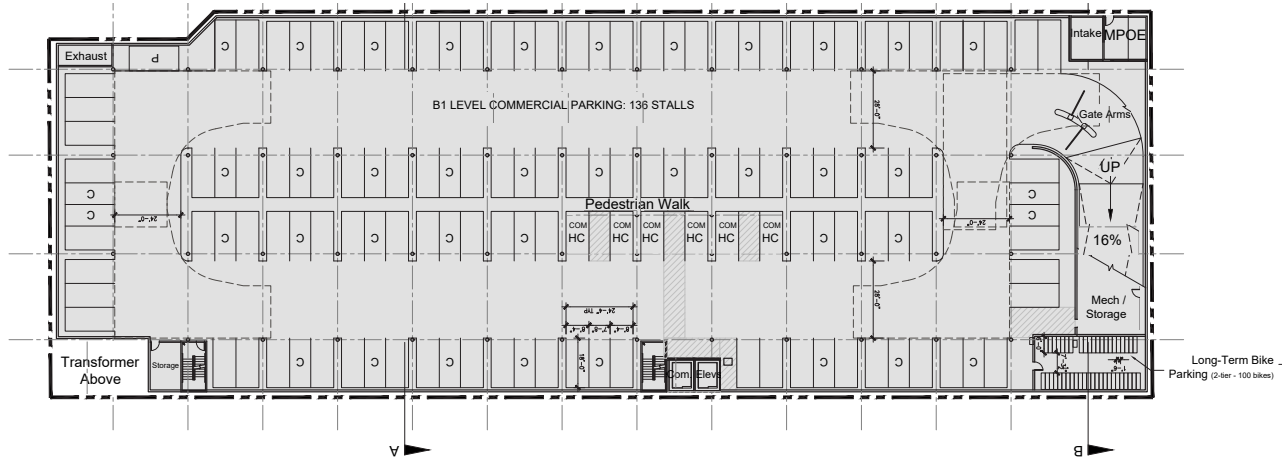
# CONCEPTUAL SITE PLAN

## Ground Level Plan



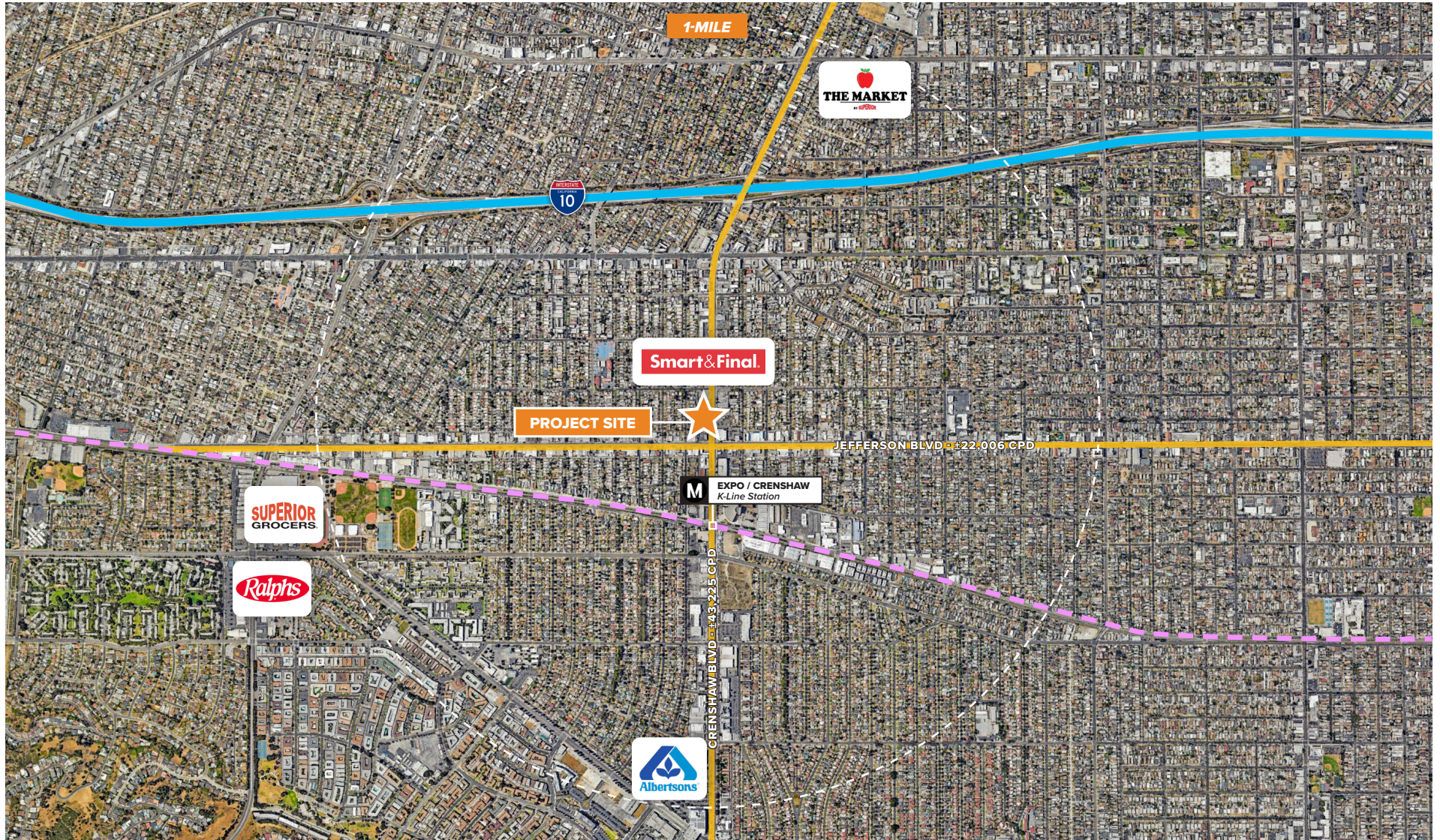
CRENSHAW BLVD | ±43,225 CPD

## Retail Parking Level



CRENSHAW BLVD | ±43,225 CPD

# AREA OVERVIEW



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