

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
- Less than half a mile away from the 10 Freeway



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

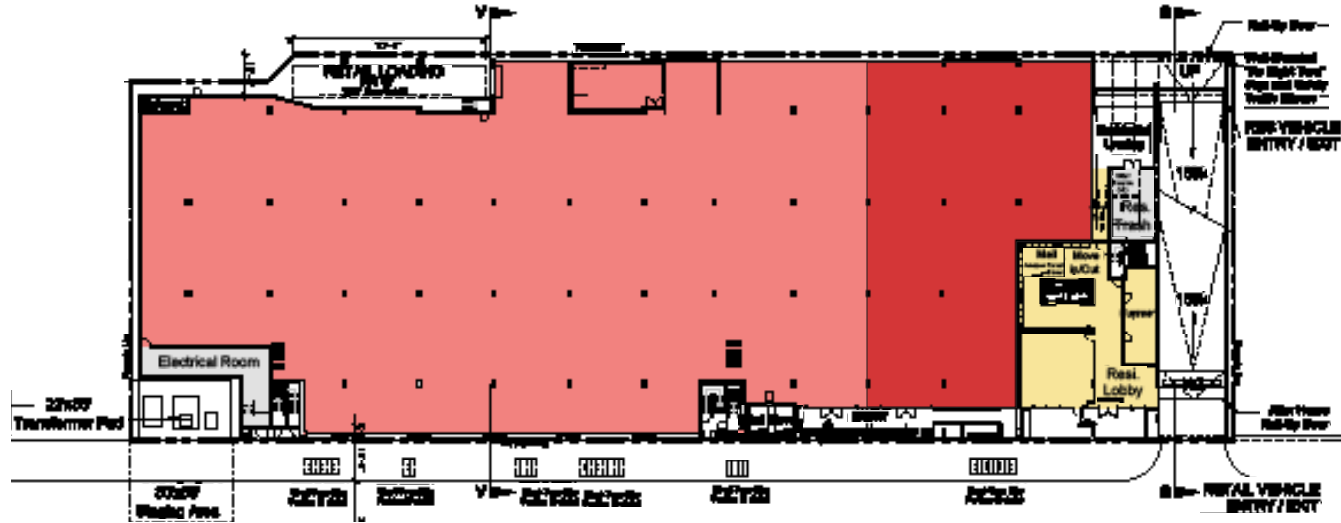
2 Miles
\$94,850

3 Miles
\$103,546



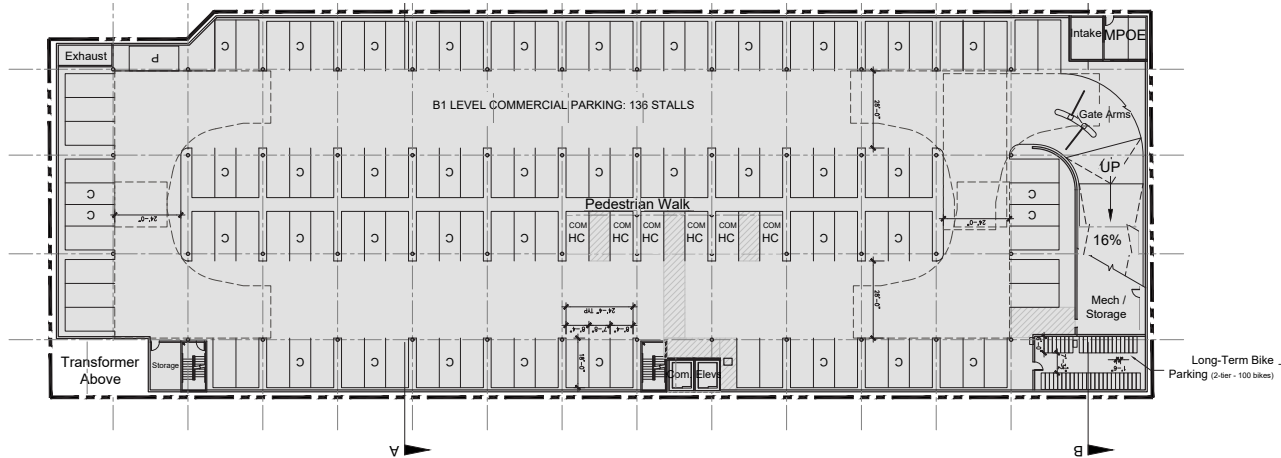
CONCEPTUAL SITE PLAN

Ground Level Plan



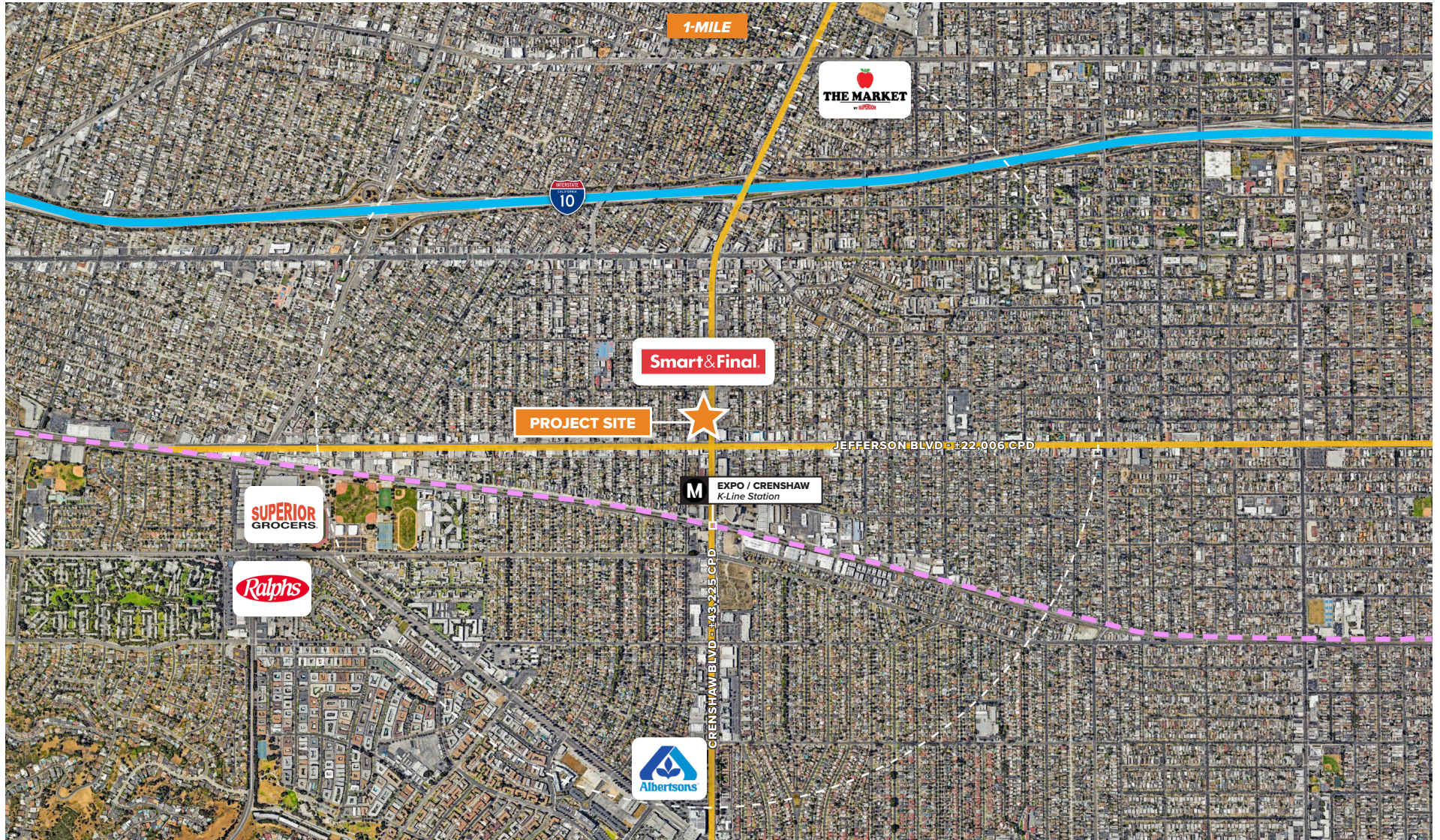
CRENSHAW BLVD | ±43,225 CPD

Retail Parking Level



CRENSHAW BLVD | ±43,225 CPD

AREA OVERVIEW



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