



Special Teaser Rate: \$2.00 per sf per moth

3 MONTHS

Available For Qualified Applicants
Per Landlord's Discretion

**RETAIL
SPACE
FOR LEASE**



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

4317-4323 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*

4317-4323 Crenshaw Boulevard, Los Angeles, CA 90008

LEASE TERMS

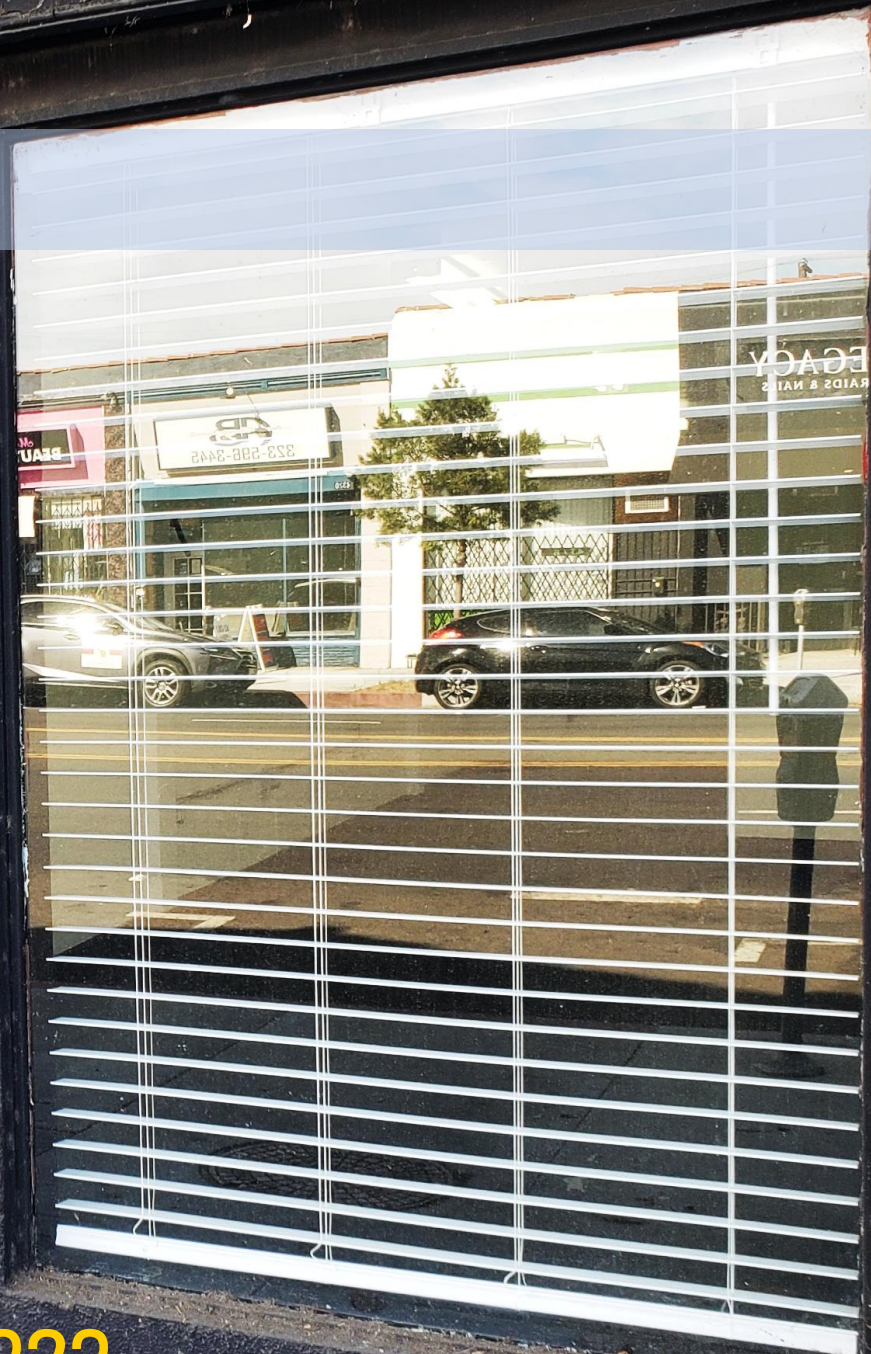
Crenshaw Store Front nestled southwest of Downtown Los Angeles, stands amidst a bustling array of retailers. With its diverse tenant base, it provides an ideal space for fast convenience stores, offices, and other retail enterprises, all in compliance with city zoning regulations. Strategically situated,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

Units & Square Footage:	4317 Approx. 930-sf (Leased)
	4319 ½ Approx. 659-sf
Rental Rate:	\$2.45 per sf per month (Unit. 4317) (Leased)
	\$2.65 per sf per month (Unit. 4319 ½)
Length of Term:	1-5 Years +
Parking:	On-Site, No-Reservation Parking
Lease Type:	Modified Gross (MG)
Utilities:	Separately metered
Zoning:	C1.5-1-SP

**REDUCED
RATE**

Limited-time teaser rate of \$2.00 per sq. ft. per month for the first three months, available to qualified applicants, at the landlord's discretion. Terms and conditions apply. Rates and qualifications may change without notice..

4317-4323 Crenshaw Boulevard, Los Angeles, CA 90008



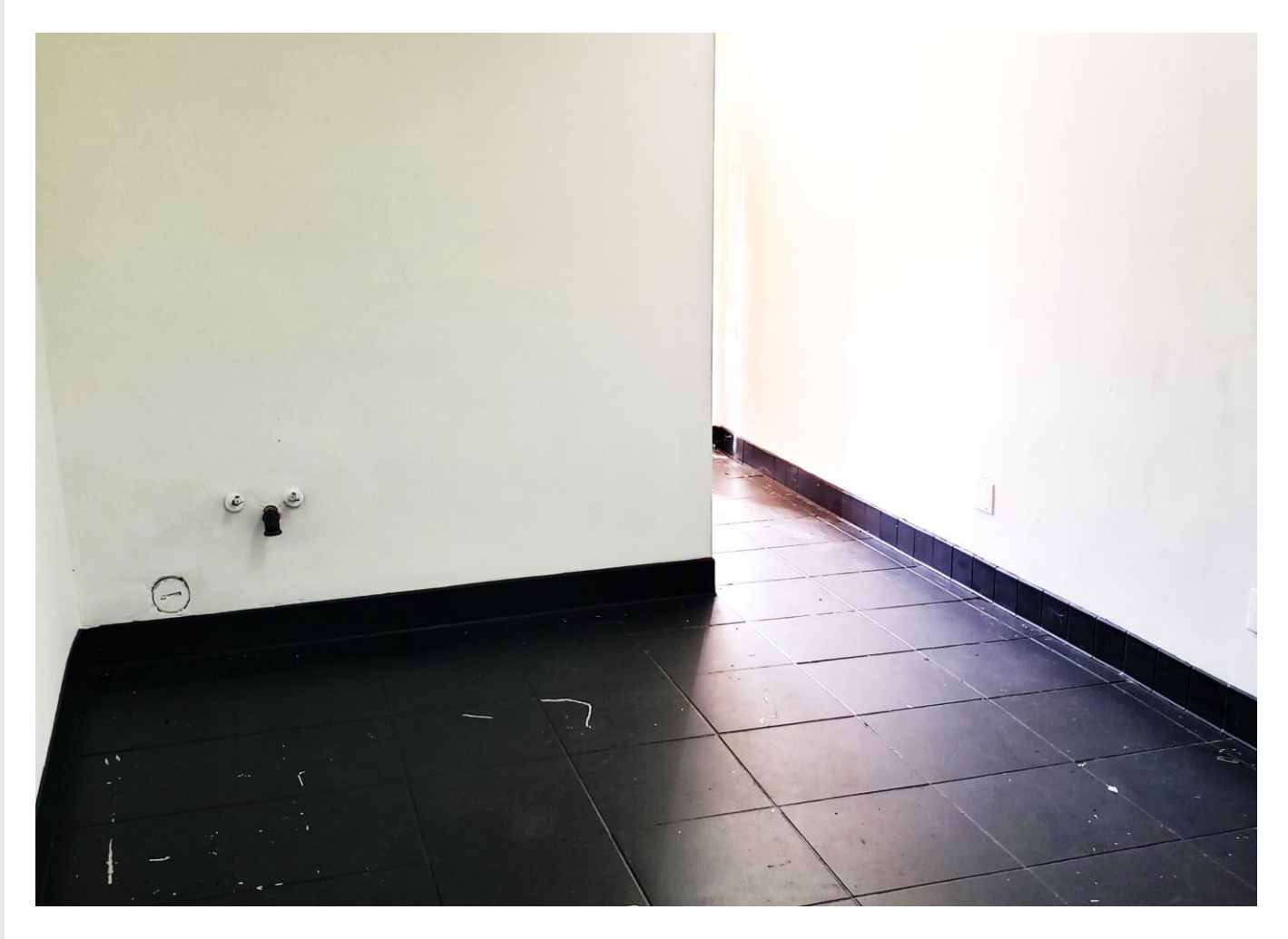
FLOOR PLAN



Floor plan is drawn with no scale.

4317-4323 Crenshaw Boulevard, Los Angeles, CA 90008

INTERIOR



PHOTOS (Unit 4319 ½)

4317-4323 Crenshaw Boulevard, Los Angeles, CA 90008



SITE PLAN

4317-4323 Crenshaw Boulevard, Los Angeles, CA 90008

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

4317-4323 Crenshaw Boulevard, Los Angeles, CA 90008

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

4317-4323

Crenshaw Boulevard, Los Angeles, CA 90008

BALDWIN HILLS
CRENSHAW

Crenshaw Blvd



4317-4723 Crenshaw Boulevard, Los Angeles, CA 90008

BROKER CONTACT INFORMATION



Mike Tolj, MBA
Commercial Broker
DRE No. 01373646
Work: 323.258.4946
Cell: 323.317.2561
mike@toljcommercial.com

Disclaimer: The information together with any projections or other data has been furnished for sources, which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties to conduct independent investigation of all information.



930 Colorado Boulevard, Suite 1, Los Angeles, CA 90041

www.toljcommercial.com