

# LEIMERT PARK MIXED USE 4064 Crenshaw Blvd



## Offering Memorandum

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## PROPERTY OVERVIEW

We are pleased to offer this incredible owner/user opportunity to purchase a two-story mixed-use retail/office building and lot in the heart of Leimert Park. The property is located directly across the street east of Baldwin Hills Crenshaw Plaza and is three blocks north of the new Leimert Park Station (Metro), placing the project in the highest transit-oriented-community tier, TOC4.

## OFFERING SUMMARY

<b>ADDRESS</b>	4064 CRENSHAW BOULEVARD L.A. CA 90008
<b>APN</b>	BLDG 5024-009-011 & LOT 5024-009-017
<b>BUILDING SIZE</b>	APPROX. 6,578 SF (PER PUBLIC RECORD)
<b>COMBINED LOT SIZE</b>	APPROX. 6,090 SF (PER PUBLIC RECORD)
<b>PARKING</b>	10 PARKING SPACES
<b>YEAR BUILDING BUILT</b>	1948
<b>ZONING</b>	BLDG - LAC1.5 & LOT LAR1
<b>T.O.C. TIER</b>	TIER 4
<b>OCCUPANCY</b>	1ST FLR VACANT 2ND FLR LEASED THRU JUNE 2024
<b>CURRENT GROSS INCOME</b>	1ST FLR \$0 (VACANT) 2ND FLR \$3,000/MO PARKING LOT \$900/MO
<b>ASKING PRICE</b>	SUBMIT BEST OFFER



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## INVESTMENT HIGHLIGHTS

- Vacant ground floor available for owner/user
- Second floor leased through June 2024 for Salon Suites
- Three blocks north of Leimert Park Station (Metro)
- Separate parking lot with +/-10 spaces across alley
- Incredible development opportunity with TOC4 designation
- Can be sold concurrently with 3540-3552 MLK & 4055 McClung



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## CONSUMER SPENDING

2020 Annual Spending	2 Mile	5 Mile	10 Mile
Total Apparel	\$90,055,907	\$696,497,440	\$2,100,028,356
Total Entertainment & Hobbies	\$216,162,934	\$1,580,393,528	\$5,175,777,417
Total Food and Alcohol	\$422,064,577	\$3,441,700,327	\$10,801,674,927
Total Household (Maint., Ops, Furn., etc)	\$242,404,924	\$1,761,650,611	\$5,870,521,951
Total Transportation/Maintenance	\$380,661,994	\$2,863,352,158	\$9,134,335,595
Total Health Care	\$64,783,346	\$512,738,486	\$1,682,808,080
Total Education/Day Care	\$95,254,594	\$776,952,187	\$2,712,733,068
<b>Total Specified Consumer Spending</b>	<b>\$1,511,388,276</b>	<b>\$11,633,284,737</b>	<b>\$37,477,879,394</b>



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Martin Luther King Jr. Blvd

Crenshaw Blvd

3552

3540

4064

4055

4064 Crenshaw

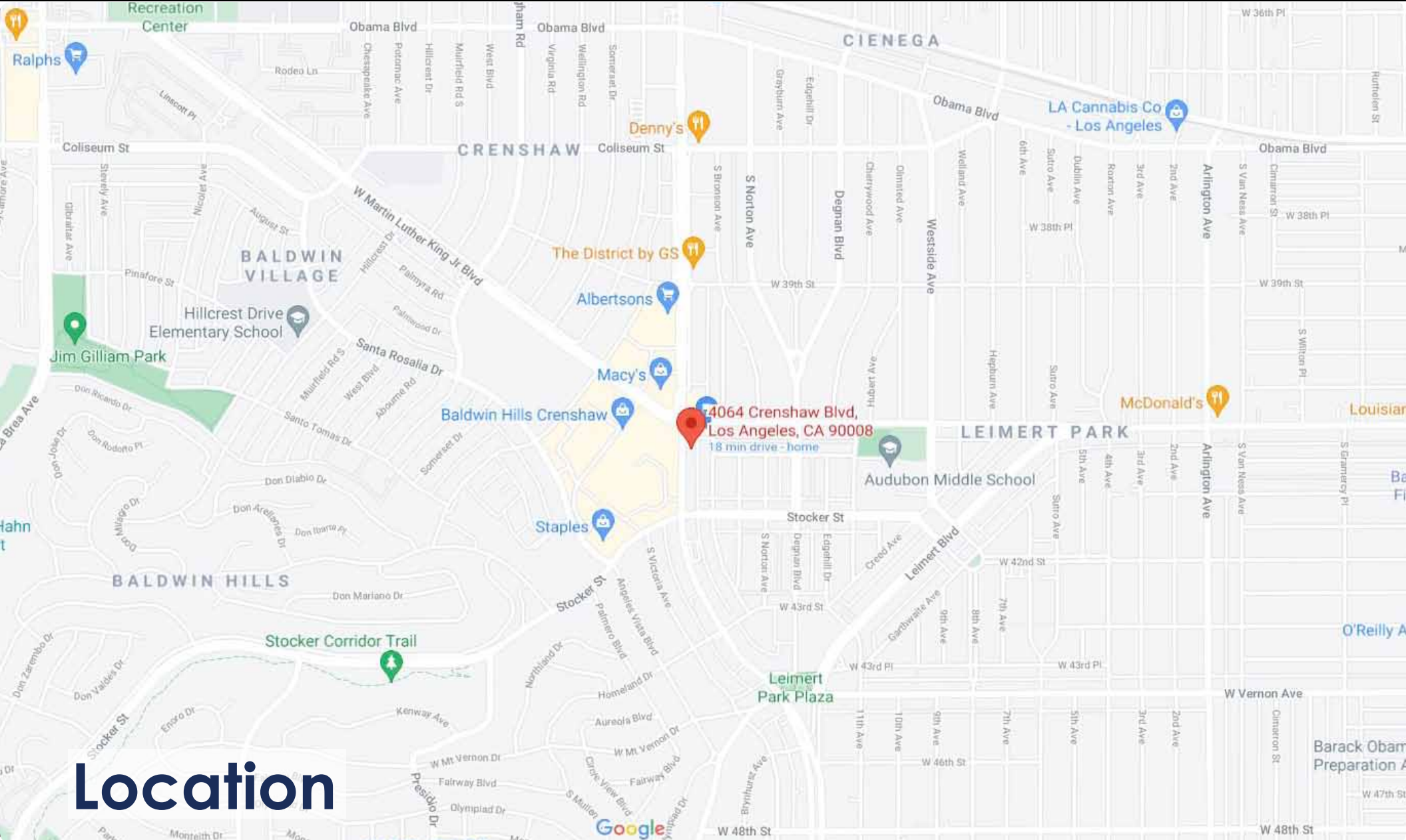
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## Location

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