

LEIMERT PARK RETAIL 3540-3552 MLK & 4055 McClung



Offering Memorandum

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PROPERTY OVERVIEW

We are pleased to offer this incredible opportunity to purchase a retail project and lot in the heart of Leimert Park. The project is located a block from Baldwin Hills Crenshaw Plaza and is in close proximity to the new Expo Line, placing the project in the highest transit-oriented-community tier, TOC4.

OFFERING SUMMARY

ADDRESS	3540, 3552 MLK JR BLVD & 4055 MCCLUNG LOS ANGELES, CA 90008
APN	5024-009-014, 5024-009-015, 5024-009-016
BUILDING SIZE	APPROX. 7,623 SF (PER PUBLIC RECORD)
LOT SIZE	APPROX. 15,506 SF (PER PUBLIC RECORD)
PARKING	APPROX. 23 PARKING SPACES
YEAR BUILT	1931
ZONING	LA C1.5 & LAR1
T.O.C. TIER	TIER 4
CURRENT ANNUAL INCOME	\$93,190 @ 60% OCCUPANCY
ASKING PRICE	SUBMIT BEST OFFER



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INVESTMENT HIGHLIGHTS

- Ground Floor Street-Front Retail comprised of four separate units
- Directly across street from Baldwin Hills Crenshaw Plaza
- Three blocks north of Leimert Park Station (Metro)
- Plentiful Parking with a total of approximately 23 Spaces
- Incredible development opportunity with TOC4 designation
- NOTE: Can be sold concurrently with 4064 Crenshaw



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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
Total Specified Consumer Spending	\$1,511,388,276	\$11,633,284,737	\$37,477,879,394



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Martin Luther King Jr. Blvd

Crenshaw Blvd

3552

3540

4064

4055

4064 Crenshaw

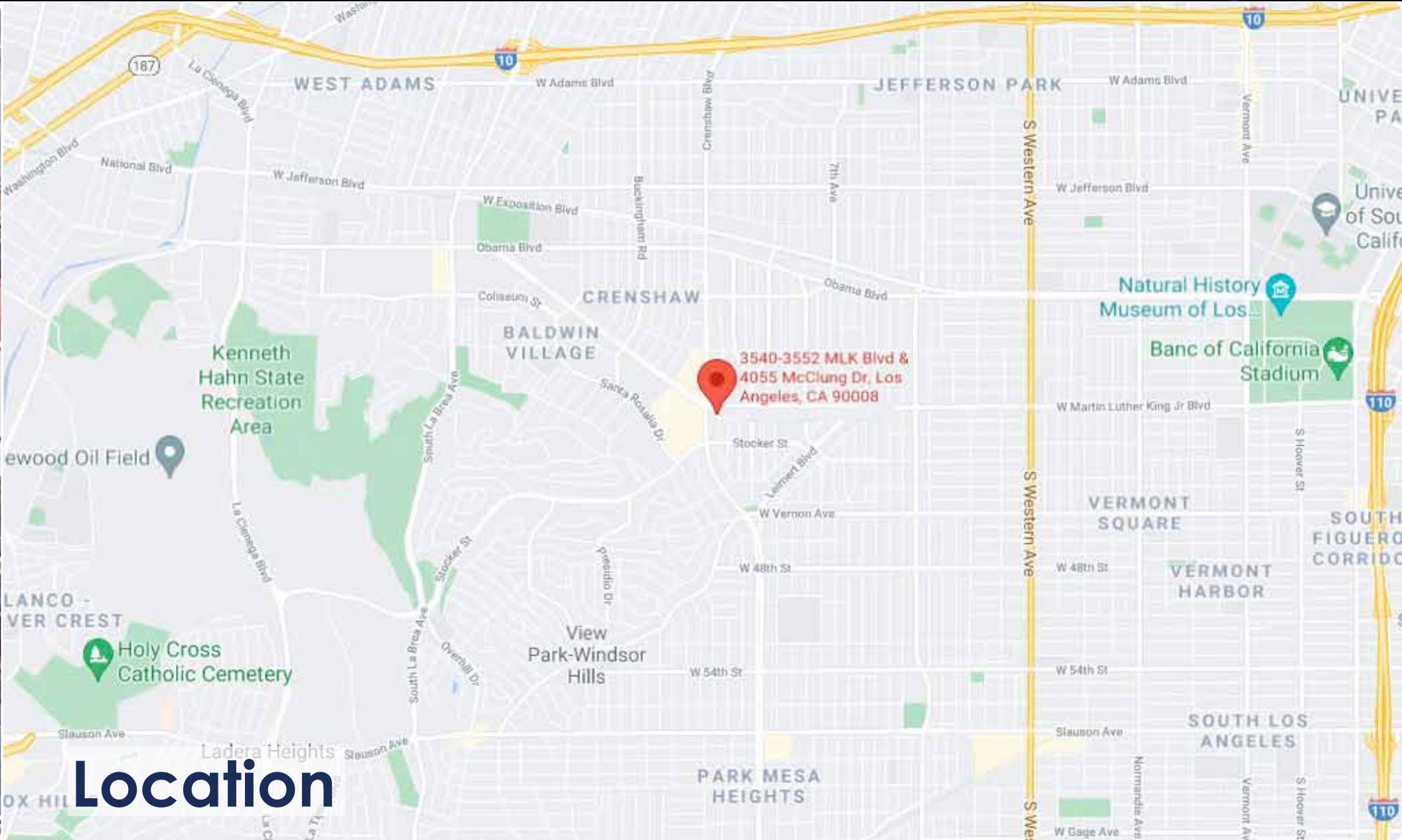
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