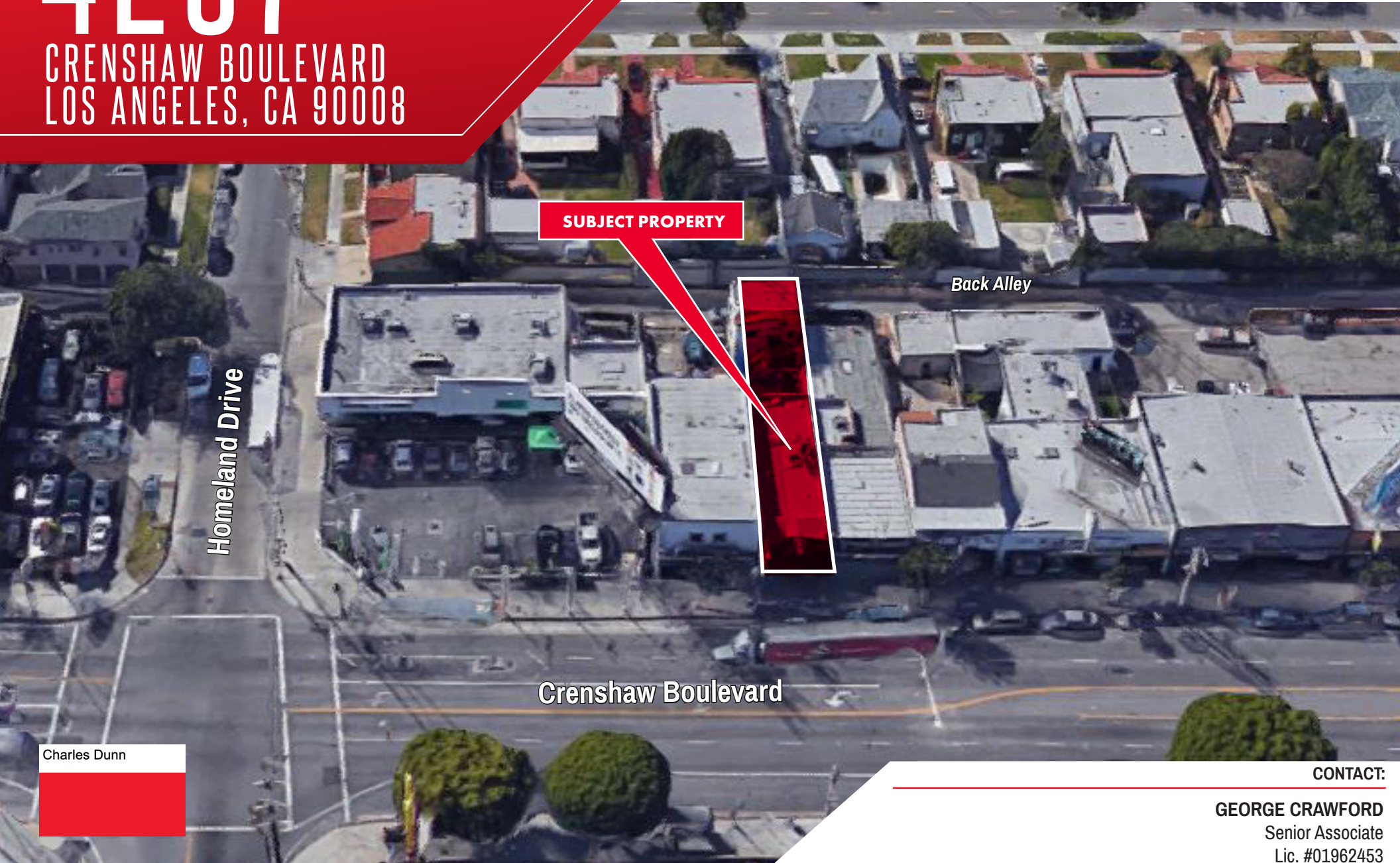


4287

CRENSHAW BOULEVARD
LOS ANGELES, CA 90008

**HIGHLY VISIBLE RETAIL RESTAURANT
FOR SALE COMMERCIAL PROPERTY**



SUBJECT PROPERTY

Back Alley

Homeland Drive

Crenshaw Boulevard

Charles Dunn

CONTACT:

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Senior Associate

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gcrawford@charlesdunn.com

CHARLES DUNN COMPANY, INC.

800 West Sixth Street, Suite 800 | Los Angeles, CA 90017 | Lic. #01201641 | charlesdunn.com

PROPERTY OVERVIEW

PROPERTY ATTRIBUTES

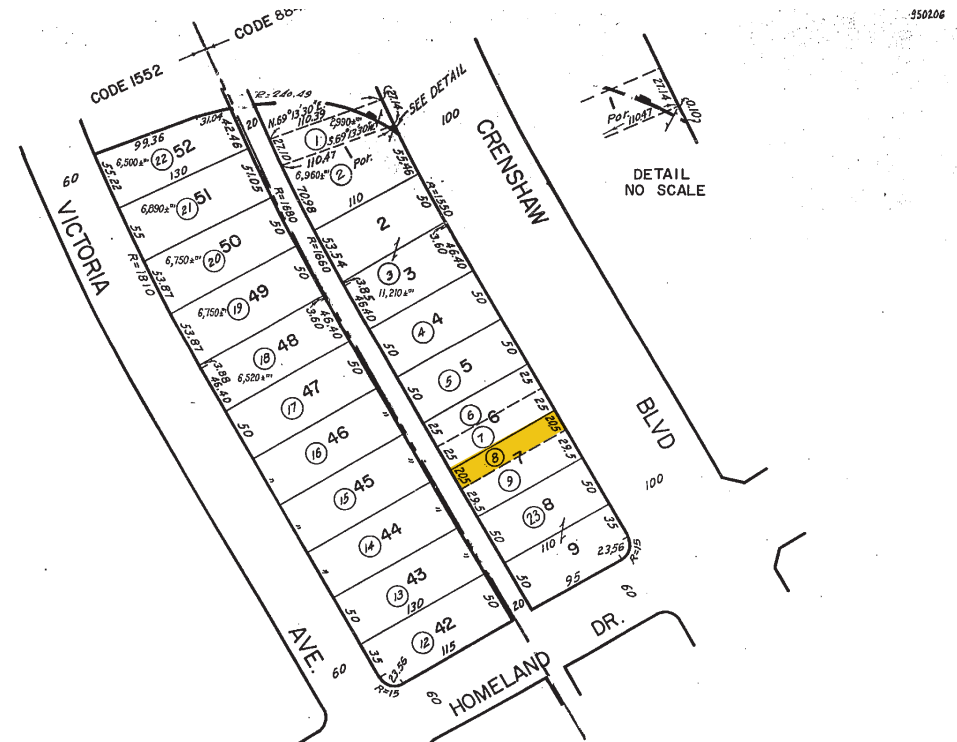
- Located on rapidly developing Crenshaw Boulevard corridor
- 600 feet from new Leimert Park Metro Station
- Highly visible retail location on major thoroughfare
- High daily traffic - 43,641 cars per day*
- Great Walk Score (90) = Walkers Paradise. This means residents can access the address without a car. Walk Score is a private company that measures the walkability of an address on a scale from 0 to 100.*
- One non-compliant residential dwelling constructed above the garage in the rear of the property (buyer to confirm)



PROPERTY INFORMATION

ADDRESS	4287 Crenshaw Boulevard Los Angeles, California, 90008
SALE PRICE	\$380,000
APN	5024-007-008
YEAR BUILT	1931
BUILDING AREA	1,600 SF
LAND AREA	2,200 SF
ZONING	LAC1.5
CURRENT USE	Retail Restaurant

*Source: Costar and Walk Score ©





NEIGHBORING RETAILERS



Baldwin Hills

MLK Blvd.

Crenshaw Blvd.

Leimert Park

View Park

Stocker Street

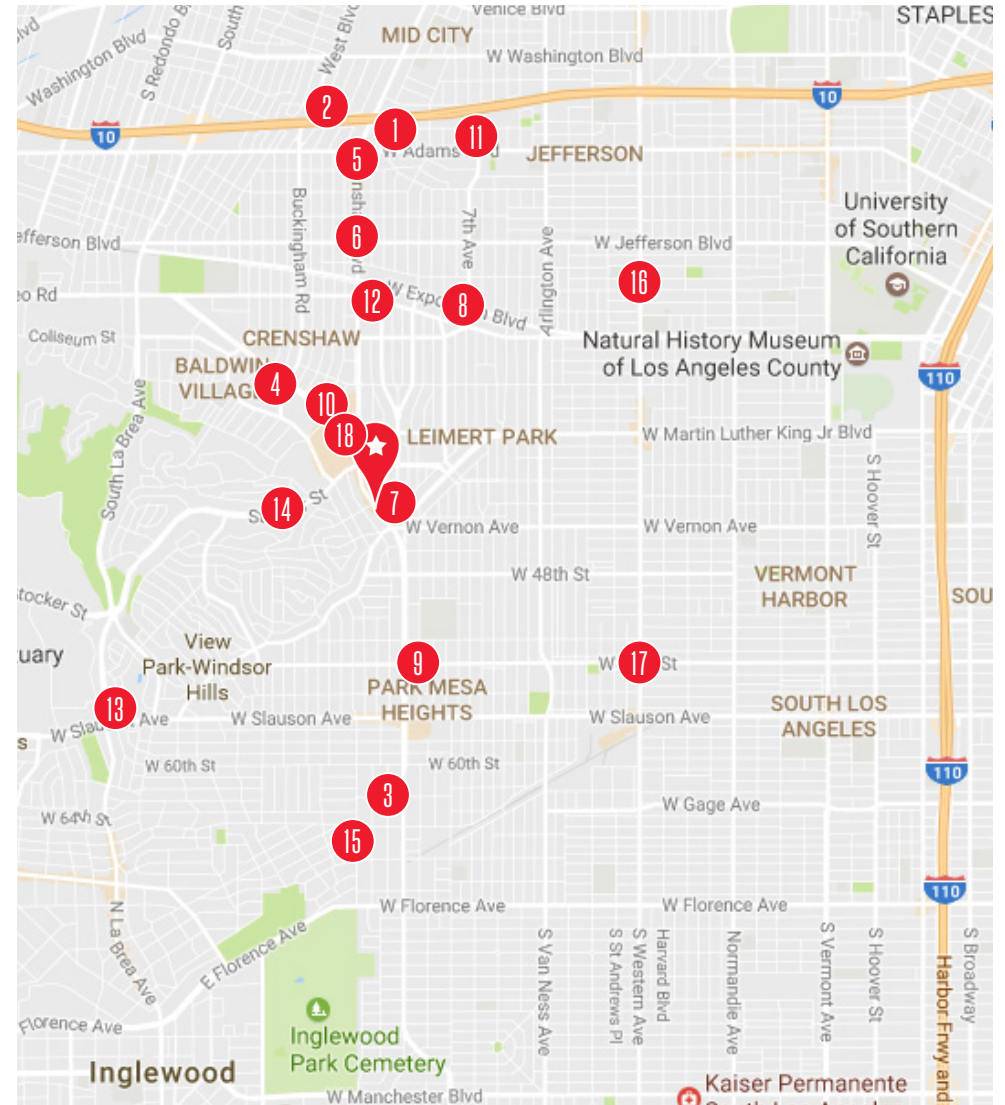
Subject Property

Crenshaw Blvd.

AREA DEVELOPMENT

PROPOSED & UNDER CONSTRUCTION

	ADDRESS	PROPERTY TYPE	PROPERTY SIZE (SF)
1	4314 W Adams Blvd	Class A Multifamily/Apartments	60,000
2	4347 W Adams Blvd	Class A Multifamily/Apartments	55,000
3	6336 Brynhurst Ave	Class B Multifamily/Apartments	15,370
4	4018 Buckingham Rd	Class A Multifamily/Apartments	140,000
5	2645 Crenshaw Blvd	Class A Multifamily/Apartments	80,000
6	3411-3429 Crenshaw Blvd	Class A Multifamily/Apartments	55,000
7	3562-3670 Crenshaw Blvd	Retail	306,852
8	3690 Crenshaw Blvd	Class A Multifamily/Apartments	160,000
9	5414 S Crenshaw Blvd	Class A Multifamily/Apartments	75,000
10	Marlton Ave & Santa Rosalia Dr	Kaiser Medical Offices	100,000
11	4220 Mont Clair St	Class A Multifamily/Apartments	40,000
12	3444 Rodeo Rd	Class A Multifamily/Apartments	225,000
13	4617 W Slauson Ave	Retail/Restaurant	3,520
14	3831 W Stocker St	Class A Multifamily/Apartments	74,000
15	6558-6572 West Blvd	Specialty/Shelter	45,305
16	3661-3664 Western Ave	Class A Multifamily/Apartments	29,780
17	5407 S Western Ave	Retail/Storefront	12,460
18	Stocker St. & Crenshaw Blvd.	Baldwin Hills Crenshaw Plaza Redevelopment	2,000,000



AREA DEVELOPMENT

BALDWIN HILLS 24-HOUR COMMUNITY // LA.CURBED.COM

Once the Crenshaw Line light rail project is done in 2019, it'll have a portal directly into the Baldwin Hills Crenshaw Plaza, and to meet it the BHCP is planning a huge and dramatic overhaul to make the 43-acre site into a round-the-clock community. Mall owners are envisioning a bold remake that would add two million square feet of new retail and hotel space, plus offices, condos, and apartments on nearly every spare inch of the site that's not yet occupied with a soon-to-be-rehabbed mall, reports Building LA.

Developers/mall-owners Capri Capital Partners are planning a separate “pedestrian-oriented retail village” where Stocker Street meets Crenshaw; it would have a collection of one- and two-story restaurants and stores grouped around a wide pedestrian paseo that would connect shoppers to the mall. The area would be liberally landscaped; from the renderings, it looks so similar to a Grove-like shopping center that you can almost hear the piped-in music. Though there are definitely pedestrian-friendly elements at work here, don't fret, drivers: there will also be plenty of parking. Despite new subway access right at its front door, at MLK Jr. Boulevard and Crenshaw, there will be 7,000 parking spots split between the two sections of the site.

At Santa Rosalia and Stocker, the plan is to put up a 12-story hotel tower with 400 rooms. The hotel's plaza floor would match up with the retail village and would allow for a smooth connection between the two. The hotel would be a fairly standard-looking glassy rectangle with a blade of glass at each floor extending the length of the building. The hotel would also have a 74-car parking lot next to it, on the west side.



The office space would be on the other end of the property, where Marilton and Crenshaw meet Thirty-Ninth Street. Currently the location of a grocery store and pharmacy, the office building would be 14 stories tall and have an underground parking garage.

A lot of what's left of the space after that would be devoted to housing, both apartments and condos. Of the 961 total units, 550 would be condos and 461 would be one- and two-bedroom apartments. The condos would be over on the Santa Rosalia side of the site, in two five-story buildings next to two 50-foot-tall parking structures.

The apartments would be in what looks like a trio of seven-story buildings on the Marilton and Thirty-Ninth Street side of the project. All three would have groundfloor retail and one level of above-ground parking. Developers would like to attract a big market (85,000 square feet) to replace the one being taken out by the proposed office tower.

The timeline for this massive undertaking hasn't been firmed up yet and depends, of course, on securing funding. Regardless, it's now estimated that all the work will be done by 2020.

PUBLIC TRANSPORTATION

CRENSHAW-LAX TRANSIT PROJECT

The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood and El Segundo, and portions of unincorporated Los Angeles County. The new Metro Rail extension will offer an alternative transportation option to congested roadways and provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County. Riders will be able to make easy connections within the entire Metro Rail system, municipal bus lines and other regional transportation services.

The Crenshaw/LAX Transit Project will serve the Crenshaw District, Inglewood, Westchester and surrounding area with eight stations at:

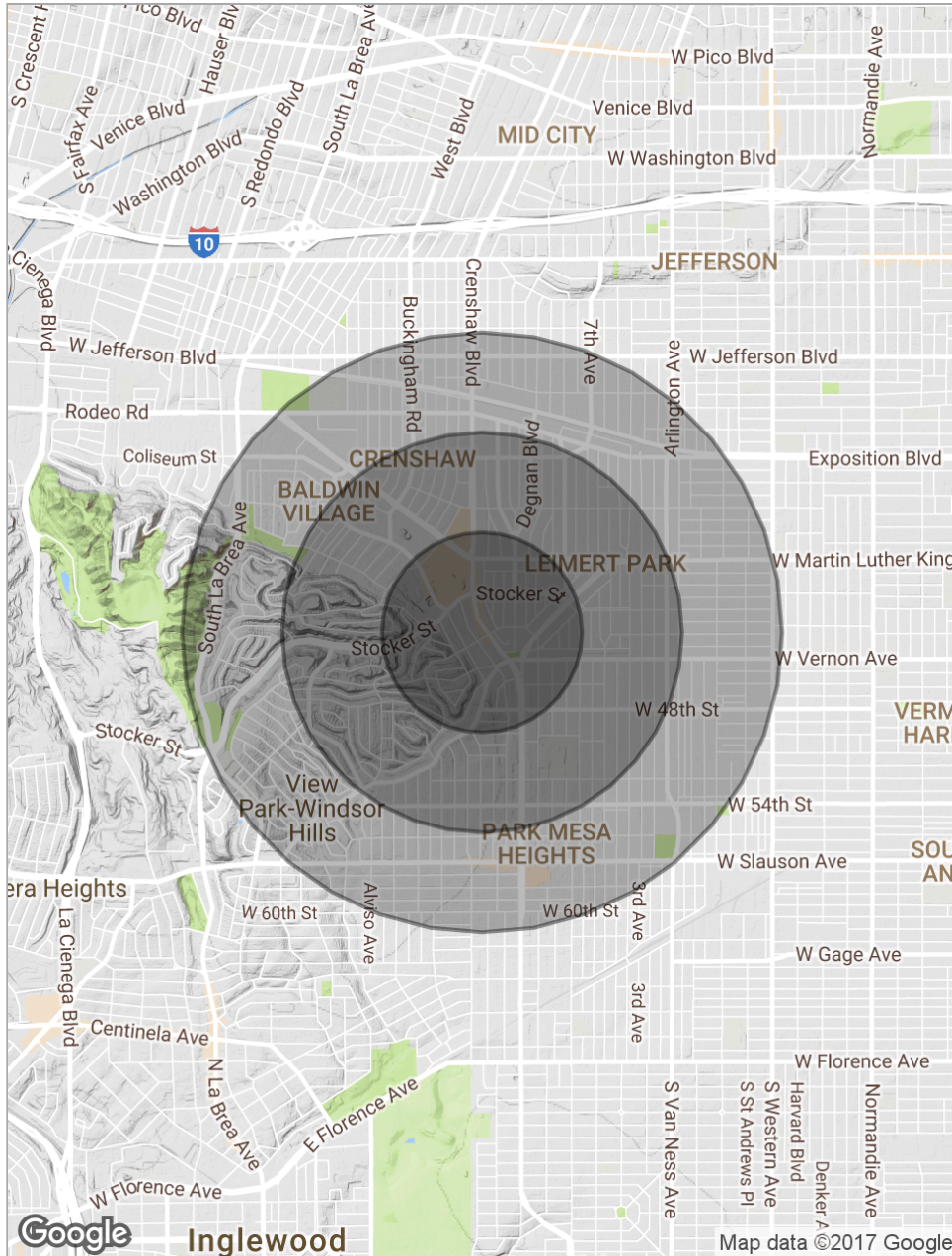
1. Expo/Crenshaw
2. Martin Luther King Jr.
3. Leimert Park
4. Hyde Park
5. Fairview Heights
6. Downtown Inglewood
7. Westchester/Veterans
8. Aviation/Century

In addition to the alternative transportation option to congested roadways, the project will also provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County.

The Crenshaw/LAX Project is one of 12 transit projects funded by Measure R, the half-cent sales tax approved by Los Angeles County voters in 2008.



DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	8,118	30,811	78,338
Median age	41.9	40.8	37.6
Median age (male)	35.0	33.9	32.9
Median age (Female)	45.9	44.9	41.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	3,799	13,509	31,352
# of persons per HH	2.1	2.3	2.5
Average HH income	\$56,430	\$56,428	\$53,754
Average house value	\$493,900	\$502,366	\$478,367
ETHNICITY (%)	0.5 MILES	1 MILE	1.5 MILES
Hispanic	9.6%	15.0%	26.2%
RACE (%)	0.5 MILES	1 MILE	1.5 MILES
White	3.5%	5.7%	8.9%
Black	83.9%	77.5%	66.6%
Asian	2.4%	3.4%	3.1%
Hawaiian	0.8%	0.4%	0.2%
American Indian	0.7%	0.5%	0.4%
Other	6.8%	10.8%	18.7%

* Demographic data derived from 2010 US Census

4287

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