



BUILT-OUT MEDICAL SPACE FOR LEASE - NEAR BALDWIN HILLS MALL

4251 CRENSHAW BOULEVARD, LOS ANGELES, CA 90008

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ASSET GROUP



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Highlights

- Approximately 3,600 Sq Ft Former Medical
- Great Street Visibility
- Large Gated Parking Lot
- Signage on Building and Pole Signage
- Ideal for Dental Office Medical Use, Urgent Care or Any Other Office or Retail Use
- Co Tenant: Allied Health
- Busy Crenshaw Blvd
- Excellent Traffic Counts
- Well Known Retail Corridor
- 2-Mile Population: 154,288
- Within Proximity of Baldwin Hills Crenshaw Plaza and Plans to turn in into a Mix-Use Project by 2020
- New Metro-Subway Access Located on Crenshaw

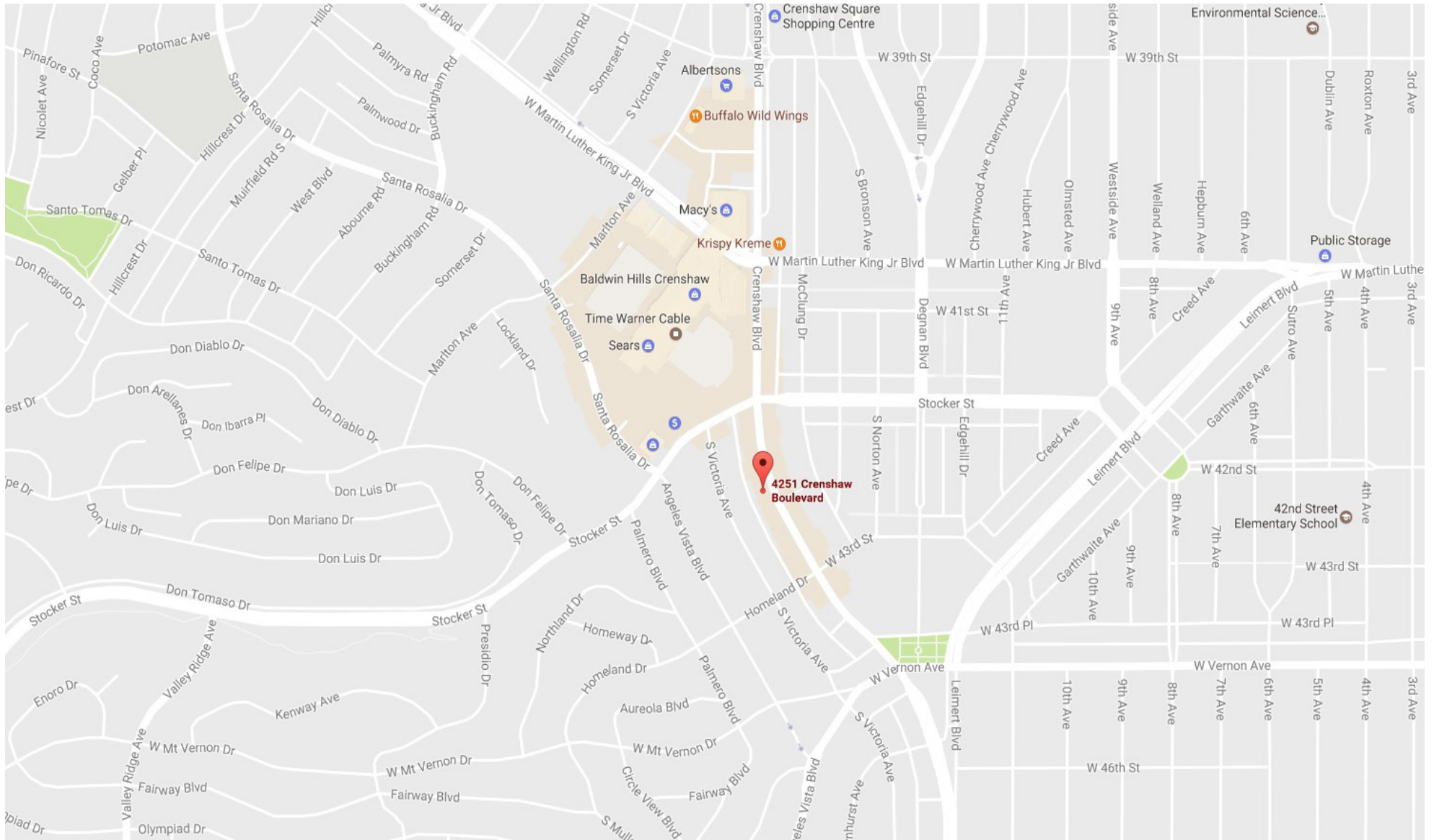
RENDERINGS

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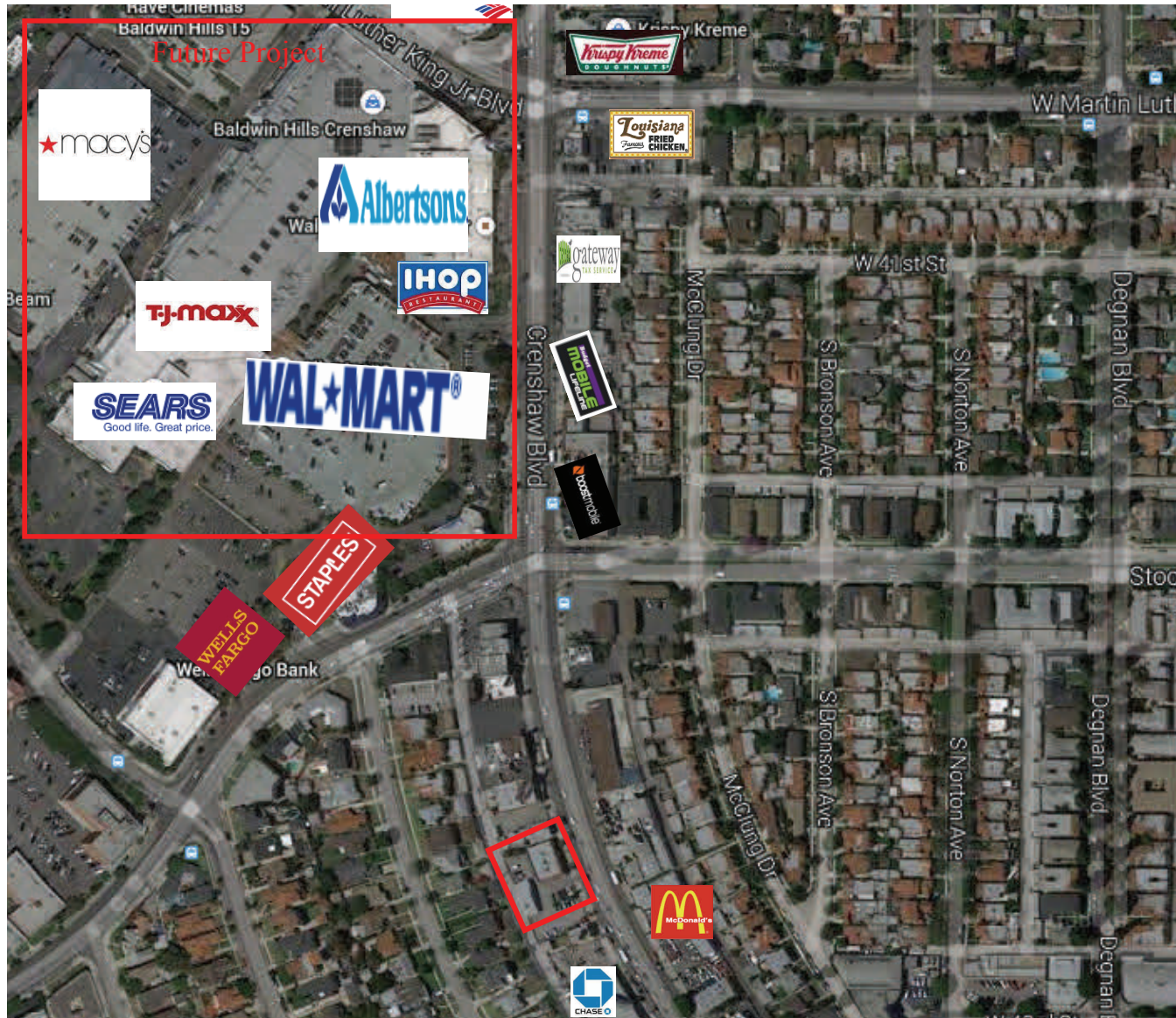
MAP

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AERIAL

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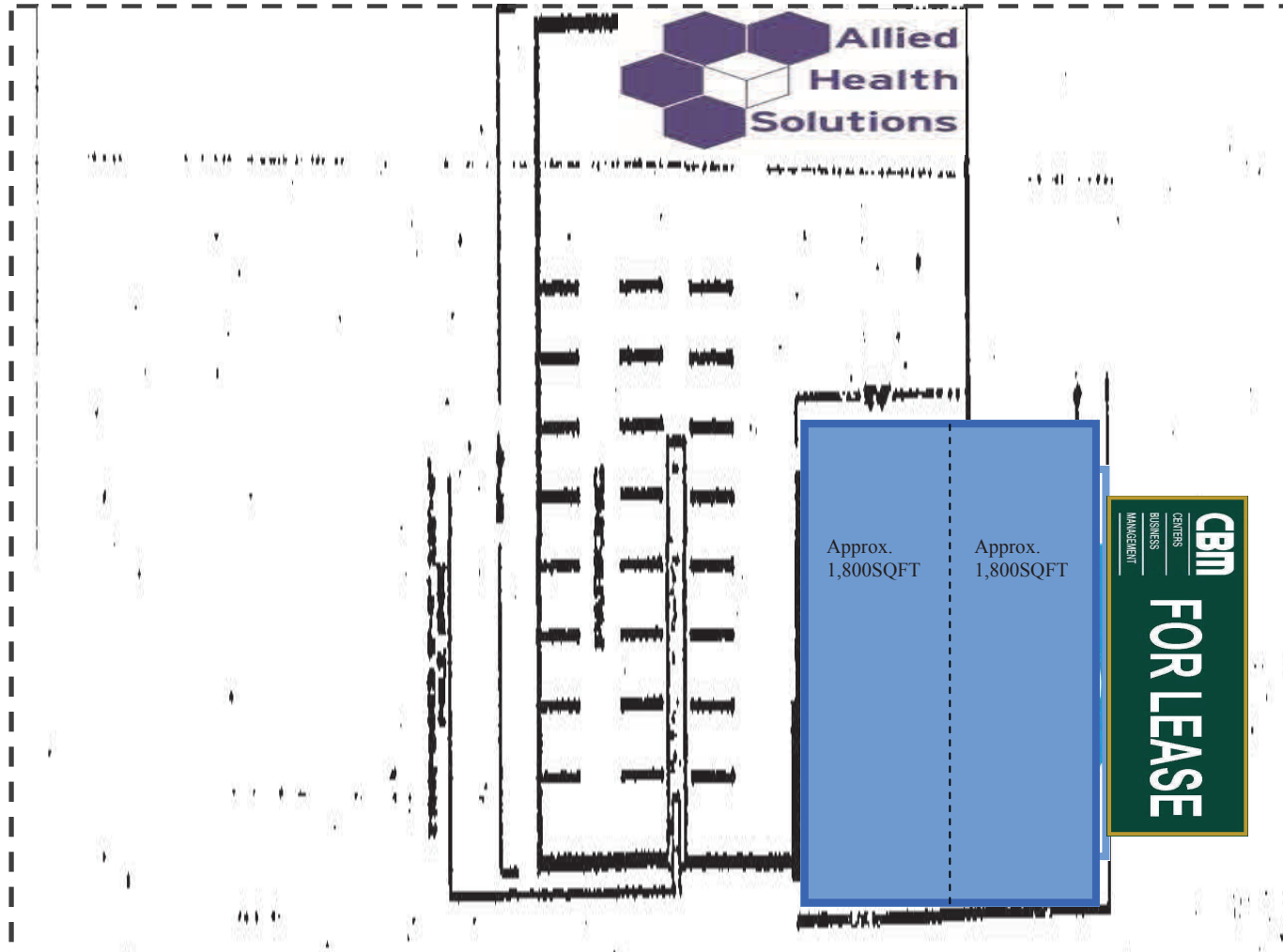
DEMOGRAPHICS

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	1 mile(s)	2 mile(s)	3 mile(s)
Population: 2014B			
Total Population	31,203	154,288	370,264
Female Population	56.0%	53.5%	52.5%
Male Population	44.0%	46.5%	47.5%
Population Density	9,931	12,276	13,094
Population Median Age	43.7	36.0	34.1
Total Employees	7,257	23,383	66,800
Total Establishments*	994	3,273	8,017
Population Growth 2000-2010	-0.1%	4.1%	2.0%
Population Growth 2014B-2019	0.4%	0.9%	0.6%
Income: 2014B			
Average Household Income	\$64,815	\$55,291	\$53,260
Median Household Income	\$40,521	\$36,286	\$34,784
Per Capita Income	\$28,856	\$19,701	\$17,882
Avg Income Growth 2000-2010	29.0%	26.6%	28.4%
Avg Income Growth 2014B-2019	16.7%	17.4%	17.8%
Households: 2014B			
Households	13,835	54,611	122,846
Average Household Size	2.24	2.79	2.95
Hhld Growth 2000-2010	0.3%	1.5%	0.0%
Hhld Growth 2014B-2019	1.1%	1.0%	0.9%
Housing Units: 2014B			
Occupied Units	13,835	54,611	122,846
% Occupied Units	97.2%	96.9%	96.9%
% Vacant Housing Units	2.8%	3.1%	3.2%
Owner Occ Housing Growth 2000-2010	-4.3%	-3.1%	-2.3%
Owner Occ Housing Growth 2000-2019	-2.2%	-1.3%	-1.4%
Owner Occ Housing Growth 2014B-2019	0.0%	0.4%	0.1%
Occ Housing Growth 2000-2010	0.3%	1.5%	0.0%
Occ Housing Growth 2010-2019	5.9%	5.4%	5.0%
Occ Housing Growth 2014B-2019	1.1%	1.0%	0.9%
Race and Ethnicity: 2014B			
% American Indian or Alaska Native Population	0.5%	0.7%	0.8%
% Asian Population	3.2%	2.1%	3.2%
% Black Population	74.5%	49.9%	40.4%
% Hawaiian or Pacific Islander Population	0.1%	0.1%	0.1%
% Multirace Population	4.3%	4.5%	4.7%
% Other Race Population	10.8%	25.4%	29.3%
% White Population	6.6%	17.3%	21.5%
% Hispanic Population	17.1%	44.0%	51.4%
% Non Hispanic Population	82.9%	56.0%	48.6%

SITE PLAN

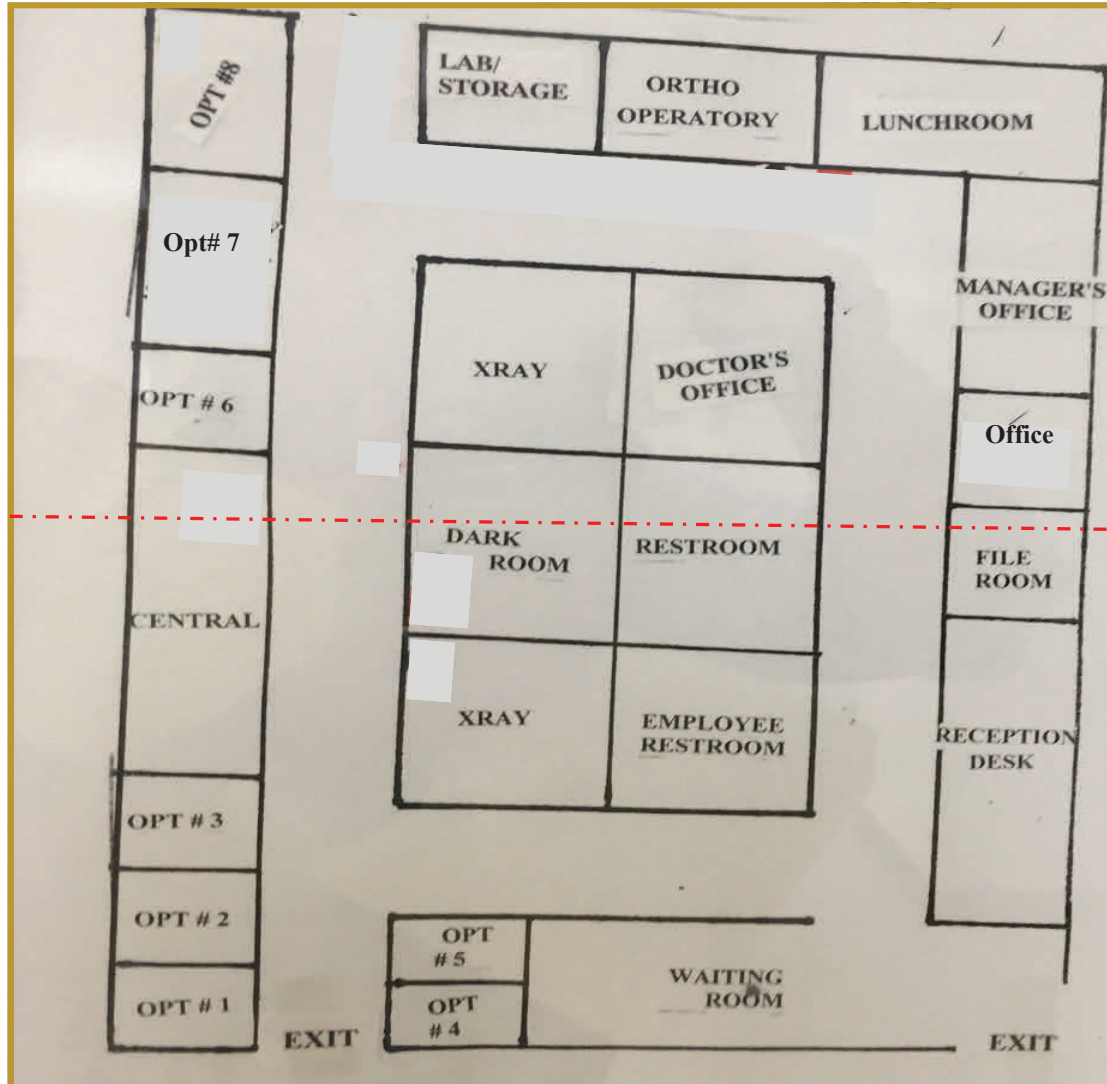
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CRENSHAW BLVD

FLOOR PLAN

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For more information, please call.



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