

GROUND LEASE OR BUILD TO SUIT

DRIVE THRU OPPORTUNITY - CRENSHAW/EXPO

NWC CRENSHAW BLVD. & 30TH STREET | 2959 CRENSHAW BLVD. LOS ANGELES, CA 90016

RETAIL



PROPERTY FEATURES

- + Available: 1,400 SF - 1,800 SF
- + Lot Size: 9,191 SF
- + Asking Rate: Negotiable
- + APN: 5050-018-009
- + Zoning: LAC1.5-1-S



PROPERTY HIGHLIGHTS

- + Fantastic retail opportunity: Ideal location for drive-thru restaurant, coffee, banks, fast casual dining, and other related retail uses
- + Transit-oriented development: Located approximately .34 miles from Expo/Crenshaw Metro station and approximately.
- + Marjor Corridor: Rapidly expanding Crenshaw Blvd is a dominant retail trade area with approximately 47,000 cars per day traveling north/south bound.



CONTACT US

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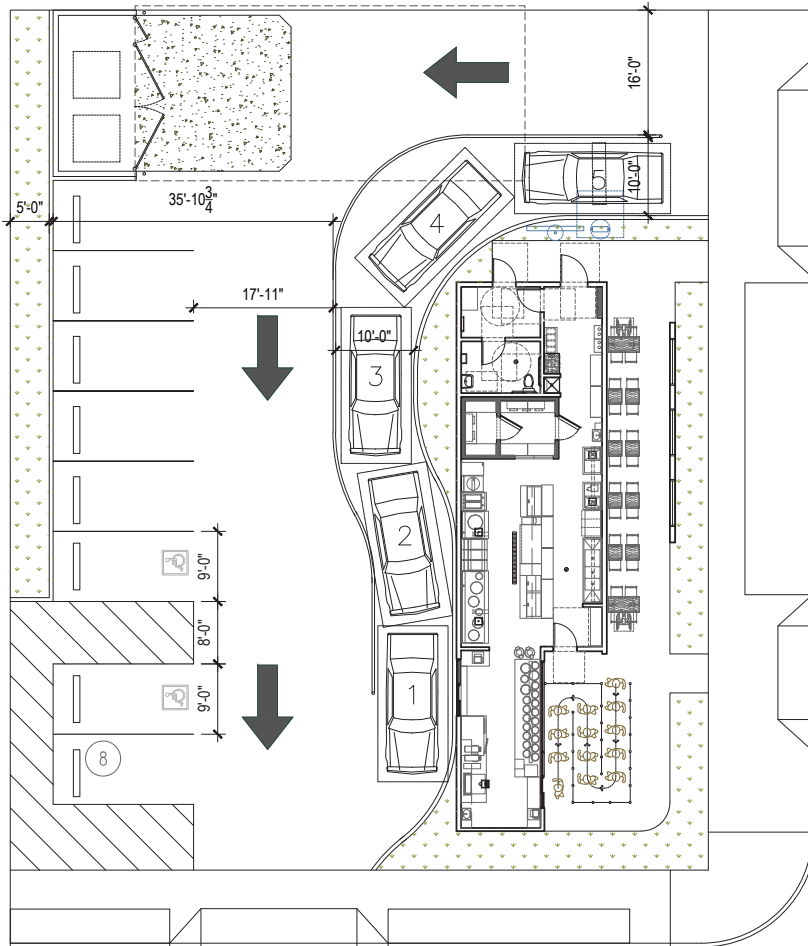
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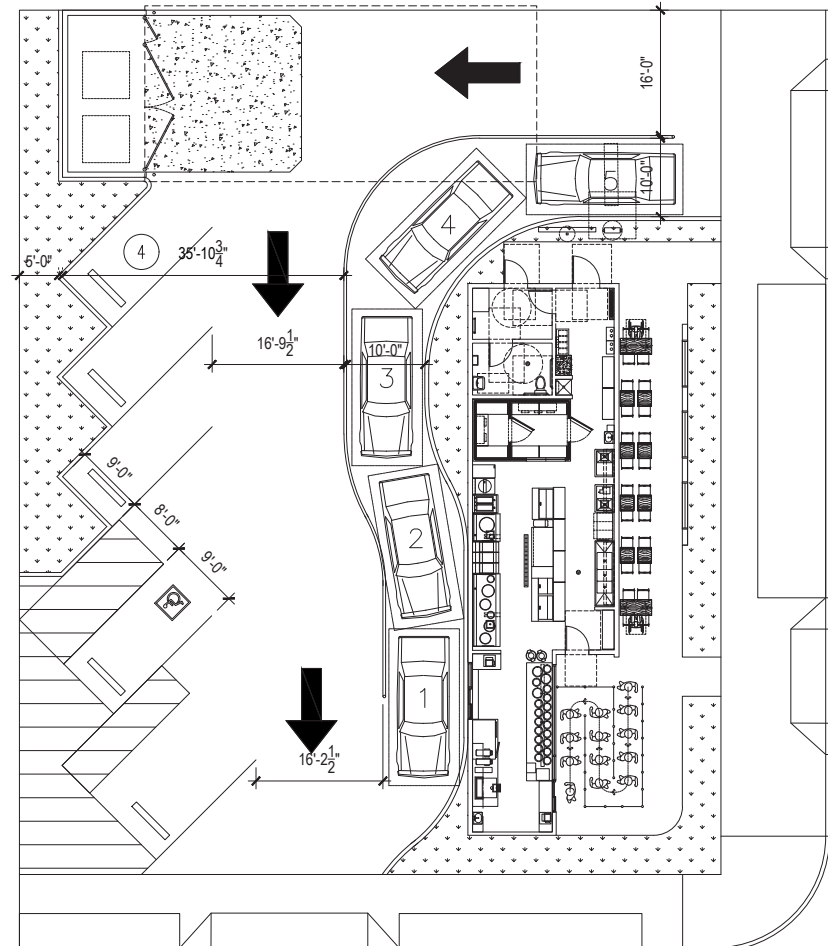
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SITE PLAN - OPTION 1



W. 30TH ST.

SITE PLAN - OPTION 2



W. 30TH ST.

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CRENSHAW/LAX TRANSIT CORRIDOR



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SURROUNDING RETAILERS

2018 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	45,104	424,701	1,308,927
Average HH Income	\$60,680	\$69,130	\$74,774
Daytime Employment	32,641	367,713	1,381,614

Traffic Count

Crenshaw Blvd & West 30th Street	50,202 CPD
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Source: CBRE Research



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