

3631 Crenshaw Blvd
Jose Peralta | Re/Max Gateway
(818) 723-7204 | DRE# 01737466



3631 Crenshaw Blvd. Los Angeles

- Table of Contents
 - Property Overview
 - Area Overview
 - Financial Opportunity
 - Map Overview





Property Overview

- **Asking Price:** \$6,900,000
- Approximately **15,000 square feet** of neighborhood retail space
- Strong visibility on Crenshaw Boulevard at a signalized intersection
- Immediate proximity to the Metro K Line station
- Diverse tenant mix including medical, restaurant, pharmacy, retail, and personal service uses
- Stable in-place rental income with opportunities for future revenue growth
- Located within a densely populated infill market with strong consumer demographics
- Excellent access to Downtown Los Angeles, Culver City, Inglewood, USC, LAX, and surrounding employment centers
- Positioned to benefit from continued transit-oriented development and corridor revitalization

Property Overview

- **3631 Crenshaw Boulevard | Los Angeles, California**
- **A Transit-Oriented Retail Investment in One of Los Angeles' Evolving Commercial Corridors**
- 3631 Crenshaw Boulevard presents an opportunity to acquire an income-producing neighborhood retail center strategically positioned on one of Los Angeles' most recognized commercial thoroughfares. Located at a signalized intersection with immediate access to the Metro K Line, the property combines stable in-place cash flow with long-term appreciation potential driven by continued public infrastructure investment and neighborhood revitalization.
- Offered at **\$6,900,000**, the approximately **15,000-square-foot** retail property is occupied by a diverse mix of neighborhood-serving tenants, including medical offices, food service, retail, and personal services. The current tenant roster provides consistent income while reducing dependence on any single business sector, creating a balanced investment profile.
- The property's location is one of its greatest strengths. Situated adjacent to the Metro K Line, the center benefits from increasing pedestrian activity, convenient regional accessibility, and exposure to one of Southern California's expanding public transportation networks. Crenshaw Boulevard continues to experience significant public and private investment, positioning the corridor for continued economic growth and long-term value creation.





Investment Opportunity

- Retail assets located directly adjacent to major transit infrastructure are becoming increasingly difficult to acquire in Los Angeles. As the Crenshaw corridor continues to evolve through public investment, residential growth, and infrastructure improvements, properties with strong visibility and established tenancy are well positioned for long-term appreciation.
- 3631 Crenshaw Boulevard offers investors the opportunity to acquire an established commercial asset with current income while participating in the continued transformation of one of Los Angeles' most important transportation corridors. Whether viewed as a long-term income investment, a value-add opportunity, or a strategic transit-oriented holding, the property represents a compelling addition to an investment portfolio.

Suite	Tenant	SF	Monthly Rent	Annual Rent
101	Anna Requena	1,586	\$3,000.00	\$36,000
102	Cal's Nail	746	\$1,324.90	\$15,899
103/104	Benevolence HC	1,492	\$2,984.00	\$35,808
105	Karaoke Products	981	\$1,589.22	\$19,071
106	Beauty Salon	981	\$1,636.22	\$19,635
107-110	Benevolence HC	5,836	\$11,672.00	\$140,064
111	Pharmacy	964	\$2,000.00	\$24,000
112	Benevolence HC	964	\$1,928.00	\$23,136
113	Domino's Pizza	1,450	\$3,019.12	\$36,229
TOTAL		15,000	\$29,153.46	\$349,841.52

Asking Price: \$6,900,000

GRM: 19.72x | Building Size: 15,000 SF

STRATEGIC RETAIL LOCATION IN A GROWING TRADE AREA

 **ADJACENT TO METRO K LINE**
Steps from the Crenshaw/Expo
Station with direct access to
Downtown LA and the Westside



HIGH TRAFFIC CORRIDOR
Over 46,000 vehicles per day
on Crenshaw Blvd



DENSE POPULATION
Over 439,000 residents within
a 3-mile radius



STRONG AREA GROWTH
Billions in public and private investment driving continued neighborhood revitalization



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
POPULATION	49,549	439,721	855,133
AVG. HOUSEHOLD INCOME	\$79,732	\$82,511	\$87,428
DAYTIME	26,612	217,040	419,291

TRAFFIC COUNTS	
CRENSHAW BLVD (N/S OF EXPOSITION BLVD)	46,281 VPD
EXPOSITION BLVD (E/W OF CRENSHAW BLVD)	29,654 VPD

DRIVE TIMES	
USC / EXPOSITION PARK	10 MINUTES
DOWNTOWN LOS ANGELES	15 MINUTES
CULVER CITY	12 MINUTES
LAX	18 MINUTES





3631 Crenshaw Blvd. Los Angeles

Jose Peralta | Re/Max Gateway | (818) 723-7204 | DRE# 01737466