

**FOR LEASE** | 12,573 SF

**MEDICAL | RETAIL | RESTAURANT AVAILABLE**

NWC Olympic & Crenshaw, Los Angeles, CA 90019

 epsteen & associates

**12,573 SF  
Available**



## Please Contact

**JACK FARLO**

310.451.8171 X220

JFARLO@EPSTEEN.COM

BRE LIC: 02067149

**LEE ANN ROSENBLUM**

310.451.8171 X249

LROSENBLUM@EPSTEEN.COM

BRE LIC: 01429915

FOUNDING  
MEMBER **CHAINLINKS**  
RETAIL ADVISORS

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

# PROPERTY HIGHLIGHTS

- + Rare freestanding junior box opportunity located in Wilshire Park.
- + Signalized corner of two major arterials (Crenshaw Blvd & Olympic Blvd – 130,000 CPD).
- + Abundant parking (52 exclusive stalls).
- + Extremely dense, moderate income trade area.
- + Site serves multiple trade areas including Koreatown, Hancock Park, and Windsor Village.
- + Potential to build up to 54,000 SF of a multi-level single tenant building with subterranean parking. Landlord open to Build to Suit or Reverse Build to Suit for Credit Tenant.

DEMOGRAPHICS:	1 MILE	2 MILE	3 MILE
 Population	54,467	267,881	596,859
 Daytime Population	19,248	89,051	192,310
 Households	21,420	107,022	233,099
 Avg. Household Income	\$115,198	\$101,883	\$97,421
 Med. Household Income	\$77,354	\$74,956	\$72,784

## TRAFFIC COUNTS



**Crenshaw Blvd:** North: 28,461 CPD  
South: 32,196 CPD

**Olympic Blvd:** West: 33,902 CPD  
East: 35,619 CPD

**Total:** 130,178 CPD

## WALK SCORE



## OLYMPIC/CRENSHAW



Northeast Facing View



West Facing View

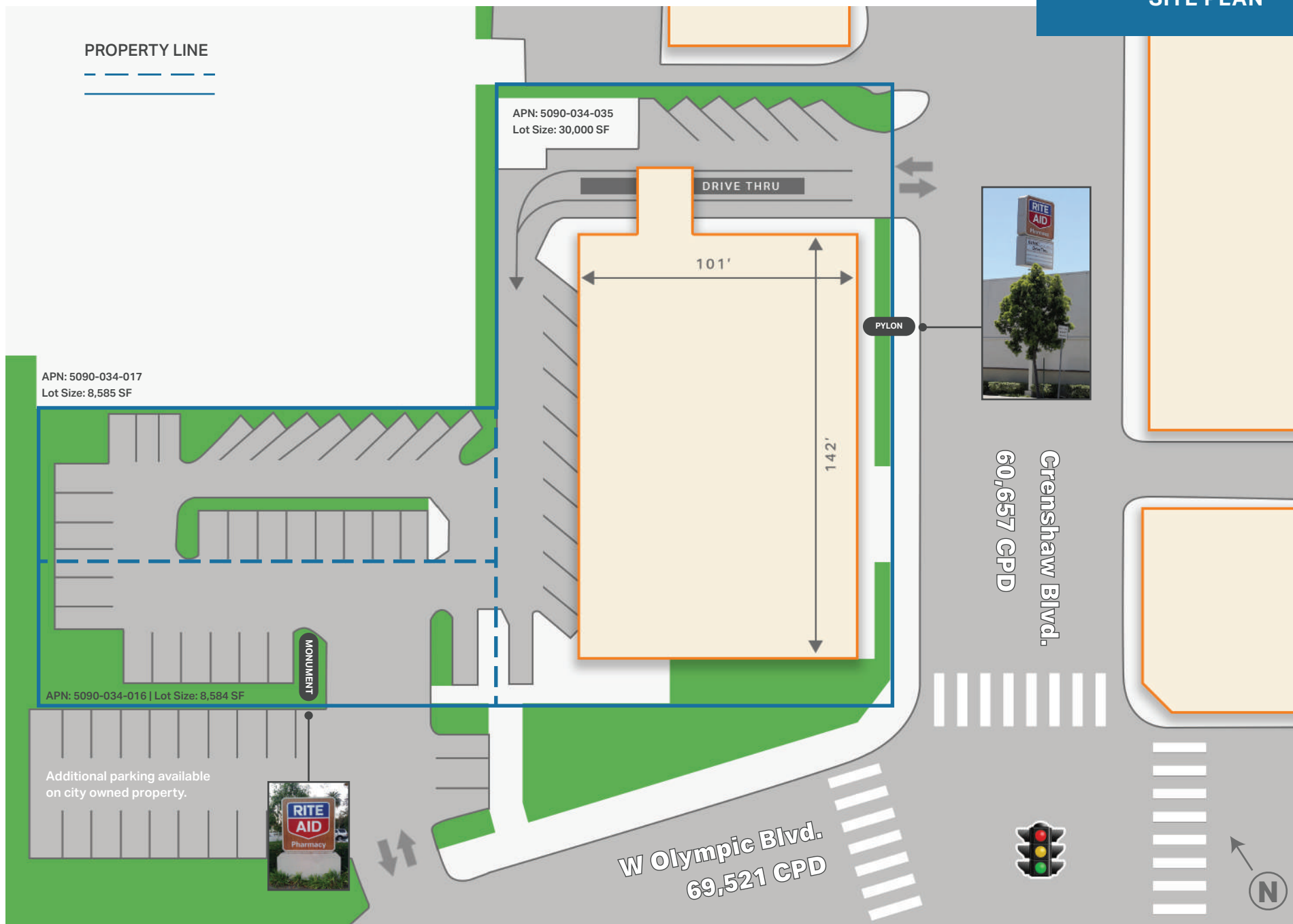


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# SITE PLAN





# 1 & 3 MILE AREA OVERVIEW

