

FOR LEASE | 12,573 SF

RESTAURANT | RETAIL | MEDICAL AVAILABLE

NWC Olympic & Crenshaw, Los Angeles, CA 90019

 epstein & associates

**12,573 SF
Available**



Please Contact

JACK FARLO

310.451.8171 X220

JFARLO@EPSTEEN.COM

BRE LIC: 02067149

LEE ANN FINEBERG

310.451.8171 X222

LFINEBERG@EPSTEEN.COM

BRE LIC: 01139740

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.

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

 81

OLYMPIC/CRENSHAW



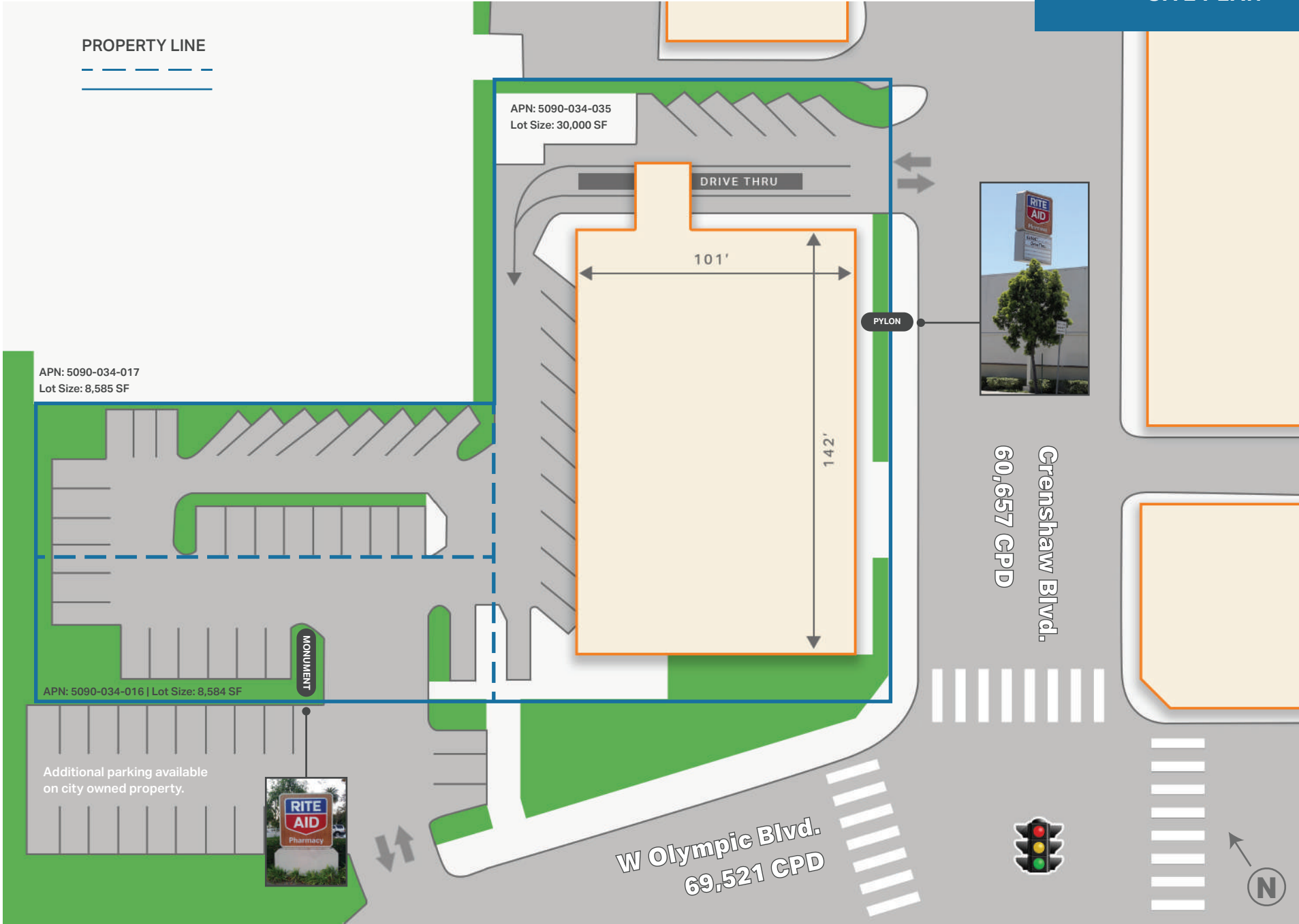
Northeast Facing View



West Facing View

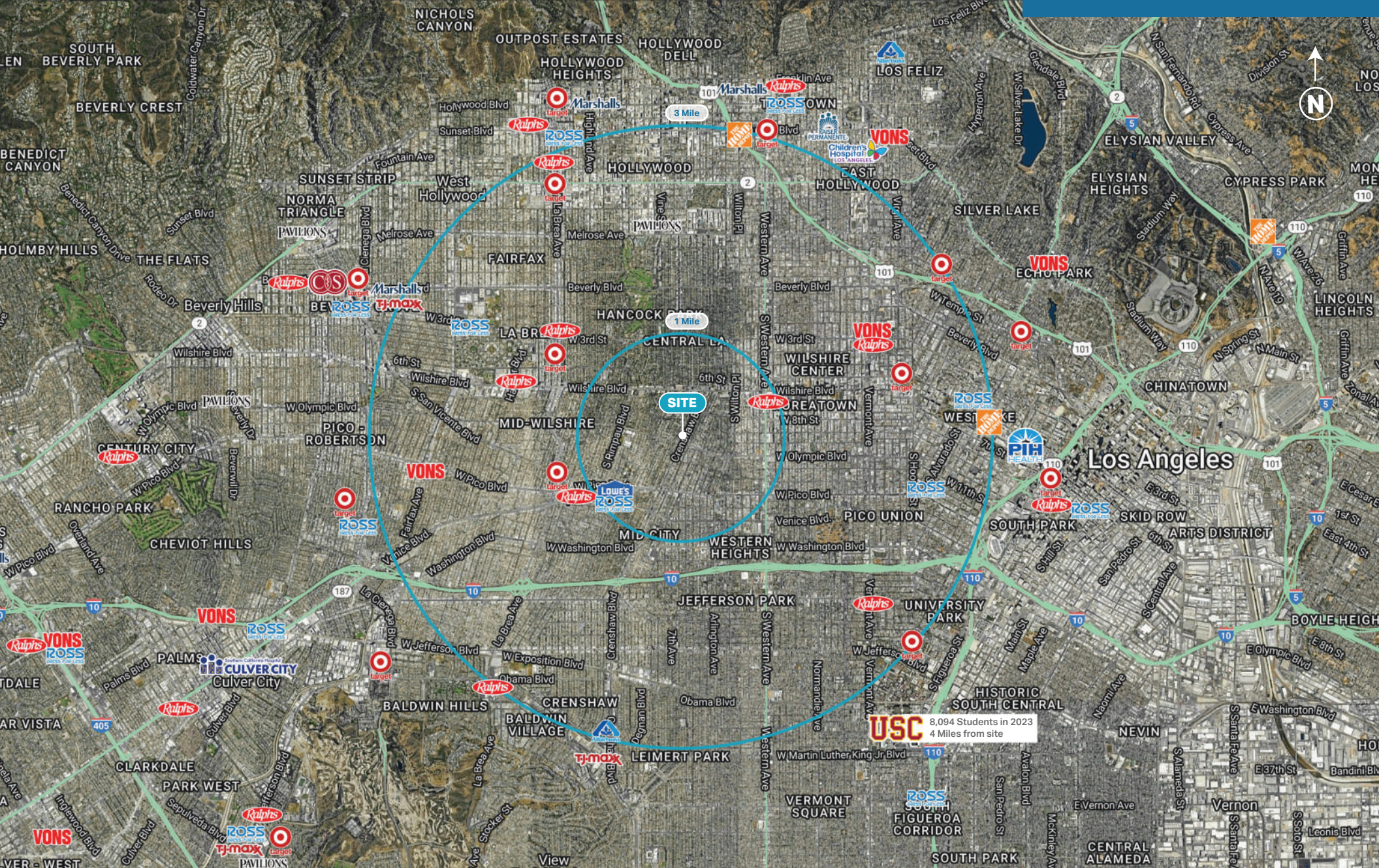


SITE PLAN



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1 & 3 MILE AREA OVERVIEW



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