6841 Crenshaw Blvd. Los Angeles CA 90043

Medical For Lease

LightYear Realty Inc

THE SPACE

Location	6841 Crenshaw Blvd, Los Angeles, CA 90043
APN	4006-024-021
Cross Street	Crenshaw Blvd and W 71ST ST
Square Feet	3,171
Annual Rent PSF	$24.00 / $2.00 PSF
Lease Type	NNN

HIGHLIGHTS

- Approx 3,171 SF Free Standing Building on 11,331 SF Land
- Potential Uses: Veterinarian, Clinics, Medical, Office
- Features fenced parking lot with room for over 12 Vehicles
- Rear outdoor garden patio with direct access to the parking lot

POPULATION

1 MILE	3 MILE	5 MILE
37,858	370,017	1,053,178

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
$56,337	$61,610	$63,055

NUMBER OF HOUSEHOLDS

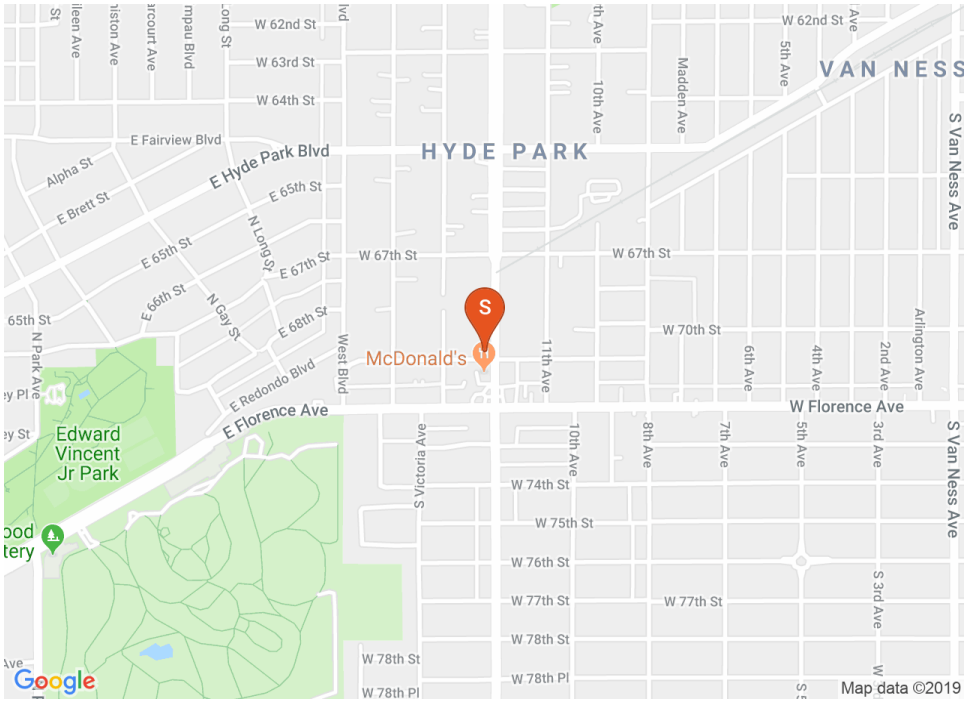
1 MILE	3 MILE	5 MILE
12,806	120,028	315,506

PROPERTY FEATURES

BUILDING SF	**3,171**
GLA (SF)	**3,171**
LAND SF	**11,331**
YEAR BUILT	**1948**
ZONING TYPE	**MR1**
NUMBER OF STORIES	**1**
NUMBER OF BUILDINGS	**1**
NUMBER OF PARKING SPACES	**10**
CORNER LOCATION	**Yes**

The offering is located in a densely populated area with over 370,000 people residing within a 3 mile radius. The subject property is just blocks away from national credit tenants such as McDonald's, 7-Eleven, and Taco-Bell. The subject property is located 2 miles from the new Los Angeles Rams Stadium in Inglewood which is currently under construction.

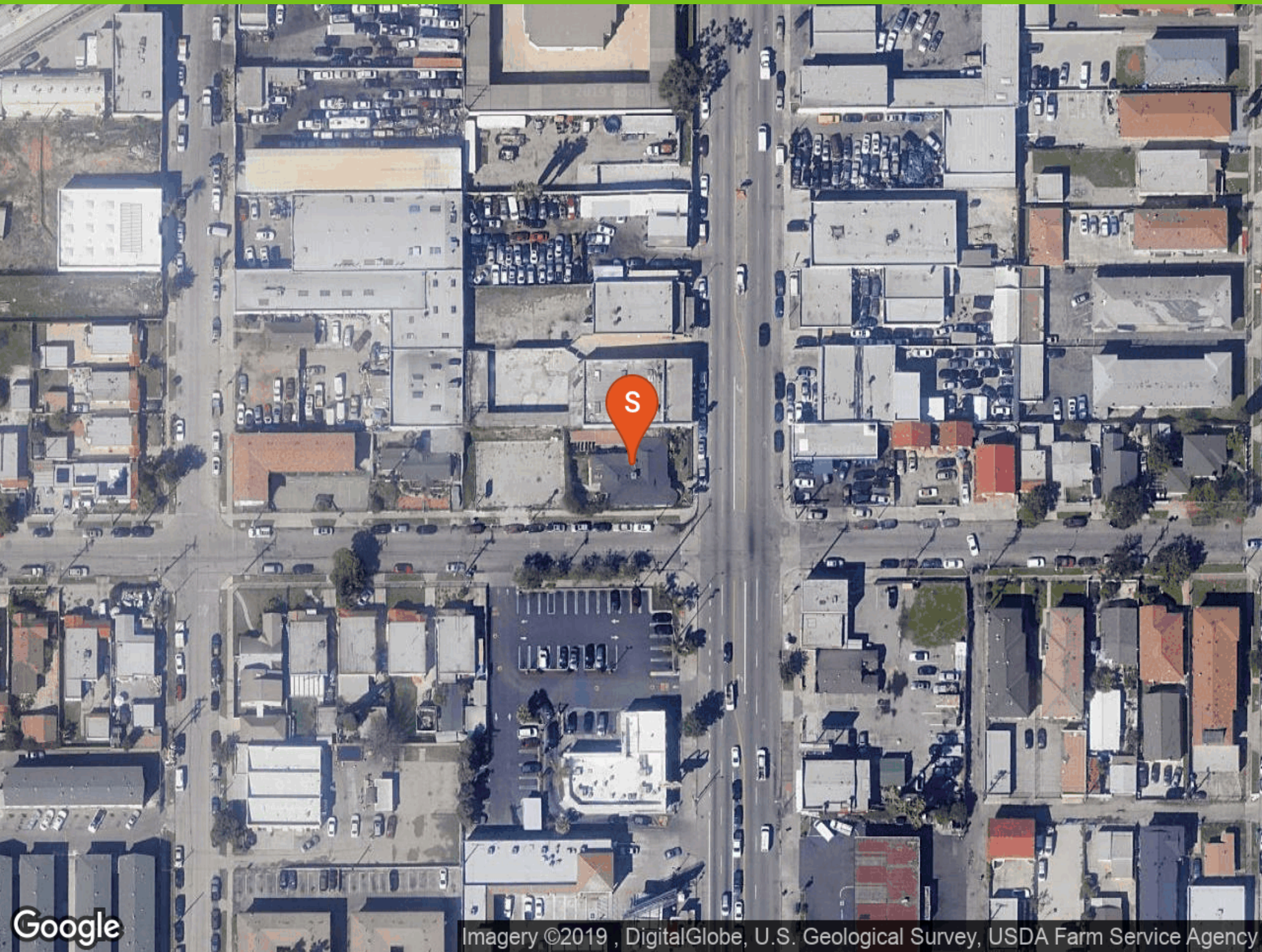
Locator Map



The Los Angeles Country Metropolitan Transportation Authority (Metro) is currently constructing a $2 Billion light-rail line along 8.5 miles of Crenshaw Blvd, which will connect the existing Expo Line at the Crenshaw/Exposition station to the Green Line at the Aviation/LAX Station.

Regional Map

Aerial Map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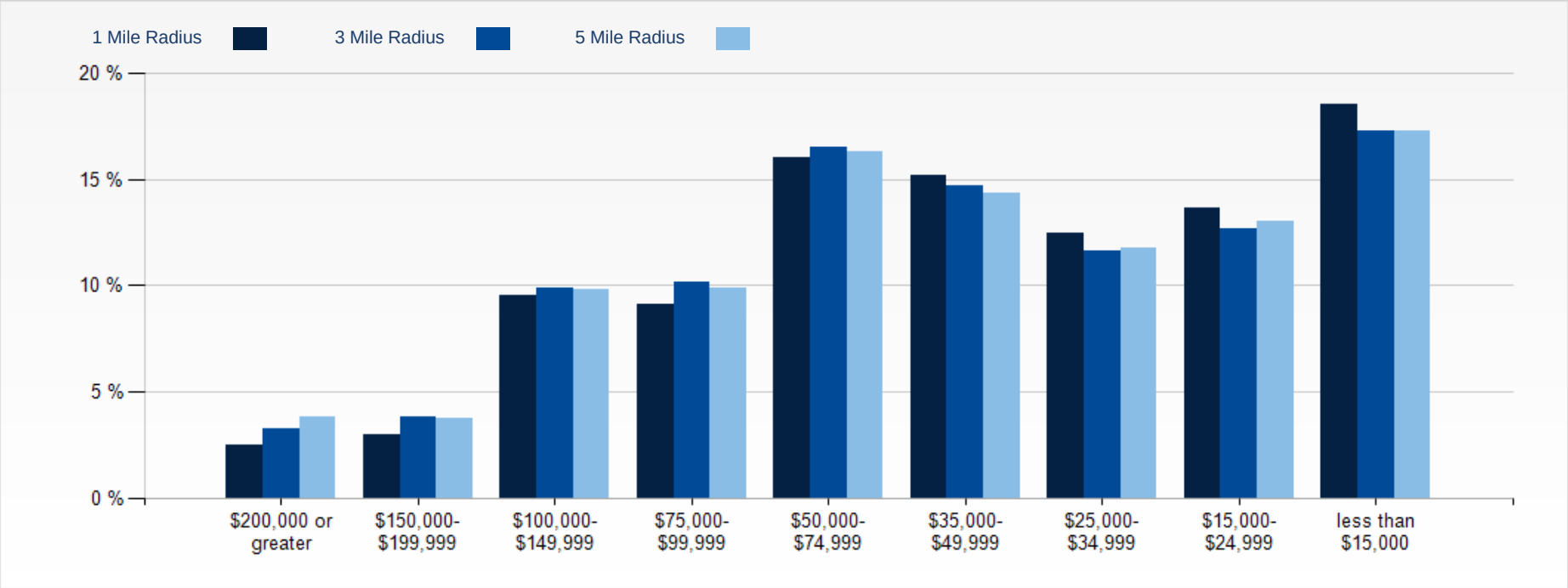
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	37,318	351,234	978,417
2010 Population	37,137	356,949	1,004,944
2018 Population	37,858	370,017	1,053,178
2023 Population	38,347	377,480	1,078,622
2018 African American	20,507	167,403	318,038
2018 American Indian	207	2,376	7,730
2018 Asian	240	5,419	40,011
2018 Hispanic	15,949	182,664	614,174
2018 White	6,025	75,123	297,674
2018 Other Race	9,213	102,647	338,458
2018 Multiracial	1,611	16,411	48,796
2018-2023: Population: Growth Rate	1.30 %	2.00 %	2.40 %

2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	2,372	20,790	54,650
$15,000-$24,999	1,747	15,240	41,109
$25,000-$34,999	1,597	13,952	37,085
$35,000-$49,999	1,943	17,653	45,258
$50,000-$74,999	2,052	19,792	51,533
$75,000-$99,999	1,166	12,221	31,149
$100,000-$149,999	1,226	11,859	30,891
$150,000-$199,999	385	4,581	11,797
$200,000 or greater	317	3,939	12,033
Median HH Income	$39,203	$42,318	$42,056
Average HH Income	$56,337	$61,610	$63,055

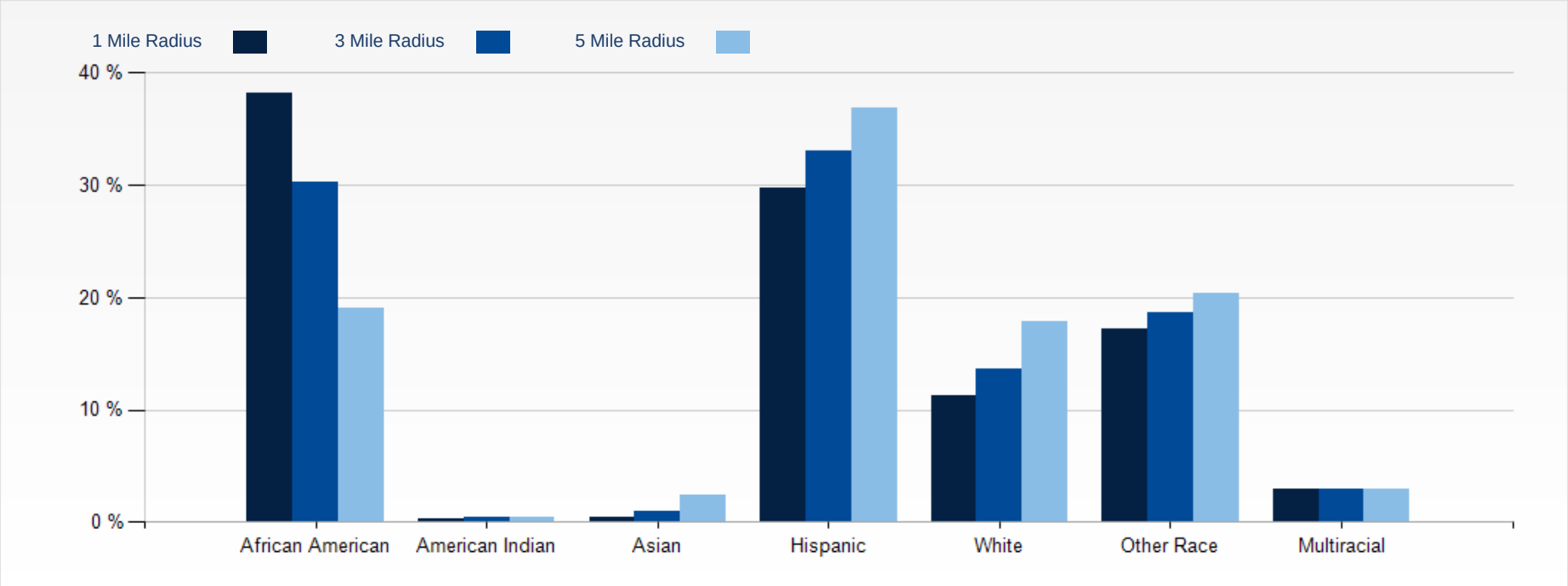
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,390	124,082	321,375
2010 Total Households	12,668	117,174	304,461
2018 Total Households	12,806	120,028	315,506
2023 Total Households	12,905	121,716	321,414
2018 Average Household Size	2.94	3.06	3.28
2000 Owner Occupied Housing	5,659	47,998	112,446
2000 Renter Occupied Housing	6,784	67,737	188,547
2018 Owner Occupied Housing	5,383	46,103	109,547
2018 Renter Occupied Housing	7,423	73,925	205,959
2018 Vacant Housing	1,064	8,574	22,329
2018 Total Housing	13,870	128,602	337,835
2023 Owner Occupied Housing	5,819	50,473	121,272
2023 Renter Occupied Housing	7,086	71,243	200,142
2023 Vacant Housing	1,129	8,795	23,078
2023 Total Housing	14,034	130,511	344,492
2018-2023: Households: Growth Rate	0.75 %	1.40 %	1.85 %

Source: esri

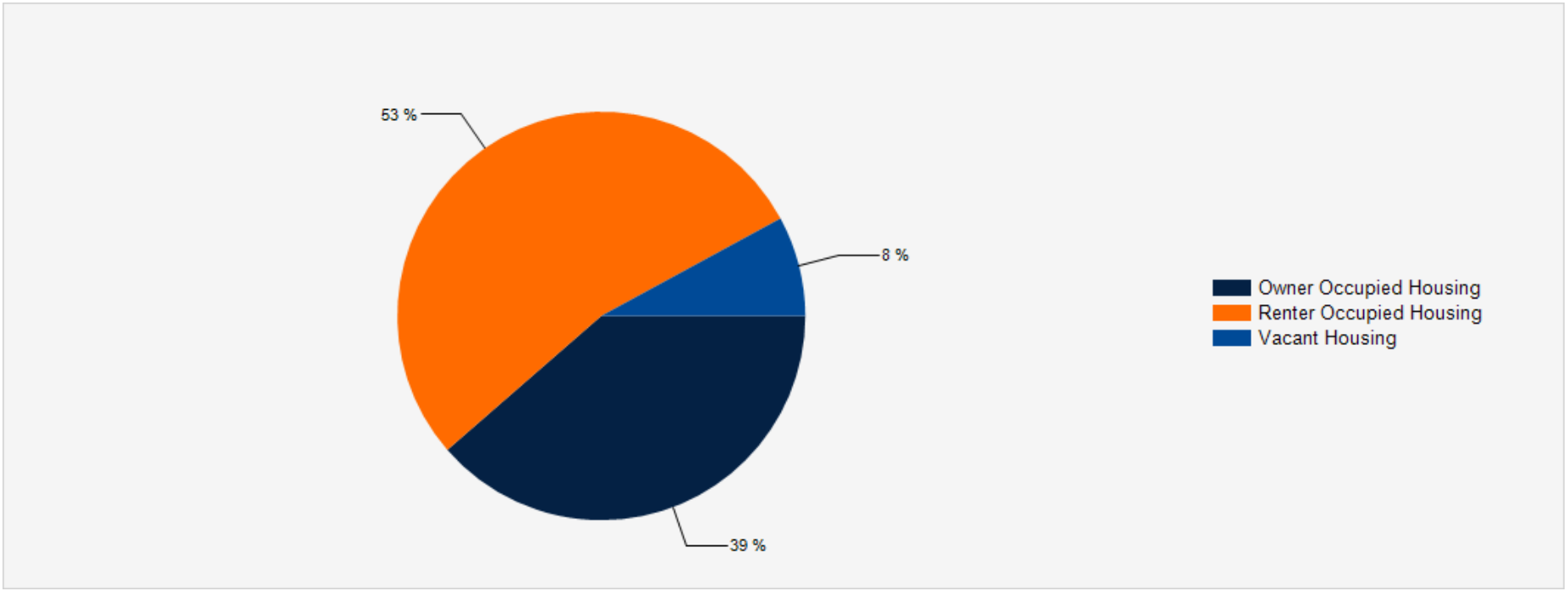
2018 Household Income



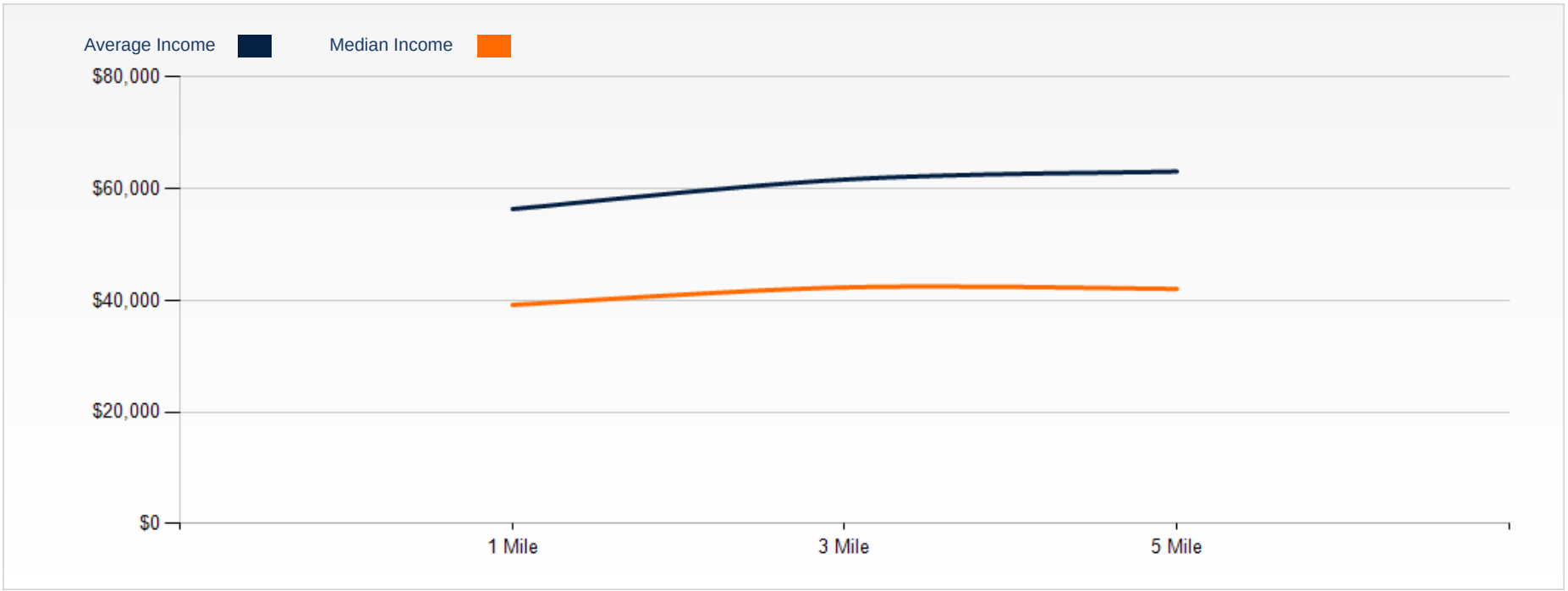
2018 Population by Race

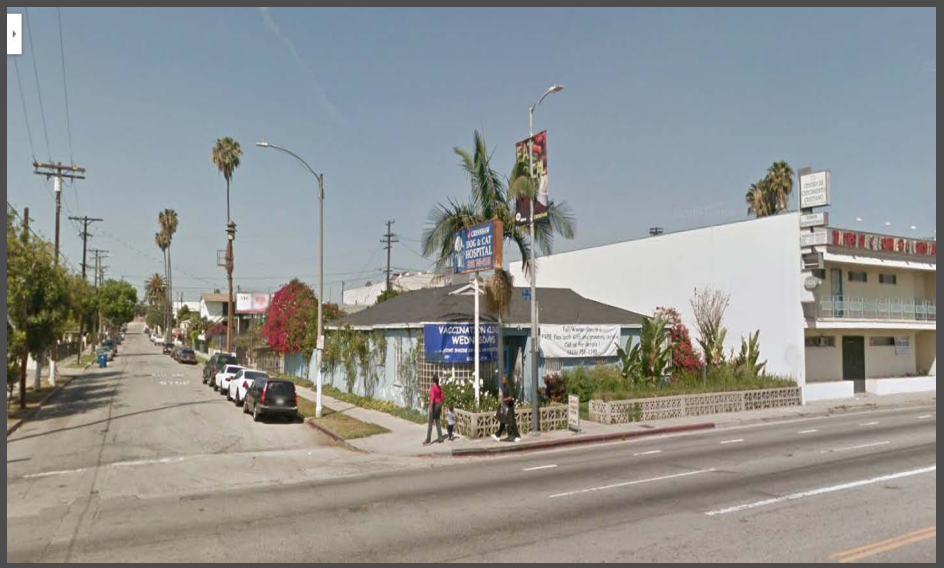


2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median





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