



**4841-4849 Crenshaw Blvd**  
**Los Angeles CA 90043**



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## CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. The brochure is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the 'Subject Property'.

This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. All projections, assumptions and other information provided and made herein are subject to material variation.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Daughrity Real Estate has made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property.

## DISCLAIMER

The information contained herein is not a substitute for a thorough due diligence investigation. The information contained in this Executive Summary has been obtained from sources we believe to be reliable; however, any potential purchaser, investor and/or development partner must take appropriate measures to verify all the information set forth herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



Daugherty Real Estate is proud to present **4841-4849 Crenshaw Blvd**, a unique investment opportunity in one of Los Angeles' most dynamic growth corridors. Positioned to benefit from several neighboring public and private investment projects, this multi-parcel site offers **6,576 SF of vacant commercial space** on a **15,609 SF, C2-zoned lot with Tier 3 TOC density bonuses**.

Strategically located **steps from Metro's \$2 billion light-rail extension and Destination Crenshaw** – a transformative 1.3-mile public arts project celebrating the legacy of the area's historically Black community, the subject property benefits from increased accessibility and connectivity to key economic hubs throughout the city.

With a **vacancy rate well below the metro average**, surging interest in the submarket from both institutional and private investors has resulted in an **influx of catalytic developments**, including **550+ new residential units under construction within a half-mile radius**.

With **strong market fundamentals, a high-growth investment landscape, and unmatched development potential**, **4841-4849 Crenshaw Blvd** offers an unparalleled opportunity to reposition an asset at the center of Crenshaw Blvd's emergence as a **premier destination for business, culture, and community engagement**.

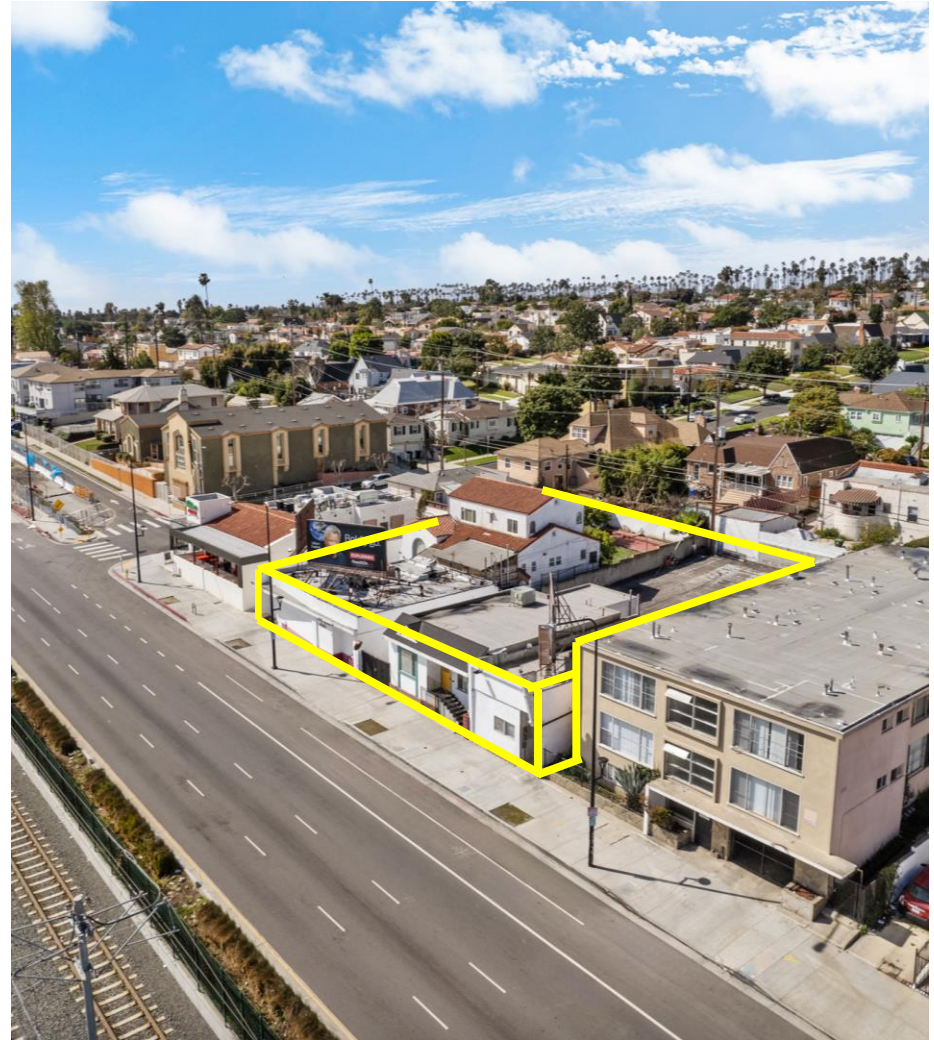


## PROPERTY INFORMATION

ADDRESS:	4841-4849 CRENSHAW BLVD
PARCEL NUMBER:	5013-016-011 5013-016-012 5013-016-013
RENTABLE SF:	6,576
LOT SIZE (SF):	15,609
PARKING	10
ZONING	C2-2D-SP
ENTERPRISE ZONE	YES

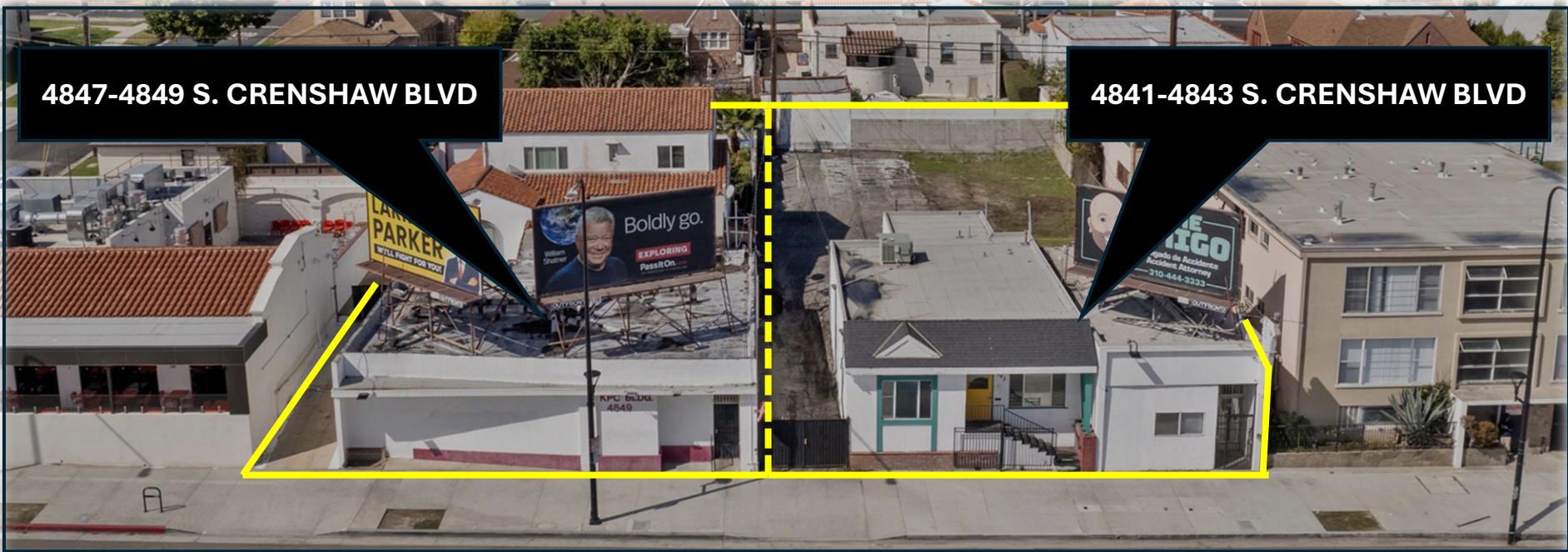
## PRICE GUIDANCE

ASKING PRICE:	\$2,900,000
BUILDING PSF:	\$440
LAND PSF:	\$186
TOC BONUS:	Tier 3
BUILDABLE UNITS:	65
PRICE/BUILDABLE UNIT:	\$44,615



**4847-4849 S. CRENSHAW BLVD**

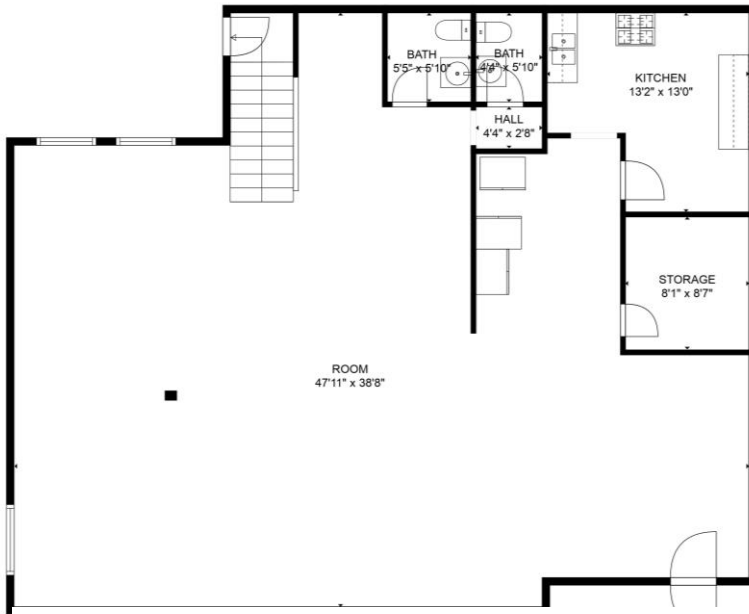
**4841-4843 S. CRENSHAW BLVD**



<b>ADDRESS:</b>	<b>4847-4849 S CRENSHAW BLVD</b>
<b>PARCEL NUMBER:</b>	<b>5013-016-011</b>
<b>PROPERTY TYPE:</b>	<b>MIXED USE (RETAIL)</b>
<b>BUILDINGS</b>	<b>2</b>
<b>YEAR BUILT:</b>	<b>1954</b>
<b>RENTABLE SF:</b>	<b>4,216</b>
<b>LOT SIZE (SF):</b>	<b>7,804</b>
<b>PARKING:</b>	<b>2</b>
<b>ZONING</b>	<b>C2-2D-SP</b>

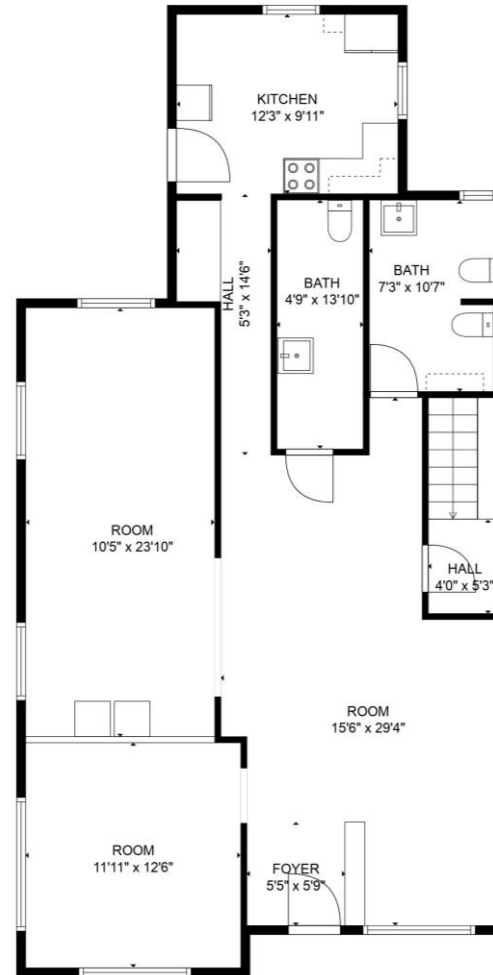
<b>ADDRESS:</b>	<b>4841-4843 S CRENSHAW BLVD</b>
<b>PARCEL NUMBER:</b>	<b>5013-016-012 / 5013-016-013</b>
<b>PROPERTY TYPE:</b>	<b>OFFICE / RETAIL</b>
<b>BUILDINGS</b>	<b>2</b>
<b>YEAR BUILT:</b>	<b>1941/1954</b>
<b>RENTABLE SF:</b>	<b>2,360</b>
<b>LOT SIZE (SF):</b>	<b>7,805</b>
<b>PARKING:</b>	<b>8</b>
<b>ZONING</b>	<b>C2-2D-SP</b>

# Floor Plans - Commercial



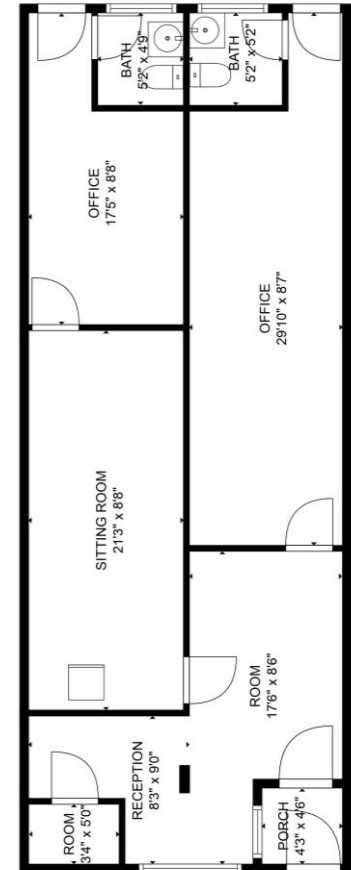
**TOTAL: 1846 sq. ft**  
FLOOR 1: 1846 sq. ft

**4847 Crenshaw Blvd**



**TOTAL: 1360 sq. ft**  
FLOOR 1: 1360 sq. ft

**4843 Crenshaw Blvd**



**TOTAL: 977 sq. ft**  
FLOOR 1: 977 sq. ft

**4841 Crenshaw Blvd**



# Property Photos



# Sale Comparables



**6400 Crenshaw Blvd**  
 Sold Date: 3/2025  
 Price: \$1,850,000  
 Building: 4,000 SF  
 PSF: \$463  
 Lot: 10,772 SF  
 LSF: \$171



**4715 Crenshaw Blvd**  
 Sold Date: 2/2025  
 Price: \$1,200,000  
 Building: 5,241 SF  
 PSF: \$229  
 Lot: 3,881 SF  
 LSF: \$310



**4707 Crenshaw Blvd**  
 Sold Date: 11/2024  
 Price: \$1,200,000  
 Building: 3,008 SF  
 PSF: \$399  
 Lot: 3,600 SF  
 LSF: \$333



**3411 1/2 W 43rd Pl**  
 Sold Date: 7/2024  
 Price: \$1,500,000  
 Building: 3,764 SF  
 PSF: \$399  
 Lot: 3,485 SF  
 LSF: \$430



**4300 Crenshaw Blvd**  
 Sold Date: 8/2023  
 Price: \$2,600,000  
 Building: 6,994 SF  
 PSF: \$371  
 Lot: 8,712 SF  
 LSF: \$298



**5432 Crenshaw Blvd**  
 Sold Date: 8/2023  
 Price: \$1,800,000  
 Building: 17,000 SF  
 PSF: \$106  
 Lot: 11,420 SF  
 LSF: \$157

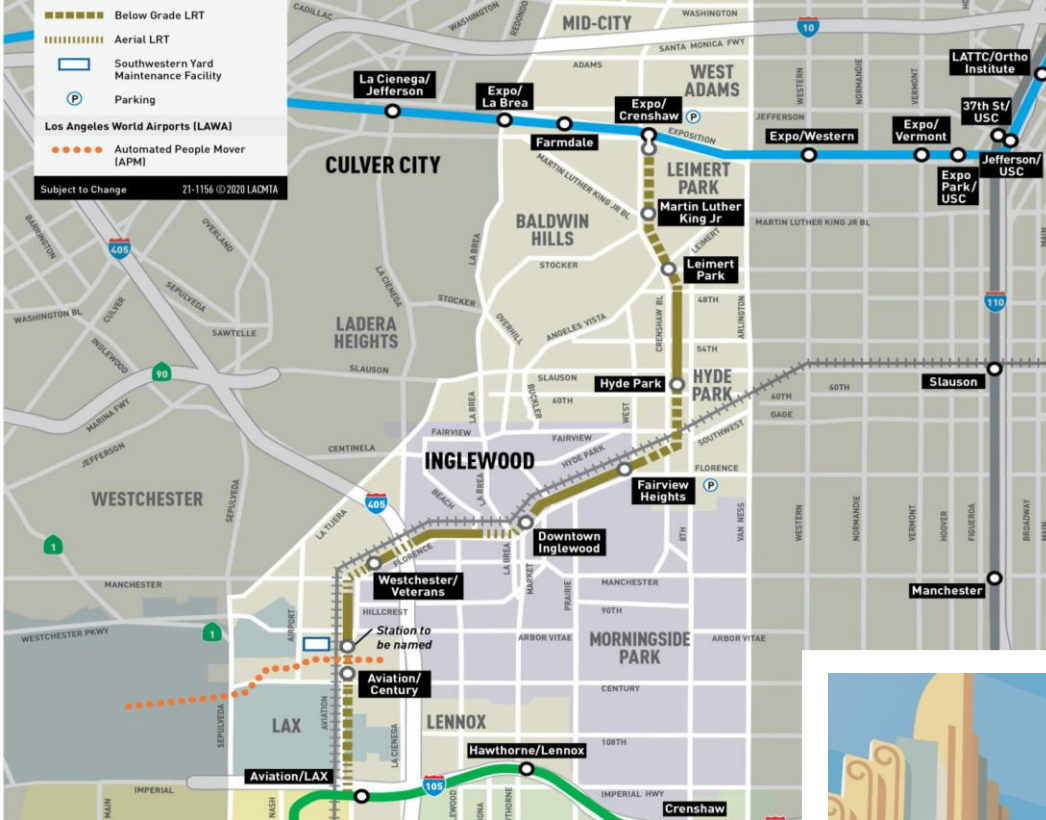


**5471 Crenshaw Blvd**  
 Sold Date: (In Escrow)  
 Price: \$3,995,000  
 Building: 5,528 SF  
 PSF: \$723  
 Lot: 23,958 SF  
 LSF: \$167



**4363 Crenshaw Blvd**  
 Sold Date: (In Escrow)  
 Price: \$3,300,000  
 Building: 5,244 SF  
 PSF: \$629  
 Lot: 16,988 SF  
 LSF: \$195





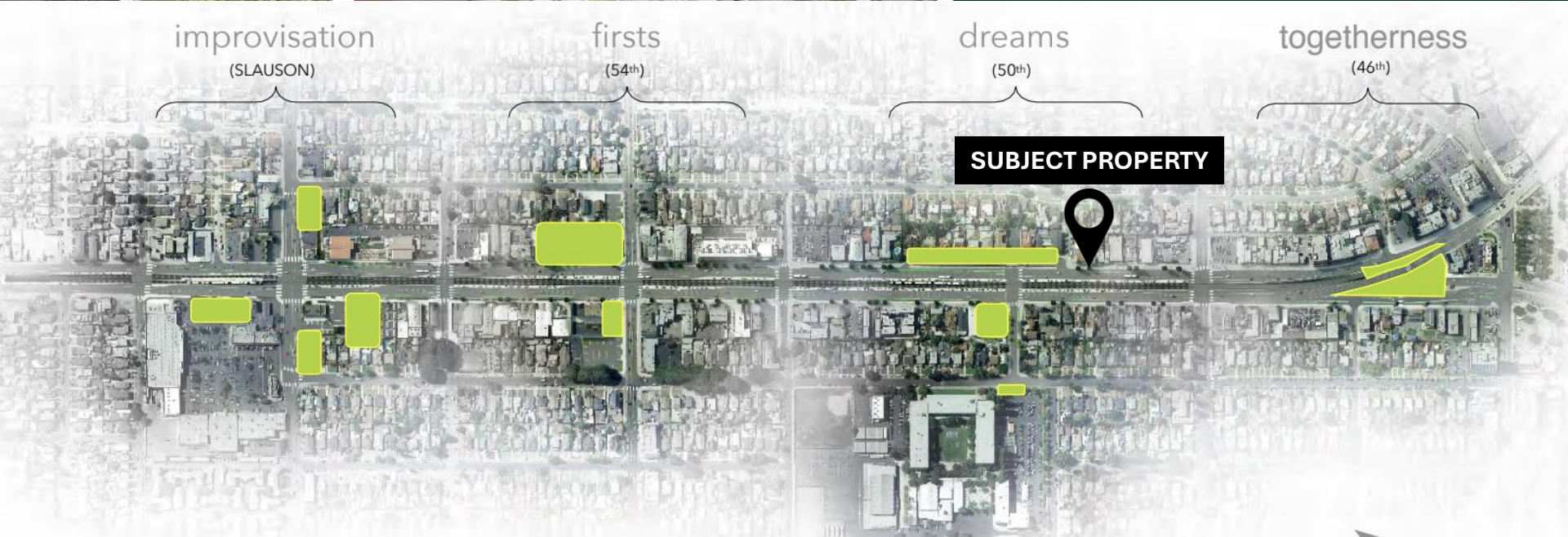
Completed in 2022, Metro's K line light-rail extension is a \$2.1B public infrastructure project, spanning 8.5 miles to connect Los Angeles, Inglewood and El Segundo.







A catalyst for economic development, **Destination Crenshaw** is a \$100M open-air museum transforming the 1.3-mile stretch of Crenshaw Boulevard between Leimert Park and Slauson Avenue into a thriving commercial corridor linked by architecturally inspired community spaces, pocket parks, hundreds of newly planted trees, and over 100 commissioned works of art.





# Crenshaw Development Activity

