



The Clark on 54th

5365 Crenshaw Blvd
Los Angeles CA 90043



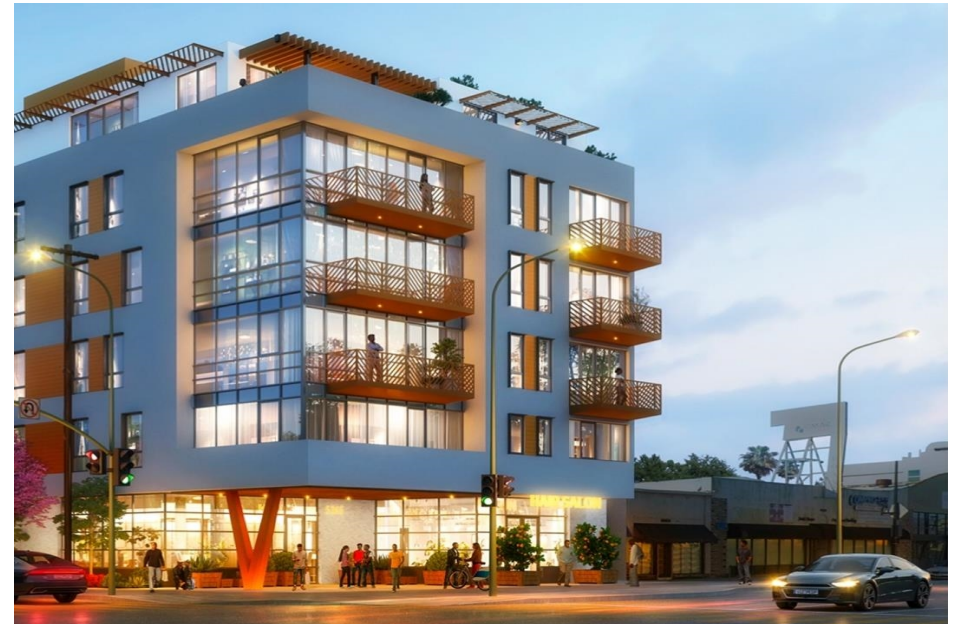
THE SPACE

Location	5365 Crenshaw Blvd Los Angeles, CA 90043
County	Los Angeles
Square Feet	2,100
Annual Rent PSF	\$45.00
Lease Type	NNN

Notes The site is just 1,500 feet from the Hyde Park Metro K-Line station, with direct service to LAX and connections to Santa Monica, USC, and Downtown Los Angeles.

HIGHLIGHTS

- Prime corner visibility on the revitalizing Crenshaw Corridor
- New construction with modern design and strong curb appeal
- Direct access to built-in residential customer base (48 units)
- Surrounded by dense housing, schools, and neighborhood amenities
- Located minutes from Leimert Park, Hyde Park, and West Adams



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
38,455	352,768	1,100,844

AVERAGE HOUSEHOLD INCOME

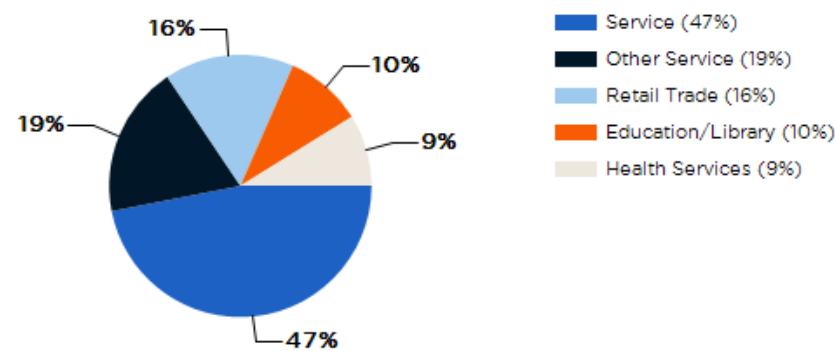
1.00 MILE	3.00 MILE	5.00 MILE
\$100,143	\$97,549	\$104,883

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
14,112	125,598	382,131

- The Clark on 54th is ideally positioned at 5366 Crenshaw Blvd in the heart of South Los Angeles, between Leimert Park and Hyde Park. This high-visibility corner benefits from strong daily traffic, walkability, and proximity to the K Line (Los Angeles Metro). The site is surrounded by a dense residential base and sits within a corridor undergoing significant revitalization, attracting new mixed-use projects, cultural amenities, and local-serving retail. This creates a prime opportunity to deliver a community-focused retail tenant that complements the 48 new residential units above and anchors this growing neighborhood.

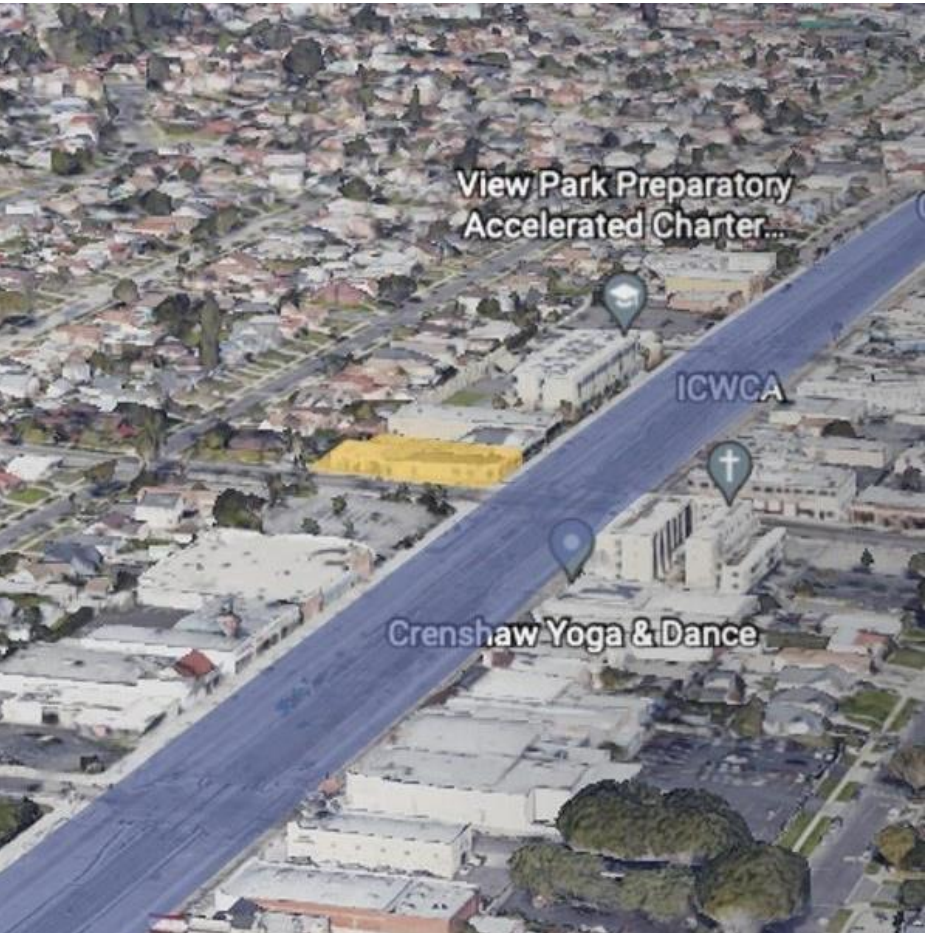
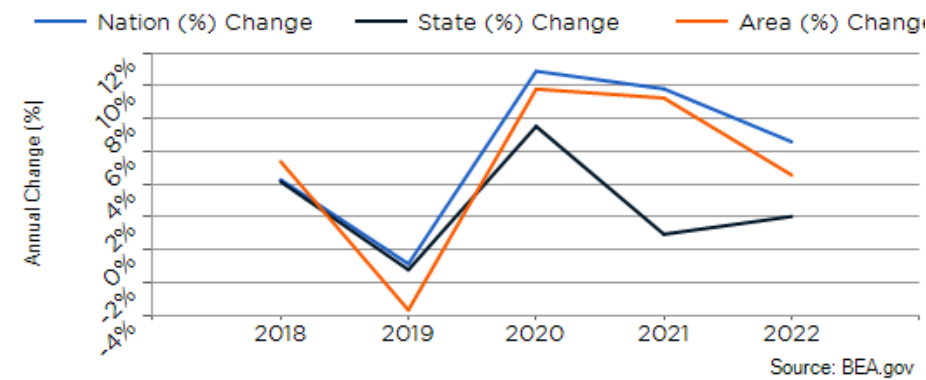
Major Industries by Employee Count

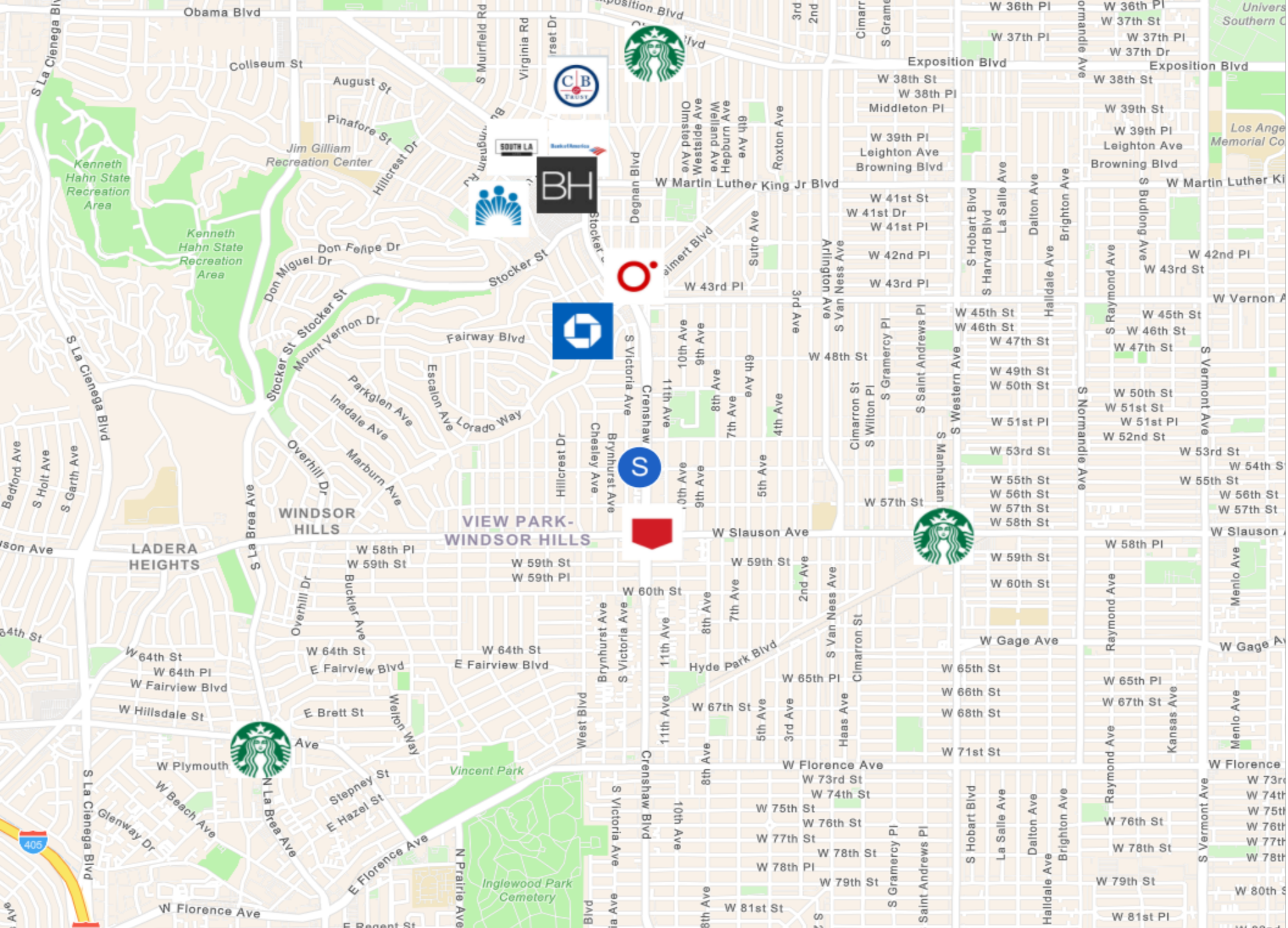


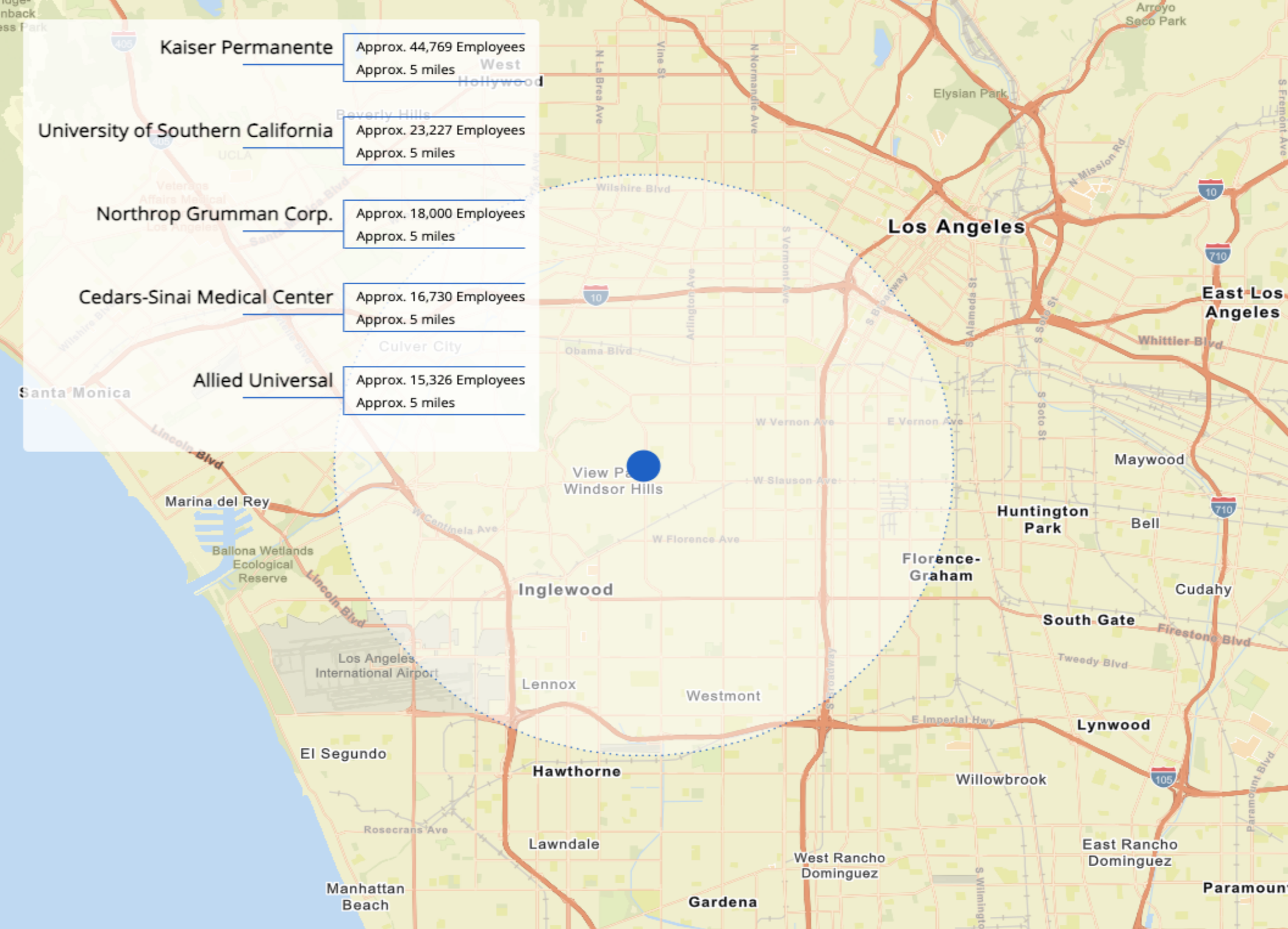
Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Kaiser Permanente	44,769
Federal Government - All Agencies Except Defense & State	44,700
State of California (non-education)	32,300
University of Southern California	23,227

Los Angeles County GDP Trend



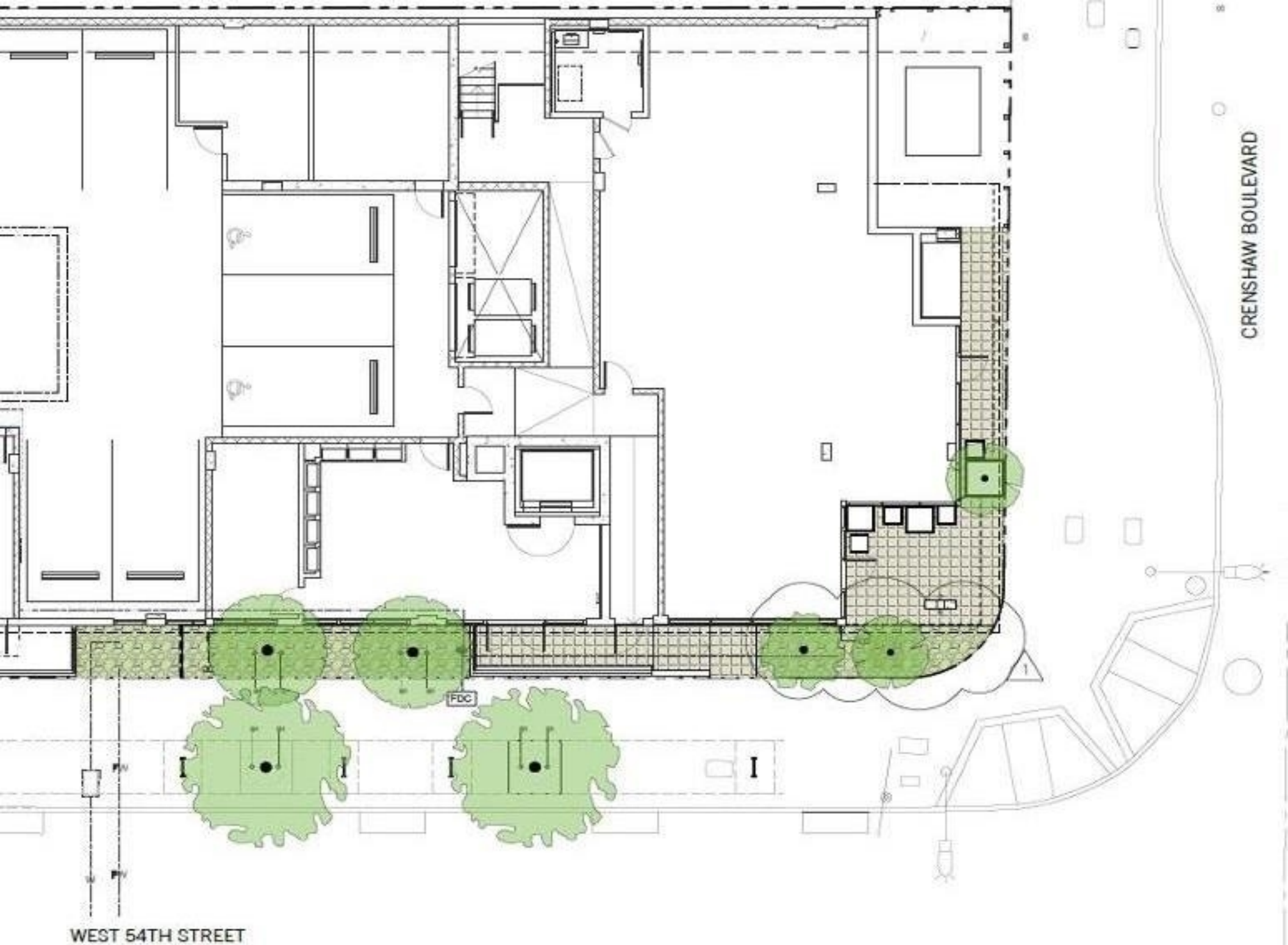










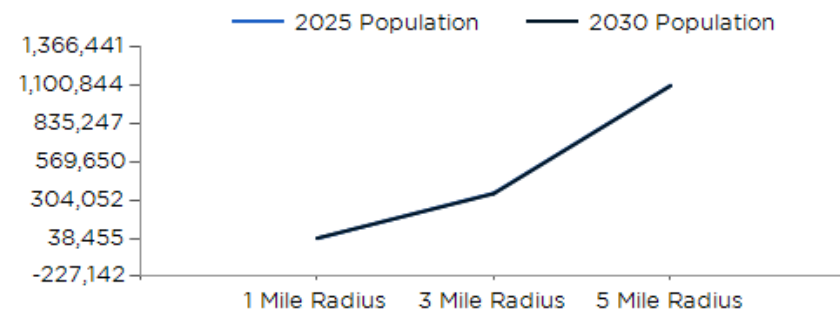


CRENSHAW BOULEVARD

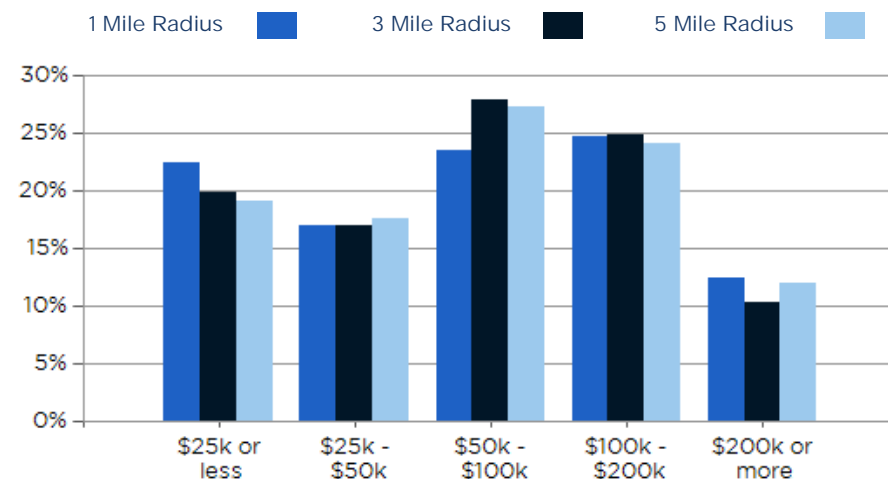
WEST 54TH STREET

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	36,840	342,353	1,095,112
2010 Population	37,155	354,774	1,107,527
2025 Population	38,455	352,768	1,100,844
2030 Population	39,142	349,754	1,098,490
2025 African American	19,825	135,527	245,487
2025 American Indian	716	7,251	24,573
2025 Asian	720	10,722	85,521
2025 Hispanic	14,366	176,194	622,295
2025 Other Race	9,455	123,183	428,224
2025 White	3,154	32,735	171,420
2025 Multiracial	4,531	42,875	143,663
2025-2030: Population: Growth Rate	1.75%	-0.85%	-0.20%

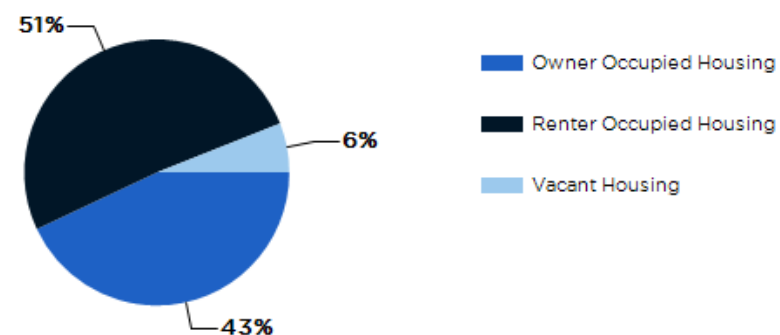
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,066	15,759	45,634
\$15,000-\$24,999	1,101	9,138	27,468
\$25,000-\$34,999	1,017	9,059	28,538
\$35,000-\$49,999	1,377	12,299	38,558
\$50,000-\$74,999	1,901	19,888	58,164
\$75,000-\$99,999	1,410	15,200	46,038
\$100,000-\$149,999	2,125	19,700	57,784
\$150,000-\$199,999	1,357	11,558	34,060
\$200,000 or greater	1,758	12,995	45,881
Median HH Income	\$69,003	\$70,213	\$71,350
Average HH Income	\$100,143	\$97,549	\$104,883



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

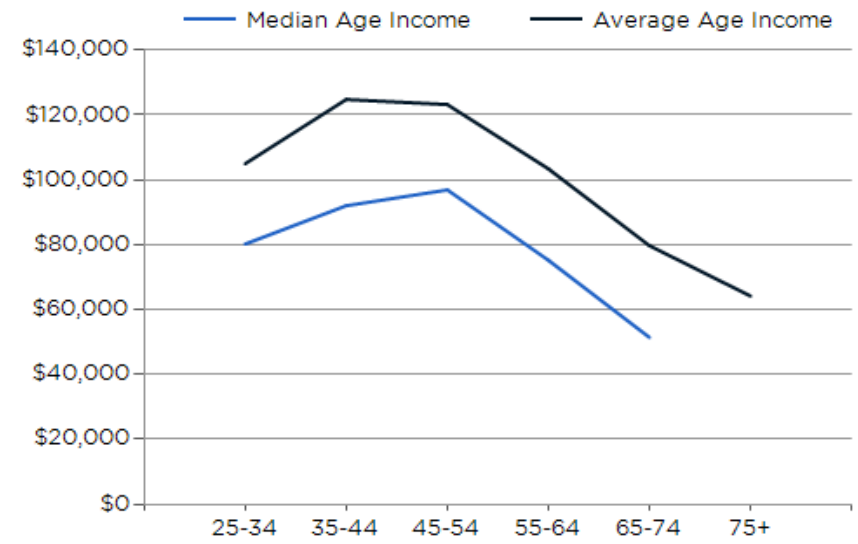
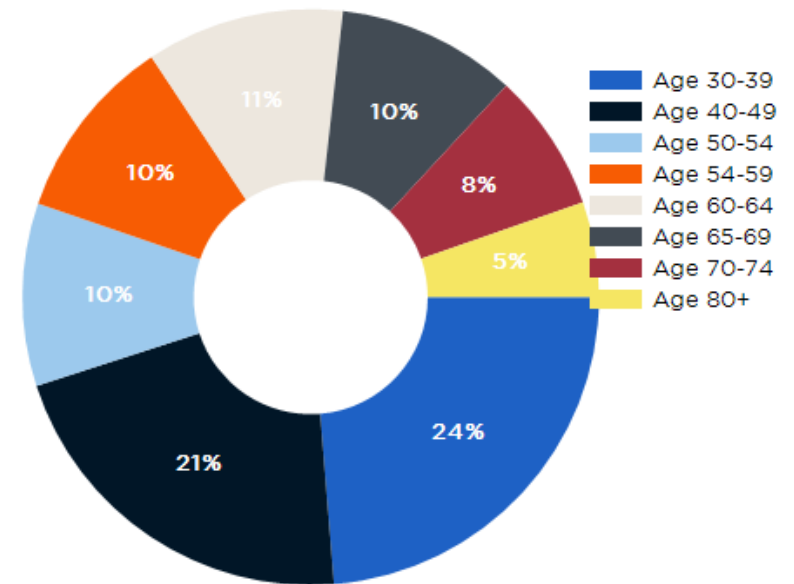


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,846	28,708	97,676
2025 Population Age 35-39	2,809	25,954	83,846
2025 Population Age 40-44	2,679	24,435	76,365
2025 Population Age 45-49	2,400	22,078	68,963
2025 Population Age 50-54	2,448	21,558	66,456
2025 Population Age 55-59	2,483	21,536	62,565
2025 Population Age 60-64	2,649	21,484	58,751
2025 Population Age 65-69	2,402	18,947	50,903
2025 Population Age 70-74	1,857	14,850	39,669
2025 Population Age 75-79	1,275	10,208	27,032
2025 Population Age 80-84	870	6,516	16,886
2025 Population Age 85+	813	6,045	15,329
2025 Population Age 18+	31,292	281,661	874,394
2025 Median Age	41	38	36
2030 Median Age	42	40	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,216	\$78,799	\$79,971
Average Household Income 25-34	\$104,978	\$99,287	\$104,965
Median Household Income 35-44	\$92,020	\$83,219	\$82,620
Average Household Income 35-44	\$124,782	\$114,486	\$121,805
Median Household Income 45-54	\$96,898	\$84,911	\$83,422
Average Household Income 45-54	\$123,216	\$114,420	\$121,281
Median Household Income 55-64	\$75,233	\$72,960	\$71,543
Average Household Income 55-64	\$103,401	\$101,402	\$109,532
Median Household Income 65-74	\$51,419	\$54,339	\$55,096
Average Household Income 65-74	\$79,720	\$82,702	\$89,815
Average Household Income 75+	\$64,187	\$67,006	\$72,746

Population By Age



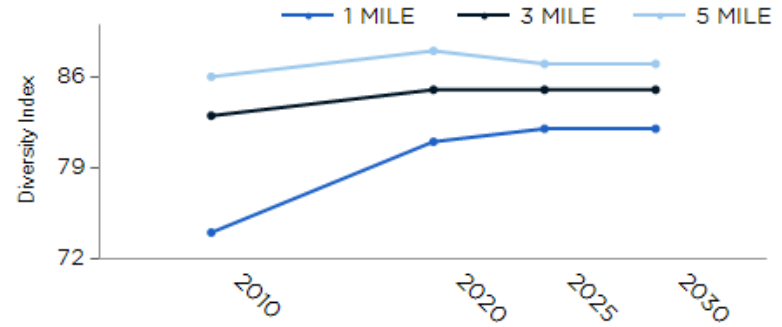
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	85	87
Diversity Index (current year)	82	85	87
Diversity Index (2020)	81	85	88
Diversity Index (2010)	74	83	87

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	38%	26%	14%
American Indian	1%	1%	1%
Asian	1%	2%	5%
Hispanic	27%	33%	36%
Multiracial	9%	8%	8%
Other Race	18%	23%	25%
White	6%	6%	10%

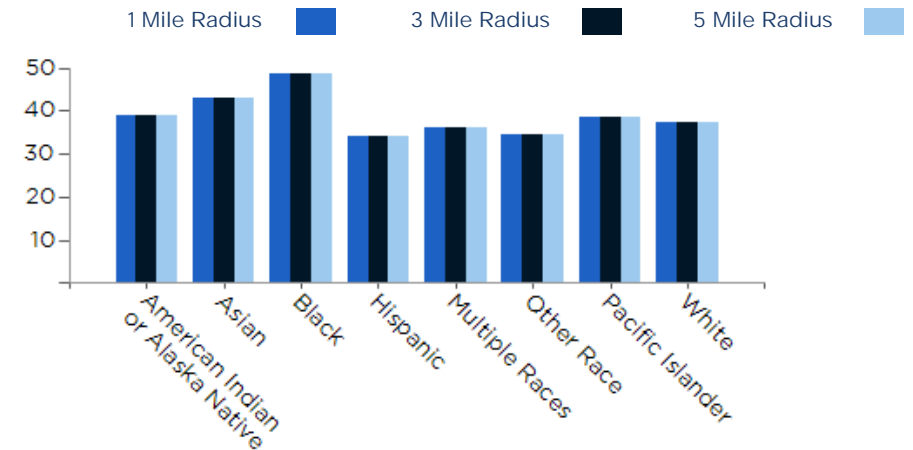
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	36	35
Median Asian Age	43	41	40
Median Black Age	49	46	44
Median Hispanic Age	34	33	33
Median Multiple Races Age	36	36	35
Median Other Race Age	35	34	33
Median Pacific Islander Age	39	38	35
Median White Age	37	36	36

2025 MEDIAN AGE BY RACE





James Daughrity
Principal Broker

James Daughrity is a commercial real estate broker at D.R.E. (Daughrity Real Estate). Daughrity Real Estate is a full-service boutique commercial real estate firm based in Inglewood, California. D.R.E. focuses on urban revitalization and neighborhood economic development projects.

D.R.E. utilizes a powerful and proprietary marketing system to facilitate the sale, purchase, or lease of investment properties nationwide. In the truest sense, we work together as a team, sharing deals and opportunities in order to effectively pay greater attention to your needs. As a genuine partnership, we have established a culture of information-sharing and deal-sharing that makes it impossible for companies to outwork us.

This internal culture is unique amongst brokerage firms, creating tremendous value for the clients we represent.

The Clark on 54th

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