

OFFERING MEMORANDUM



Crenshaw Heritage Square

5879 Crenshaw Blvd
Los Angeles CA 90043



Crenshaw Heritage Square

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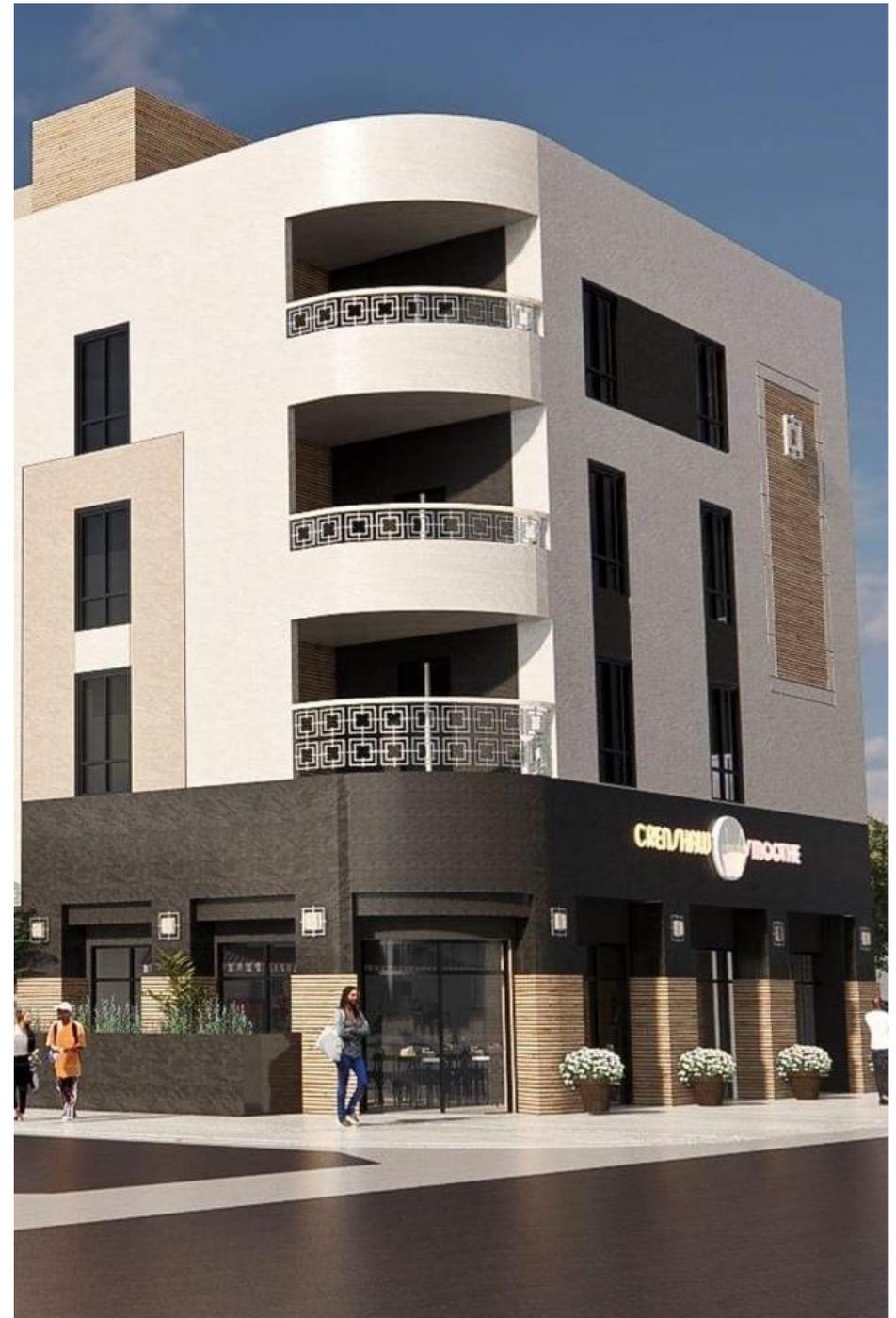
01 Executive Summary
Investment Summary

OFFERING SUMMARY

| | |
|--------------|--|
| ADDRESS | 5879 Crenshaw Blvd Los Angeles CA 90043 |
| PRICE | \$2,200,000 |
| PRICE PSF | \$261.38 |
| LAND SF | 8,417 SF |
| LAND ACRES | .19 |
| ZONING TYPE | LAC2 |
| # OF PARCELS | 3 |
| APN | 4005-013-012 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|-----------|
| 2026 Population | 40,507 | 351,509 | 1,050,520 |
| 2026 Median HH Income | \$67,239 | \$71,367 | \$71,300 |
| 2026 Average HH Income | \$94,232 | \$98,716 | \$103,339 |

- Crenshaw Heritage Square represents a rare opportunity to control a transit-oriented assemblage at 5879–5881 Crenshaw Blvd and 3409–3411 W 59th St, directly adjacent to Nipsey Hussle Square in the heart of the Crenshaw corridor. The combined site offers prominent Crenshaw frontage with rear street access, creating an efficient envelope for a mid-scale mixed-use or multifamily development steps from the Metro K Line and a short drive to Inglewood’s entertainment district, LAX, and regional job centers.



- The property's commercial zoning and proximity to a major transit stop position it for meaningful unit yield with potential density bonuses, especially under affordable or mixed-income housing programs. The immediate area is experiencing sustained public and private investment, driven by Destination Crenshaw, nearby housing projects, and the cultural draw of Nipsey Hussle Square, supporting strong long-term rent growth and tenant demand.
- This offering is well suited for experienced infill developers seeking: (1) a culturally significant, high-visibility location, (2) a clean mid-size project scale attractive to local and regional capital, and (3) the ability to deliver a best-in-class community asset that aligns with the neighborhood's heritage. With its unique combination of transit access, cultural cachet, and development flexibility, Crenshaw Heritage Square stands out as a compelling land play in one of Los Angeles' most closely watched corridors.





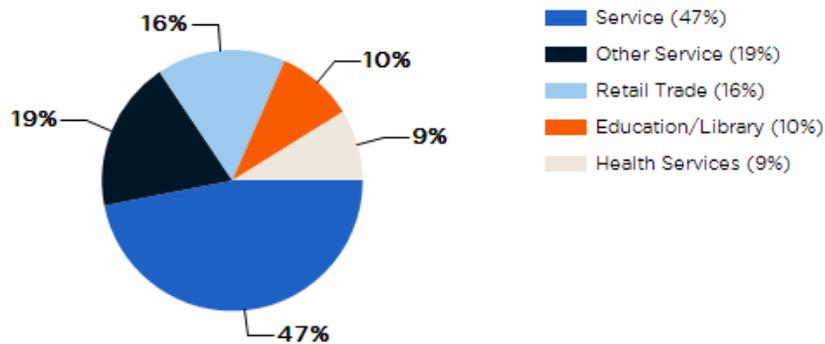
02

Location

- Location Summary
- Local Business Map
- Aerial View Map

- Crenshaw Heritage Square is located in the heart of South Los Angeles along the historic Crenshaw Corridor, at the intersection of Crenshaw Blvd and 59th Street, and adjacent to Nipsey Hussle Square at Crenshaw & Slauson. This highly visible location offers direct access to the Metro K Line, frequent north-south car and bus traffic, and easy connectivity to Inglewood's entertainment district, LAX, downtown Los Angeles, and the Westside.

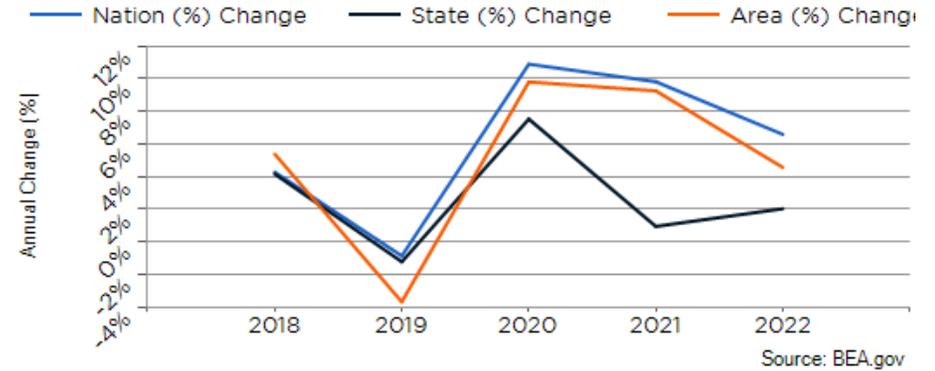
Major Industries by Employee Count

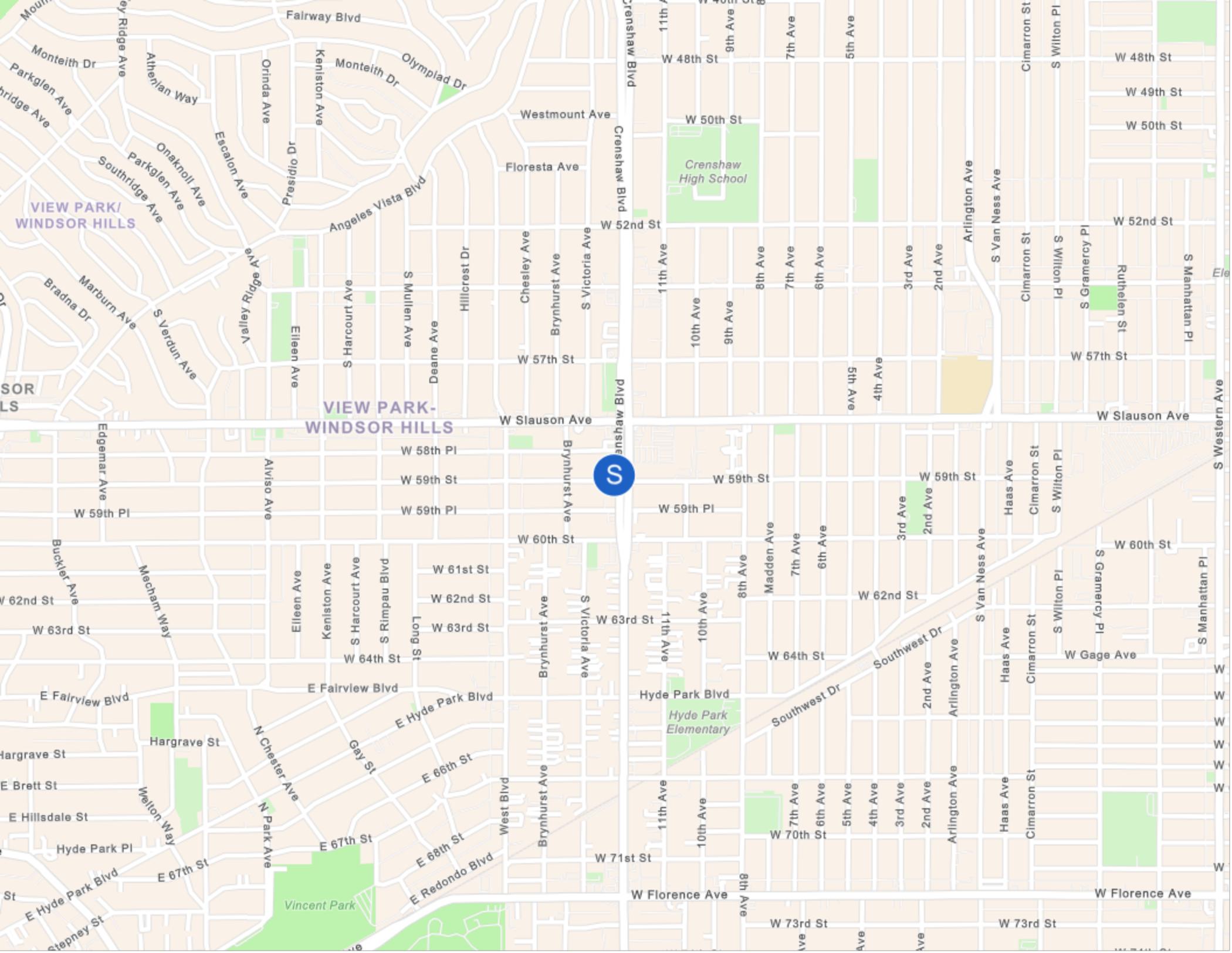


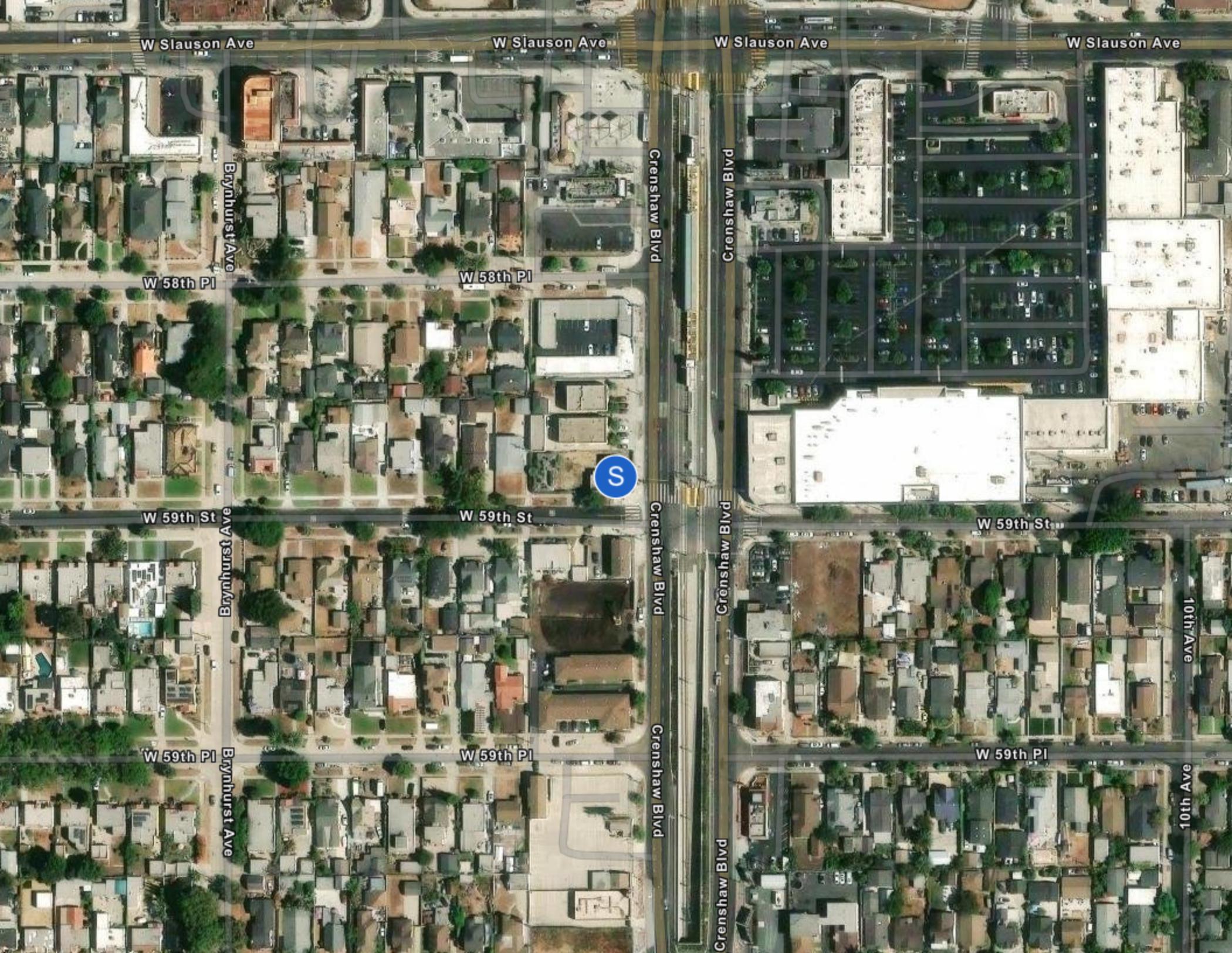
Largest Employers

| | |
|--|--------|
| Kaiser Permanente | 44,769 |
| University of Southern California | 23,227 |
| Northrop Grumman Corp. | 18,000 |
| Cedars-Sinai Medical Center | 16,730 |
| Allied Universal | 15,326 |
| Target Corp. | 15,000 |
| Providence Health and Services Southern California | 14,395 |
| Ralphs/Food 4 Less (Kroger Co. Division) | 14,000 |

Los Angeles County GDP Trend







W Slauson Ave

W Slauson Ave

W Slauson Ave

W Slauson Ave

Brynhurst Ave

Crenshaw Blvd

Crenshaw Blvd

W 58th Pl

W 58th Pl

S

W 59th St

W 59th St

Crenshaw Blvd

Crenshaw Blvd

W 59th St

Brynhurst Ave

10th Ave

W 59th Pl

W 59th Pl

Crenshaw Blvd

Crenshaw Blvd

W 59th Pl

Brynhurst Ave

10th Ave

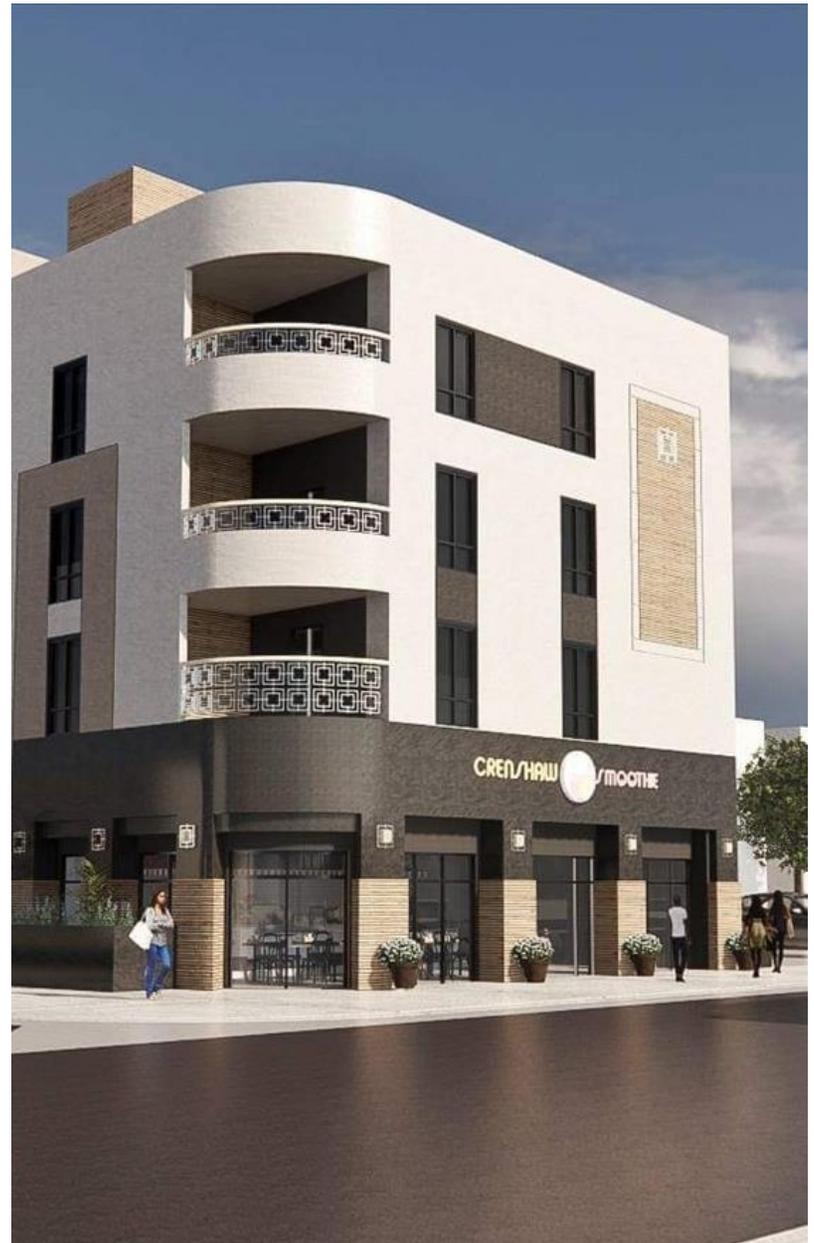


03 Property Description

- Property Features
- Property Images

PROPERTY FEATURES

| | |
|--------------|-------|
| LAND SF | 8,417 |
| LAND ACRES | .19 |
| # OF PARCELS | 3 |
| ZONING TYPE | LAC2 |













04

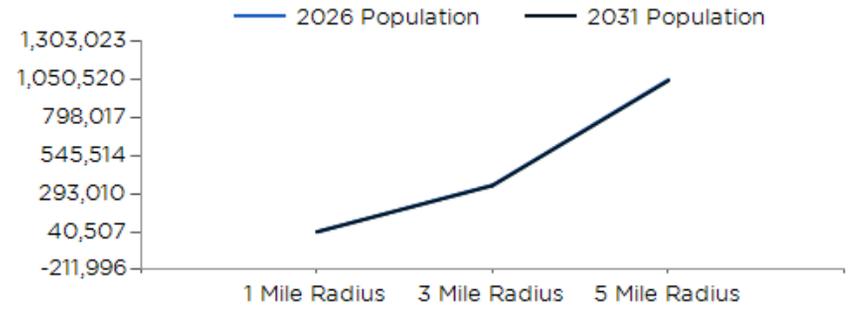
Demographics

General Demographics

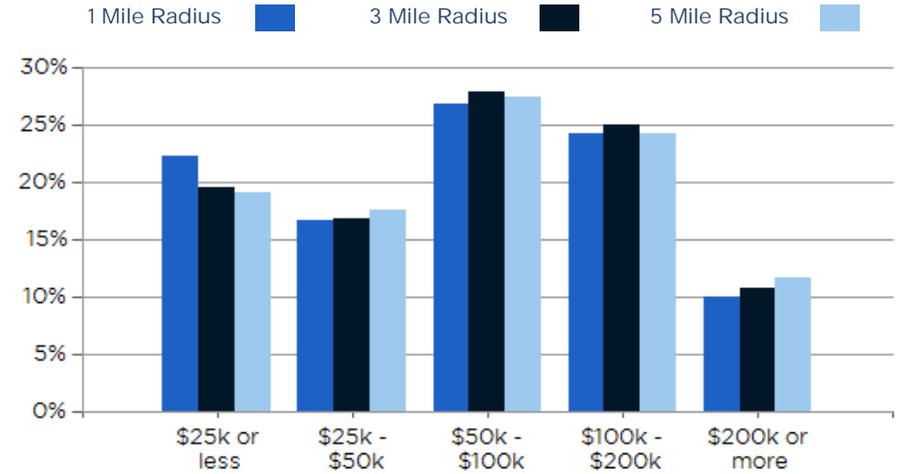
Race Demographics

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|-----------|
| 2000 Population | 39,474 | 341,105 | 1,042,473 |
| 2010 Population | 39,676 | 352,805 | 1,060,643 |
| 2026 Population | 40,507 | 351,509 | 1,050,520 |
| 2031 Population | 40,660 | 348,058 | 1,043,947 |
| 2026 African American | 18,480 | 137,931 | 248,106 |
| 2026 American Indian | 836 | 6,913 | 23,620 |
| 2026 Asian | 650 | 9,414 | 66,870 |
| 2026 Hispanic | 17,990 | 175,145 | 609,042 |
| 2026 Other Race | 12,047 | 122,363 | 420,183 |
| 2026 White | 3,381 | 31,600 | 151,340 |
| 2026 Multiracial | 5,055 | 42,752 | 138,426 |
| 2026-2031: Population: Growth Rate | 0.40% | -1.00% | -0.65% |

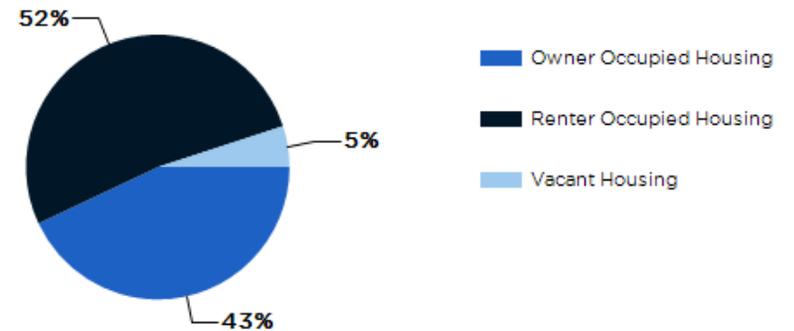
| 2026 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|-----------|
| less than \$15,000 | 2,178 | 15,649 | 42,140 |
| \$15,000-\$24,999 | 1,001 | 8,844 | 25,488 |
| \$25,000-\$34,999 | 1,030 | 8,807 | 26,659 |
| \$35,000-\$49,999 | 1,363 | 12,302 | 35,553 |
| \$50,000-\$74,999 | 2,199 | 19,441 | 54,374 |
| \$75,000-\$99,999 | 1,649 | 15,471 | 43,031 |
| \$100,000-\$149,999 | 2,147 | 19,928 | 53,904 |
| \$150,000-\$199,999 | 1,315 | 11,429 | 32,166 |
| \$200,000 or greater | 1,429 | 13,365 | 41,262 |
| Median HH Income | \$67,239 | \$71,367 | \$71,300 |
| Average HH Income | \$94,232 | \$98,716 | \$103,339 |



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

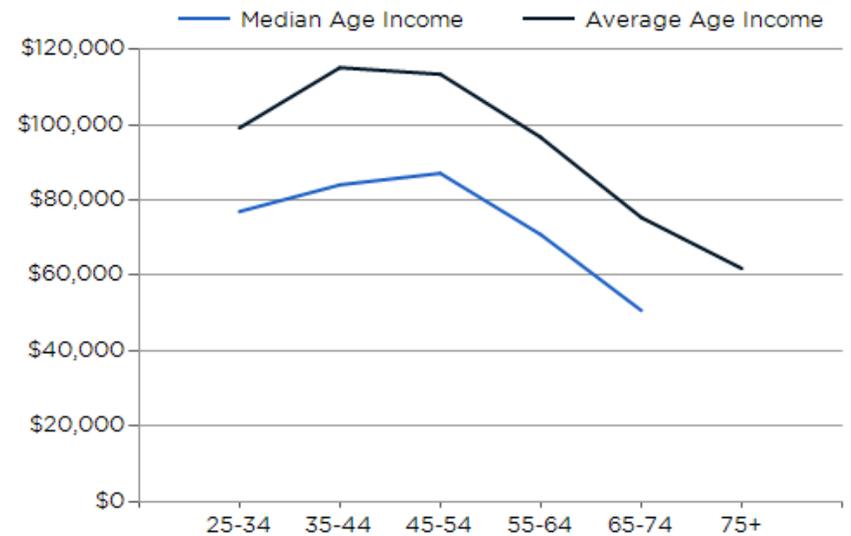
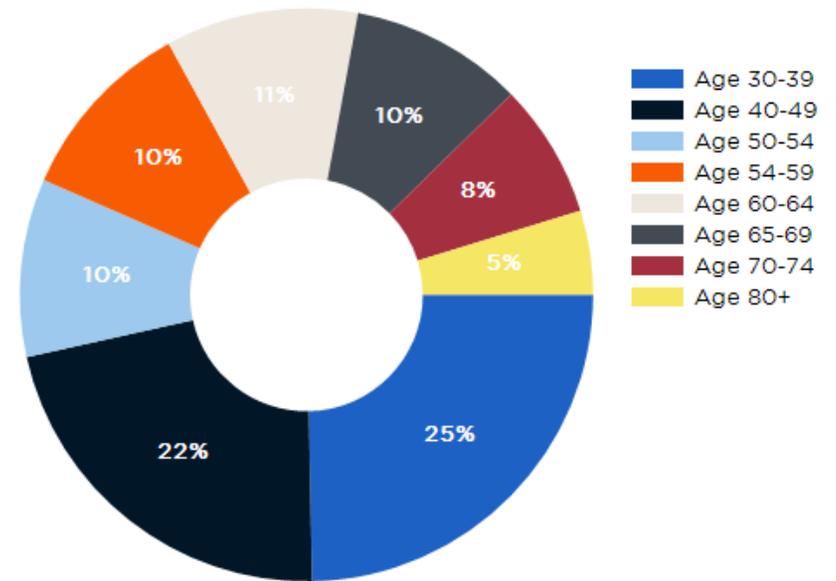


Source: esri

| 2026 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2026 Population Age 30-34 | 3,099 | 28,583 | 91,103 |
| 2026 Population Age 35-39 | 3,003 | 25,873 | 78,601 |
| 2026 Population Age 40-44 | 2,791 | 24,298 | 72,142 |
| 2026 Population Age 45-49 | 2,600 | 22,037 | 65,665 |
| 2026 Population Age 50-54 | 2,486 | 21,334 | 63,337 |
| 2026 Population Age 55-59 | 2,583 | 21,597 | 59,824 |
| 2026 Population Age 60-64 | 2,685 | 21,439 | 56,309 |
| 2026 Population Age 65-69 | 2,416 | 18,975 | 48,641 |
| 2026 Population Age 70-74 | 1,876 | 14,821 | 37,796 |
| 2026 Population Age 75-79 | 1,173 | 10,117 | 25,693 |
| 2026 Population Age 80-84 | 831 | 6,380 | 15,961 |
| 2026 Population Age 85+ | 695 | 5,870 | 14,408 |
| 2026 Population Age 18+ | 32,521 | 279,283 | 829,215 |
| 2026 Median Age | 40 | 38 | 36 |
| 2031 Median Age | 41 | 40 | 37 |

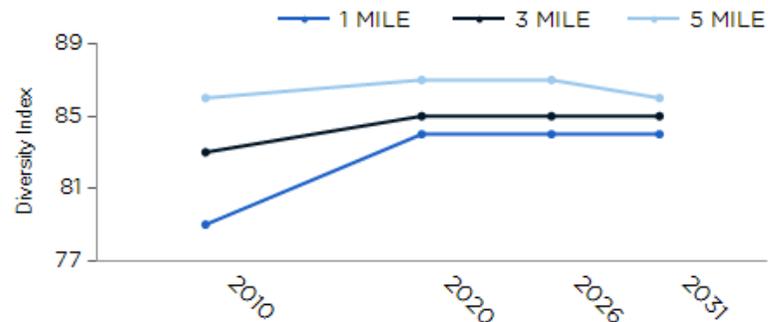
| 2026 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$76,958 | \$80,261 | \$80,178 |
| Average Household Income 25-34 | \$99,171 | \$100,805 | \$104,597 |
| Median Household Income 35-44 | \$84,069 | \$84,091 | \$82,332 |
| Average Household Income 35-44 | \$115,192 | \$115,576 | \$119,985 |
| Median Household Income 45-54 | \$87,122 | \$85,330 | \$83,146 |
| Average Household Income 45-54 | \$113,442 | \$114,883 | \$119,082 |
| Median Household Income 55-64 | \$70,837 | \$74,833 | \$71,603 |
| Average Household Income 55-64 | \$96,664 | \$102,953 | \$106,954 |
| Median Household Income 65-74 | \$50,698 | \$54,731 | \$55,390 |
| Average Household Income 65-74 | \$75,392 | \$83,485 | \$88,507 |
| Average Household Income 75+ | \$61,837 | \$67,862 | \$71,555 |

Population By Age



| DIVERSITY INDEX | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years) | 84 | 85 | 87 |
| Diversity Index (current year) | 84 | 85 | 87 |
| Diversity Index (2020) | 84 | 85 | 87 |
| Diversity Index (2010) | 79 | 83 | 86 |

POPULATION DIVERSITY



POPULATION BY RACE

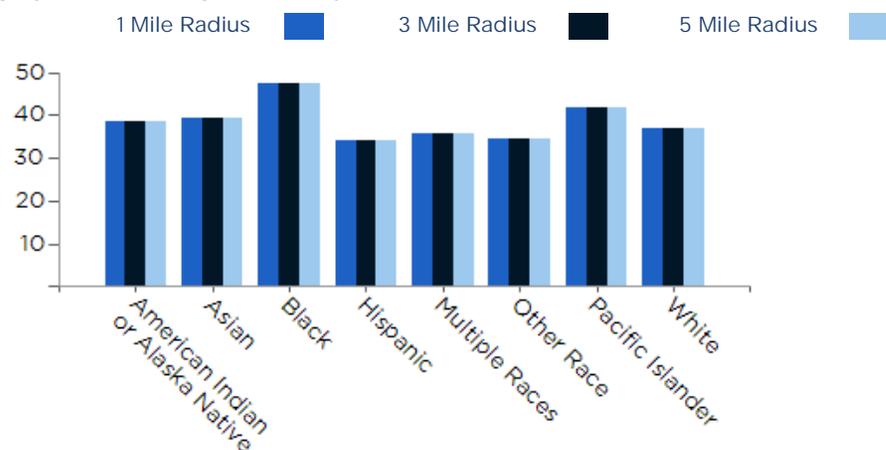


2026 MEDIAN AGE BY RACE

| | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 38 | 36 | 35 |
| Median Asian Age | 40 | 41 | 39 |
| Median Black Age | 48 | 46 | 44 |
| Median Hispanic Age | 34 | 33 | 33 |
| Median Multiple Races Age | 36 | 36 | 35 |
| Median Other Race Age | 35 | 33 | 33 |
| Median Pacific Islander Age | 42 | 38 | 35 |
| Median White Age | 37 | 36 | 36 |

| 2026 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American | 32% | 26% | 15% |
| American Indian | 1% | 1% | 1% |
| Asian | 1% | 2% | 4% |
| Hispanic | 31% | 33% | 37% |
| Multiracial | 9% | 8% | 8% |
| Other Race | 21% | 23% | 25% |
| White | 6% | 6% | 9% |

2026 MEDIAN AGE BY RACE





05

Company Profile

Advisor Profile



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.

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