



7601 Crenshaw
Los Angeles CA 90043



THE SPACE

Location	7601 Crenshaw Los Angeles, CA 90043
County	Los Angeles
Square Feet	1,080
Lease Type	Modified Gross

HIGHLIGHTS

- Secure on-site parking supports medical, professional, and creative users who require reliable access for service providers, deliveries, or equipment needs
- Stand-alone executive office building offering privacy and exclusive use



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
34,300	353,043	981,360

AVERAGE HOUSEHOLD INCOME

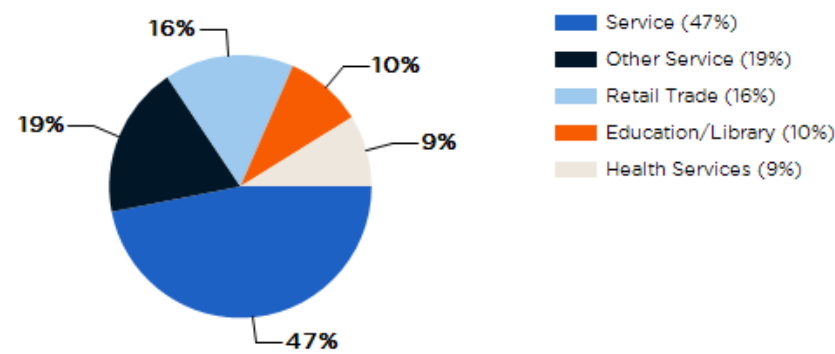
1.00 MILE	3.00 MILE	5.00 MILE
\$90,649	\$98,990	\$102,167

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
13,126	122,626	321,364

- Strategically situated in a thriving South Los Angeles business corridor, 7601 Crenshaw Blvd offers outstanding visibility and accessibility for a wide range of commercial uses. The property lies within the vibrant West Hollywood Park subdivision, providing a strong local presence amidst established businesses, community organizations, and transit connections.

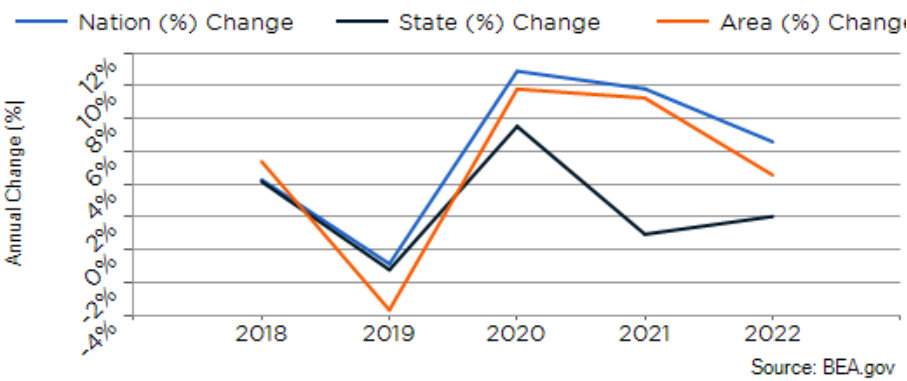
Major Industries by Employee Count

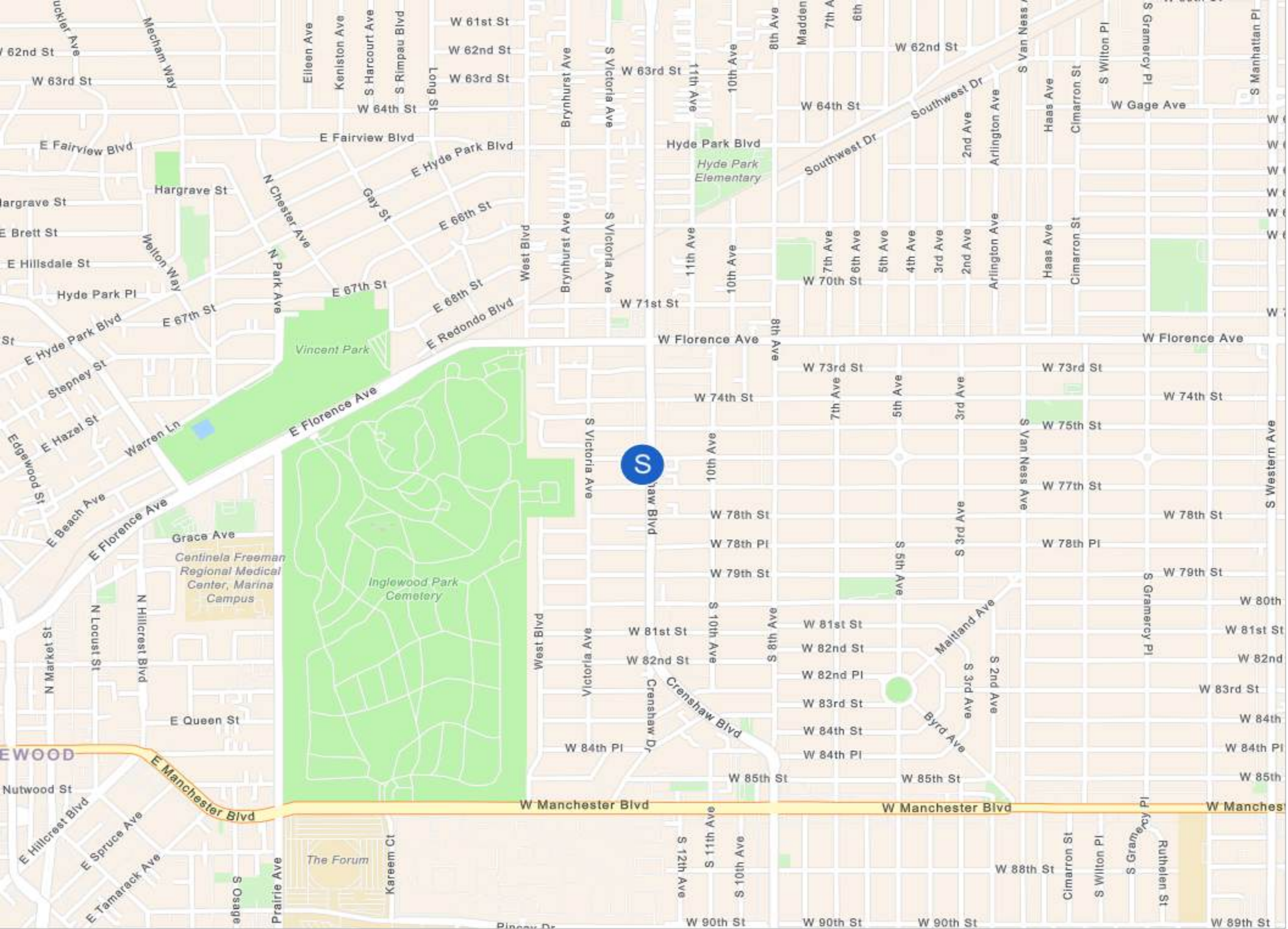


Largest Employers

Employment Development Department State of California	20
CareerOneStop	20
Crenshaw Workforce	20
Staples	20
Enterprise Rent-A-Car	20
Pizza Hut	20
Crenshaw Lofts	20
Crenshaw Community Development Corporation	20

Los Angeles County GDP Trend





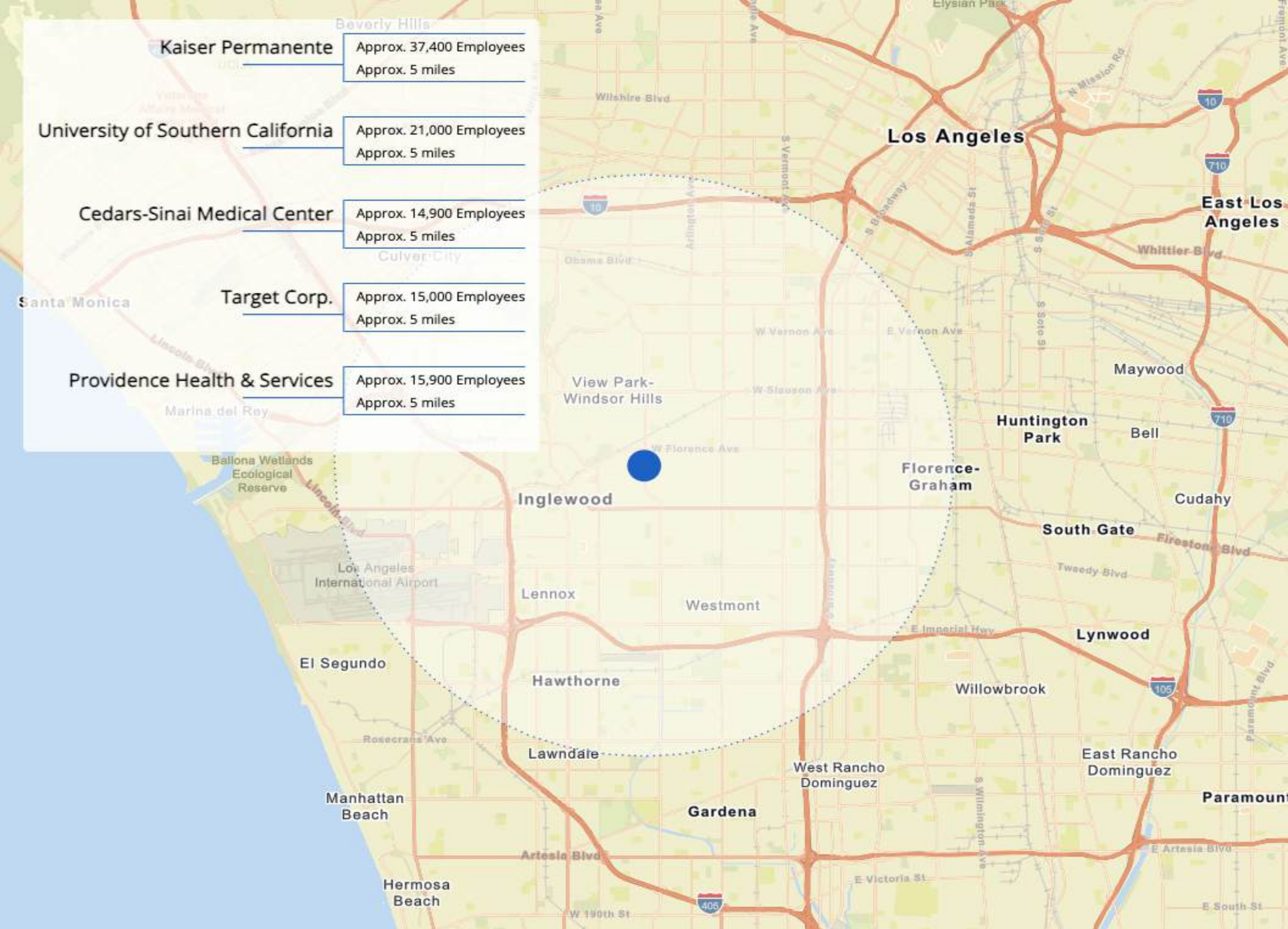
Kaiser Permanente Approx. 37,400 Employees
Approx. 5 miles

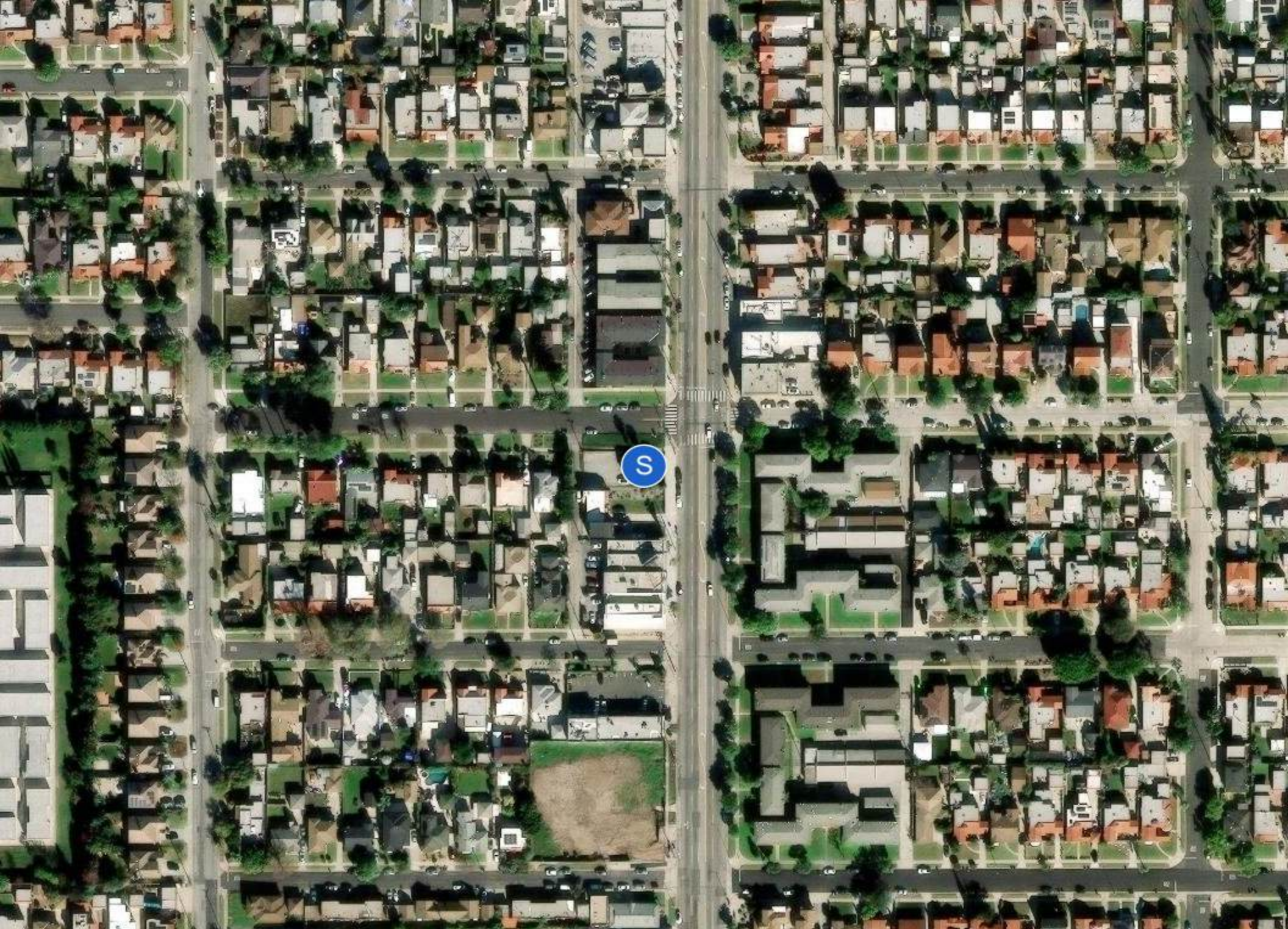
University of Southern California Approx. 21,000 Employees
Approx. 5 miles

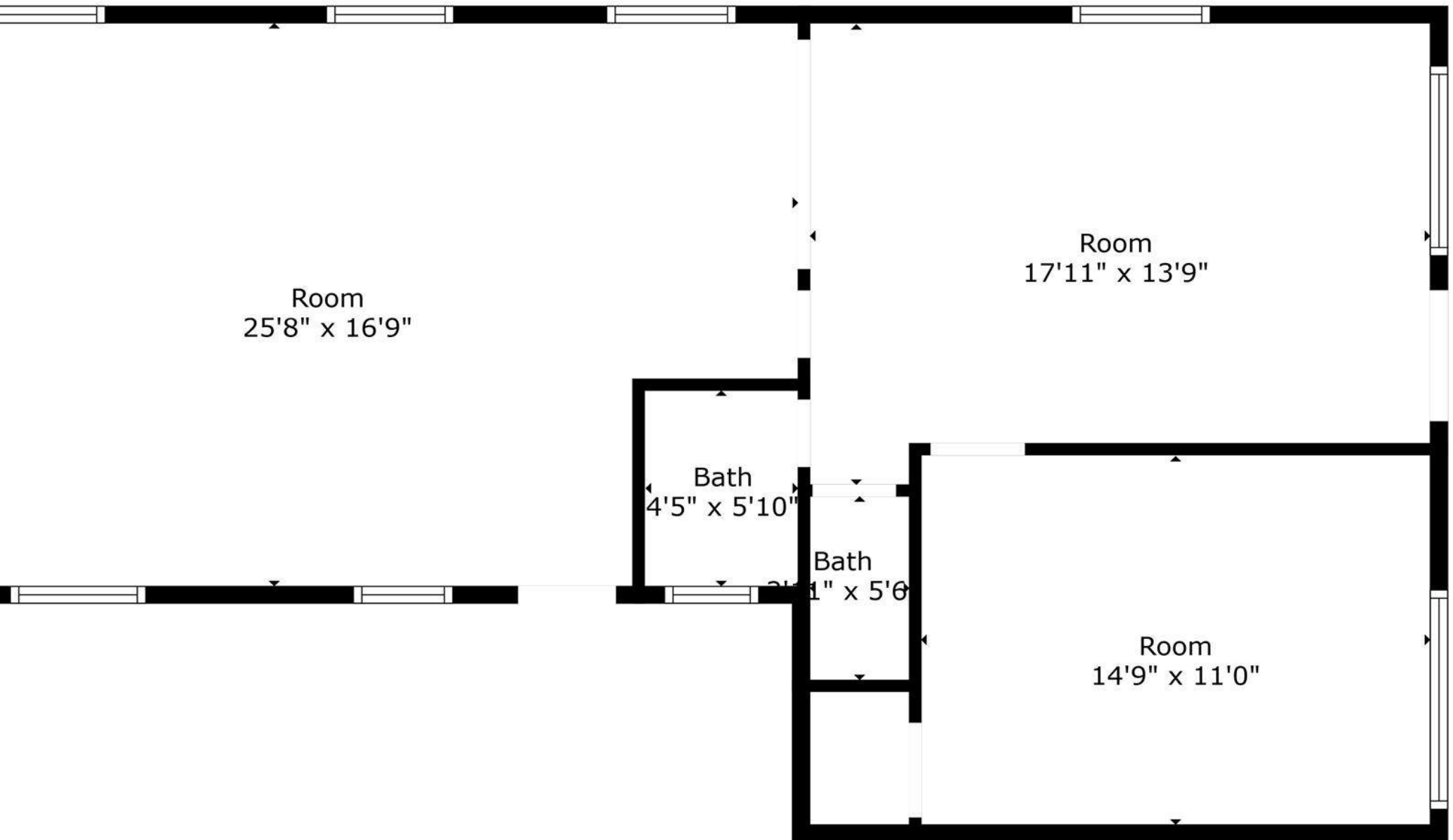
Cedars-Sinai Medical Center Approx. 14,900 Employees
Approx. 5 miles

Target Corp. Approx. 15,000 Employees
Approx. 5 miles

Providence Health & Services Approx. 15,900 Employees
Approx. 5 miles









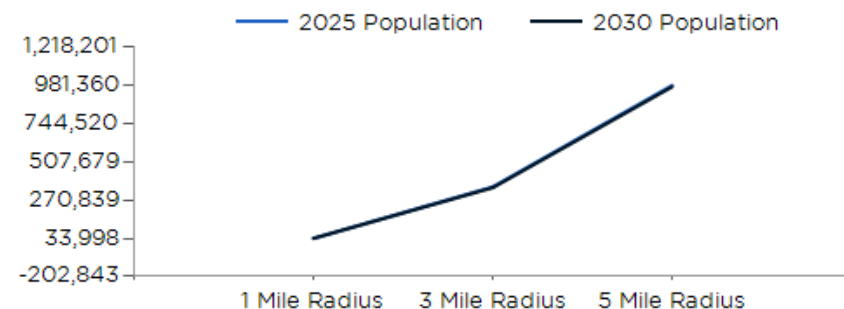




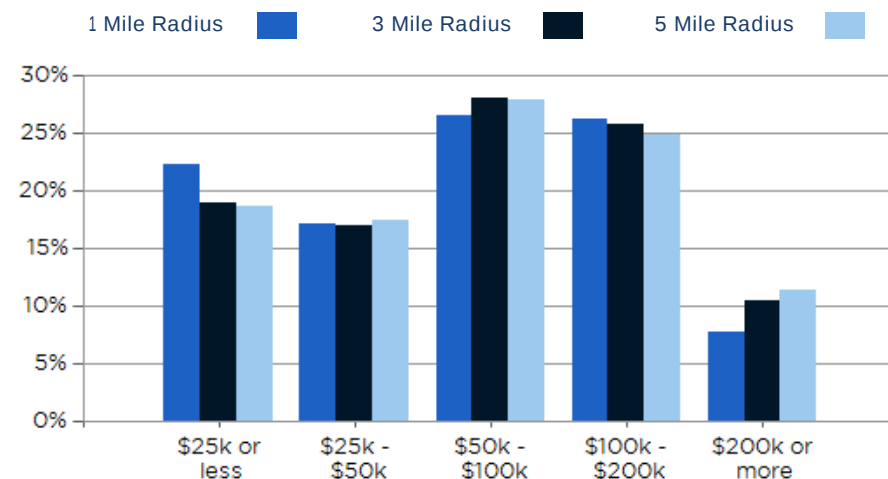


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	33,700	357,450	952,611
2010 Population	33,561	359,506	983,243
2025 Population	34,300	353,043	981,360
2030 Population	33,998	348,447	972,752
2025 African American	17,642	136,294	260,466
2025 American Indian	676	6,993	20,859
2025 Asian	421	7,321	45,232
2025 Hispanic	13,891	183,803	571,008
2025 Other Race	9,277	127,008	394,275
2025 White	2,411	30,485	127,499
2025 Multiracial	3,829	44,123	130,560
2025-2030: Population: Growth Rate	-0.90%	-1.30%	-0.90%

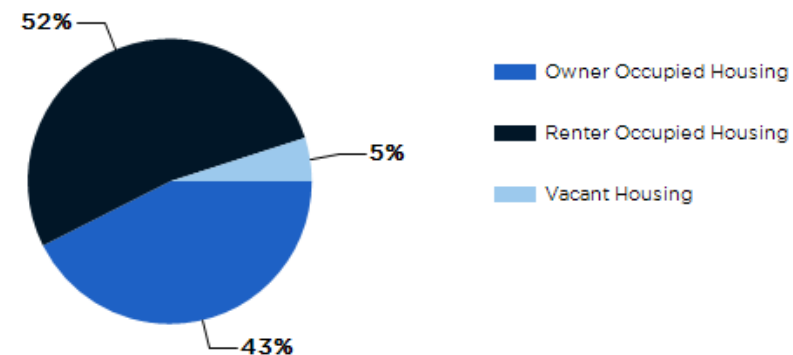
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,856	14,758	37,687
\$15,000-\$24,999	1,075	8,377	22,118
\$25,000-\$34,999	876	8,593	23,843
\$35,000-\$49,999	1,380	12,145	32,015
\$50,000-\$74,999	2,118	19,057	49,932
\$75,000-\$99,999	1,363	15,249	39,803
\$100,000-\$149,999	2,093	20,223	50,697
\$150,000-\$199,999	1,354	11,391	28,929
\$200,000 or greater	1,011	12,831	36,332
Median HH Income	\$65,762	\$72,559	\$72,124
Average HH Income	\$90,649	\$98,990	\$102,167



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

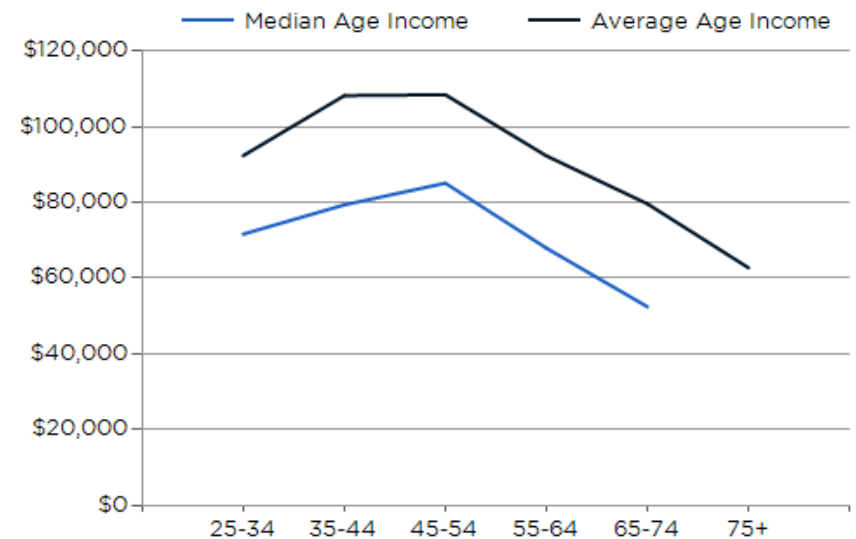
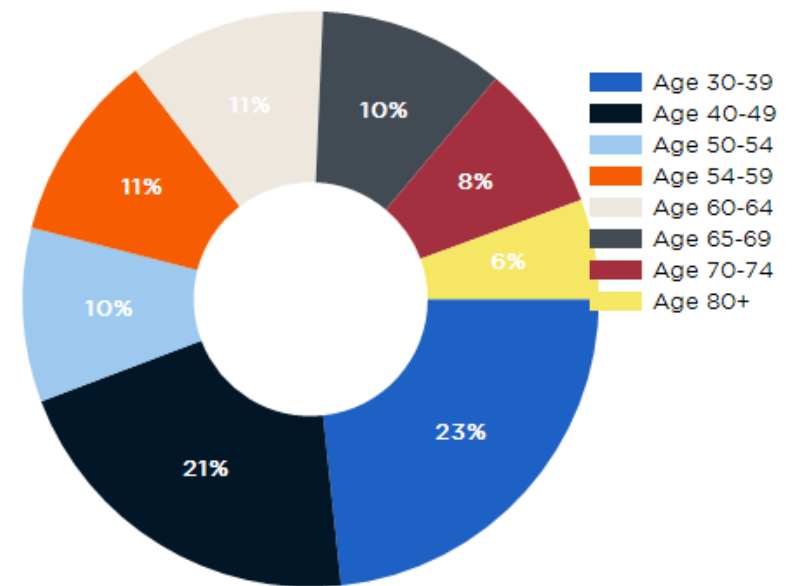


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,549	28,678	81,378
2025 Population Age 35-39	2,396	25,455	71,518
2025 Population Age 40-44	2,276	23,833	66,448
2025 Population Age 45-49	2,154	21,758	60,822
2025 Population Age 50-54	2,074	21,321	58,579
2025 Population Age 55-59	2,249	21,474	56,118
2025 Population Age 60-64	2,346	21,214	52,968
2025 Population Age 65-69	2,210	18,806	45,628
2025 Population Age 70-74	1,757	14,488	34,933
2025 Population Age 75-79	1,189	9,842	23,507
2025 Population Age 80-84	824	6,234	14,726
2025 Population Age 85+	659	5,594	12,953
2025 Population Age 18+	27,747	278,566	766,054
2025 Median Age	41	38	36
2030 Median Age	43	39	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,634	\$80,931	\$80,479
Average Household Income 25-34	\$92,371	\$100,662	\$103,368
Median Household Income 35-44	\$79,362	\$83,779	\$82,258
Average Household Income 35-44	\$108,241	\$114,255	\$117,794
Median Household Income 45-54	\$85,110	\$86,570	\$84,102
Average Household Income 45-54	\$108,478	\$114,795	\$117,703
Median Household Income 55-64	\$67,940	\$76,306	\$73,113
Average Household Income 55-64	\$92,321	\$103,845	\$105,555
Median Household Income 65-74	\$52,428	\$55,390	\$56,668
Average Household Income 65-74	\$79,653	\$83,931	\$87,883
Average Household Income 75+	\$62,734	\$68,930	\$71,221

Population By Age

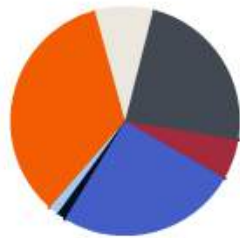


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	85	86
Diversity Index (current year)	82	85	86
Diversity Index (2020)	81	85	86
Diversity Index (2010)	77	83	86

POPULATION BY RACE



1 MILE



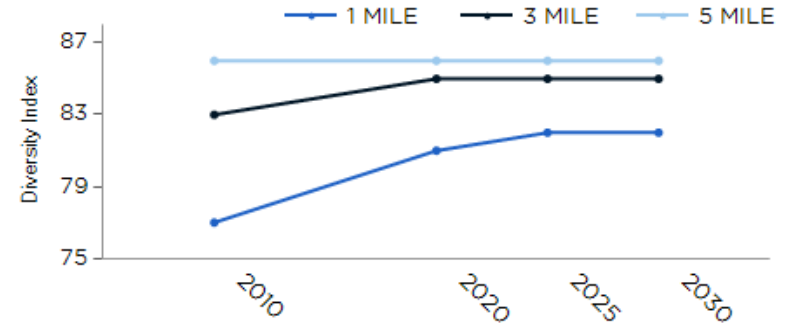
3 MILE



5 MILE

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	37%	25%	17%
American Indian	1%	1%	1%
Asian	1%	1%	3%
Hispanic	29%	34%	37%
Multiracial	8%	8%	8%
Other Race	19%	24%	25%
White	5%	6%	8%

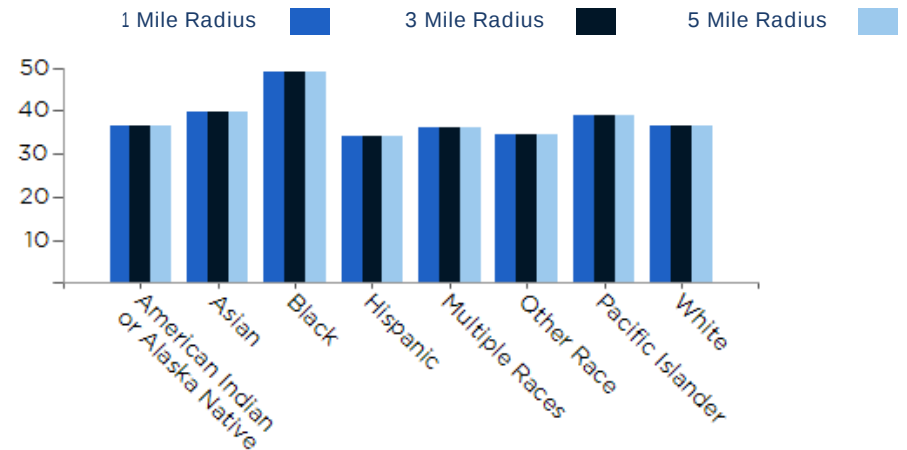
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	36	35
Median Asian Age	40	39	37
Median Black Age	49	46	43
Median Hispanic Age	34	33	32
Median Multiple Races Age	36	35	34
Median Other Race Age	35	33	32
Median Pacific Islander Age	39	36	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.

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