

**GROUND  
LEASE  
OPPORTUNITY  
LOS ANGELES, CA**

**DRIVE THRU PAD  
AVAILABLE  
PICO BLVD & CRENSHAW BLVD**



**SITE INFORMATION**

**LOT SIZE AVAILABLE:** 12,600 SF (0.27 AC)

- GROUND LEASE OR BUILD TO SUIT AVAILABLE
- TRAFFIC COUNTS ABOVE 25,000 CPD
- NEIGHBORING TENANTS: PUBLIC STORAGE, HERTZ, LOWE'S, PETSMART, ROSS, SMART & FINAL, ROSS DRESS FOR LESS & OTHER RETAILERS

**2017 ESTIMATED TRAFFIC COUNTS**

28,420 CPD – PICO BLVD

38,017 CPD – CRENSHAW BLVD

**DEMOGRAPHICS**

**2018 ESTIMATED POPULATION**

1 Mile:	53,881
3 Mile:	564,140
5 Mile:	1,323,417

**2018 ESTIMATED AVG. HH INCOME**

1 Mile:	\$70,921
3 Mile:	\$68,297
5 Mile:	\$76,368

**2018 ESTIMATED DAYTIME POPULATION**

1 Mile:	8,267
3 Mile:	188,330
5 Mile:	691,978



**FOR MORE INFORMATION PLEASE CONTACT**

Carol Springstead CA BRE #01802067

[cspringstead@Springstead-associates.com](mailto:cspringstead@Springstead-associates.com)

**SPRINGSTEAD & ASSOCIATES, INC.**

**3300 IRVINE AVE. STE 250**

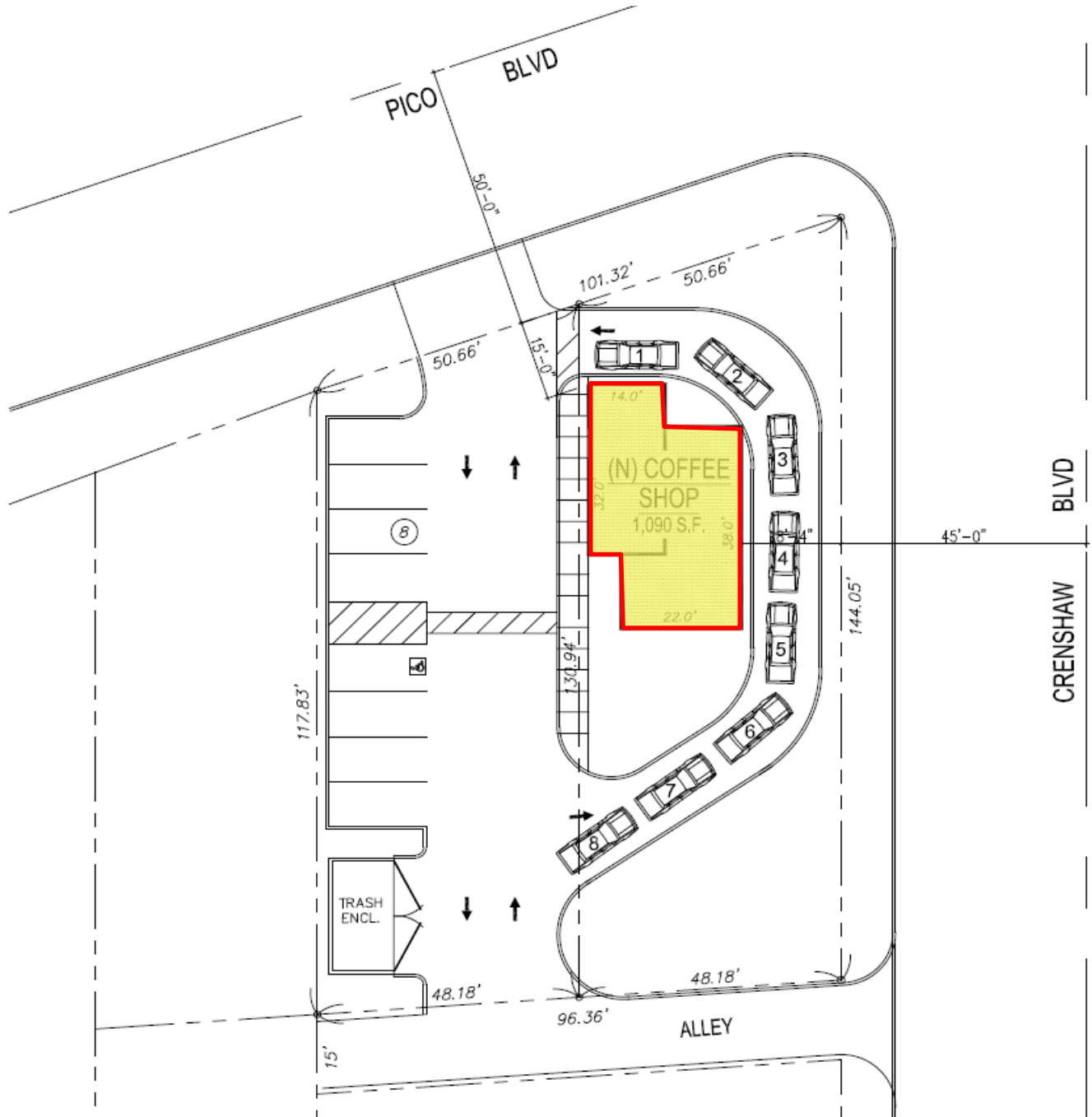
**NEWPORT BEACH, CA 92660**

**WWW.SPRINGSTEAD-ASSOCIATES.COM**

**(949) 797-9040**

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