

# 3020

CRENSHAW BLVD  
LOS ANGELES, CA

CUB in Place



**Unique Retail &  
Entertainment Venue in  
the West Adams District  
10,274 SF Available**

CIM



# REVITALIZED & RETROFITTED

## HISTORY

- » 1941, original Crenshaw Theater opened.
- » 1952, the first African-American operated theater in Los Angeles.
- » 1950s–1960s, great success as the L.A. Jazz Concert Theater
- » 1970s, renamed to Kokusai Theater an outlet for Japanese films.
- » 2023, revitalized as a premier event venue.



## WEST ADAMS DISTRICT

- » Situated between Culver City and Downtown Los Angeles.
- » Known for its burgeoning collection of design studios, art galleries and culinary inventions.
- » A mecca for up-and-coming restaurants, unique retailers & entertainment.



# OPPORTUNITY

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This historic Los Angeles property is an ideal place to host special events.

## PROPERTY HIGHLIGHTS



### EVENT VENUE

- » 368 Max Occupancy
- » Standing Capacity +/-312 occupants at 16 SF/Person filling out entire space



### CONVENIENT LOCATION & ACCESS

- » Easy access to I-10 Freeway
- » Convenient access to public transit, including the LA Metro rail and rapid bus



### LOCATION OPERATING HOURS

Can be open from 7AM – 2AM  
Music until 11PM\*

*\*Must comply with city municipal code regarding noise standard. No noise should be audible outside of the building. No noise beyond the rear alley after 11PM.*



### HIGH CEILINGS

Up to 20'



### ON-SITE PARKING AVAILABLE



### CUB IN PLACE

- » Building has a Conditional Use Beverage License in place
- » Approved for sale and service of beer and wine



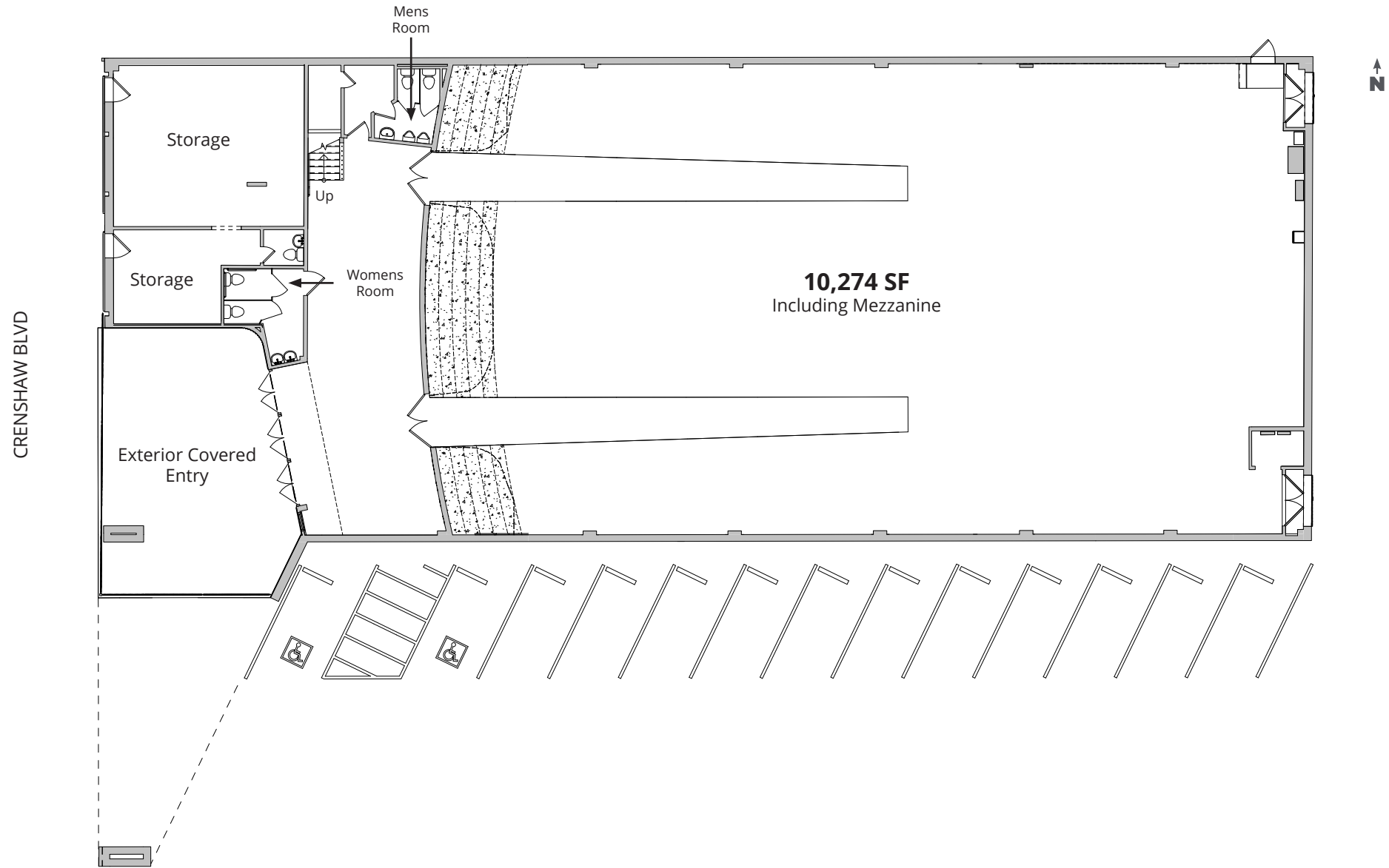
### BUILDING POWER

600A 120/240V 3P 4W Service

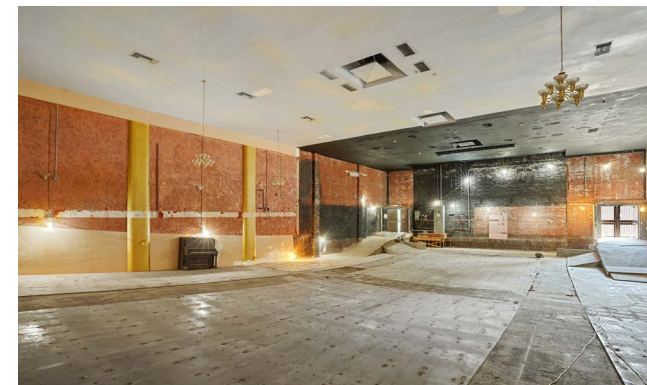
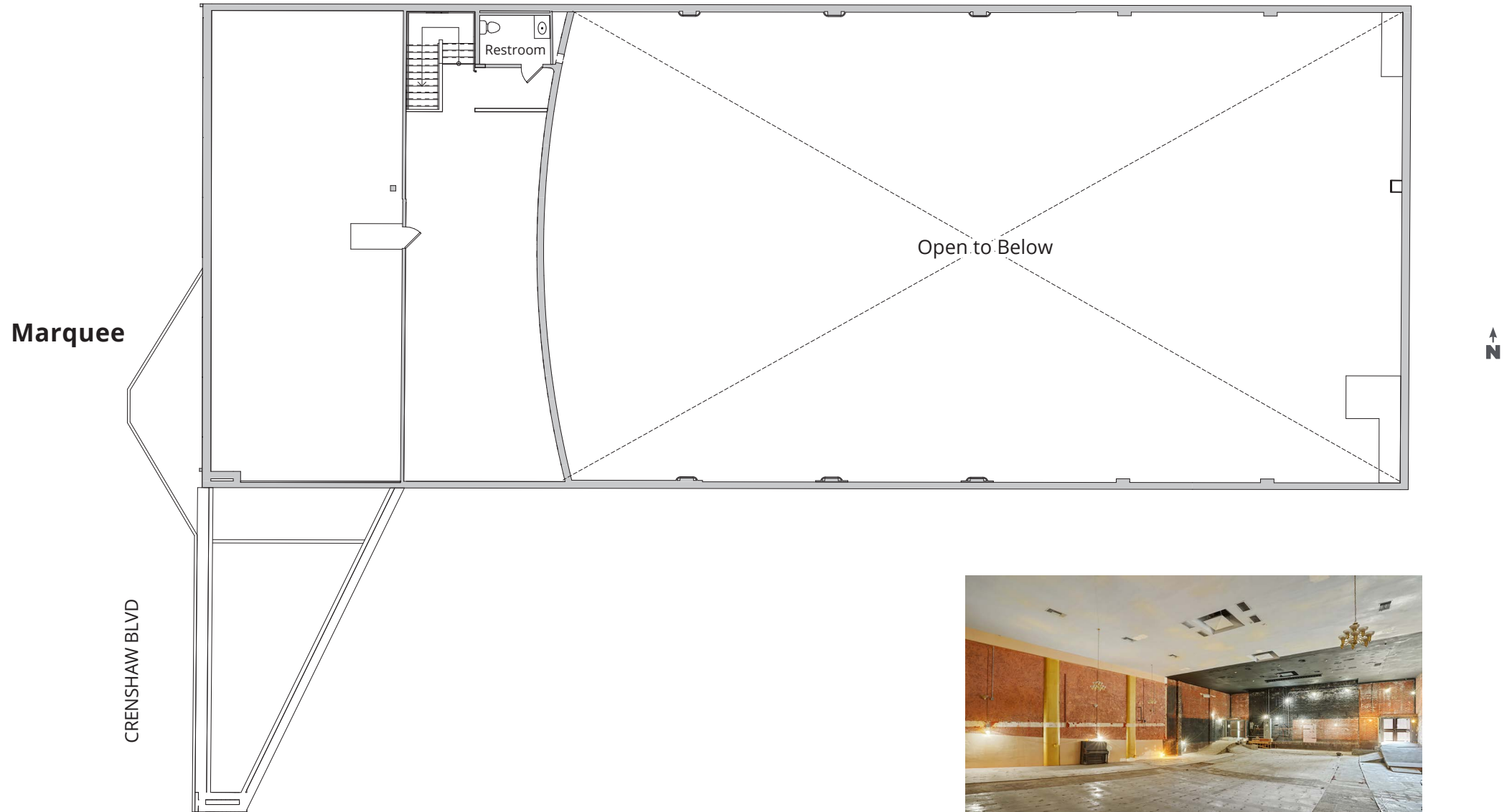


### MARQUEE SIGNAGE OPPORTUNITY

# FIRST FLOOR FLOOR PLAN



# MEZZANINE





# LOCATION: WEST ADAMS DISTRICT

Centrally located in Los Angeles and close proximity to the West Adams District, 3020 Crenshaw offers convenient access to various amenities and services.

## AREA AMENITIES

### Local Catering Options

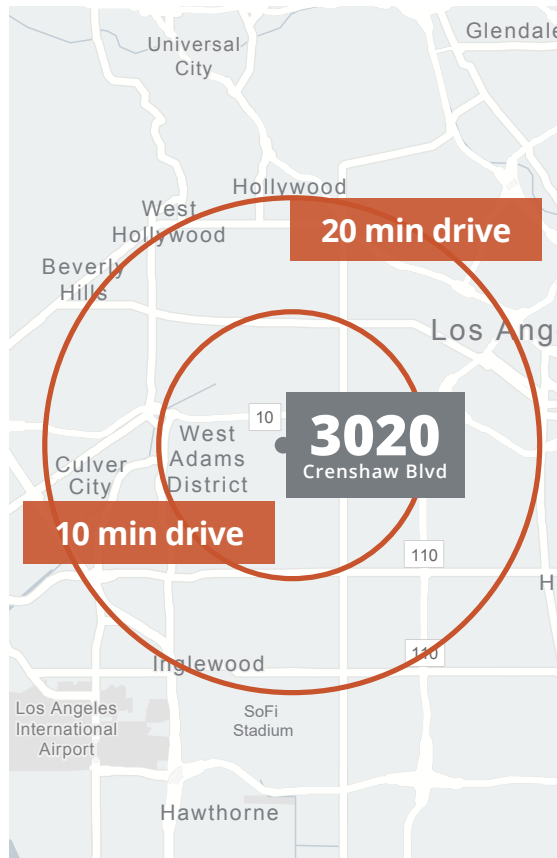
- |                     |                      |
|---------------------|----------------------|
| 1 Farmhouse Kitchen | 6 Highly Likely      |
| 2 Mizlala           | 7 Taqueria Los Anaya |
| 3 Alta              | 8 LA Birria          |
| 4 Tartine           | 9 Johnny's Pastrami  |
| 5 Cento Pasta Bar   | 10 Harold & Belle's  |

### Hotels

- 1 Alsace
- 2 The Shay
- 3 The Culver
- 4 Palihotel

### Retail

- |                         |                    |
|-------------------------|--------------------|
| 1 Tara Design           | 5 Reparations Club |
| 2 High Fidelity Records | 6 Erik Lindstrom   |
| 3 Runway                | 7 Ace Hardware     |
| 4 Modern Resale         |                    |



**3020**  
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LOS ANGELES, CA

**For Leasing Opportunities Contact:**

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Enhancing Communities.

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