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**LYON STAHL**  
INVESTMENT REAL ESTATE

## FREE-STANDING RETAIL FOR LEASE SIGNALIZED CORNER +/- 80,000 VPD



**NWC OF CRENSHAW BLVD & SLAUSON**  
3401 W SLAUSON AVE, LOS ANGELES, CA 90043



RENDERING : REAR PERSPECTIVE VIEW



RENDERING : CORNER PERSPECTIVE VIEW

## LEASE DETAILS

SINGLE TENANT WITH DRIVE-THRU ATM

### SIZE

2,716 SF

### TERM

10+ YEARS

### RATE PER MONTH

\$4.50 PSF NNN

### SURFACE PARKING

9 RESERVED SPACES

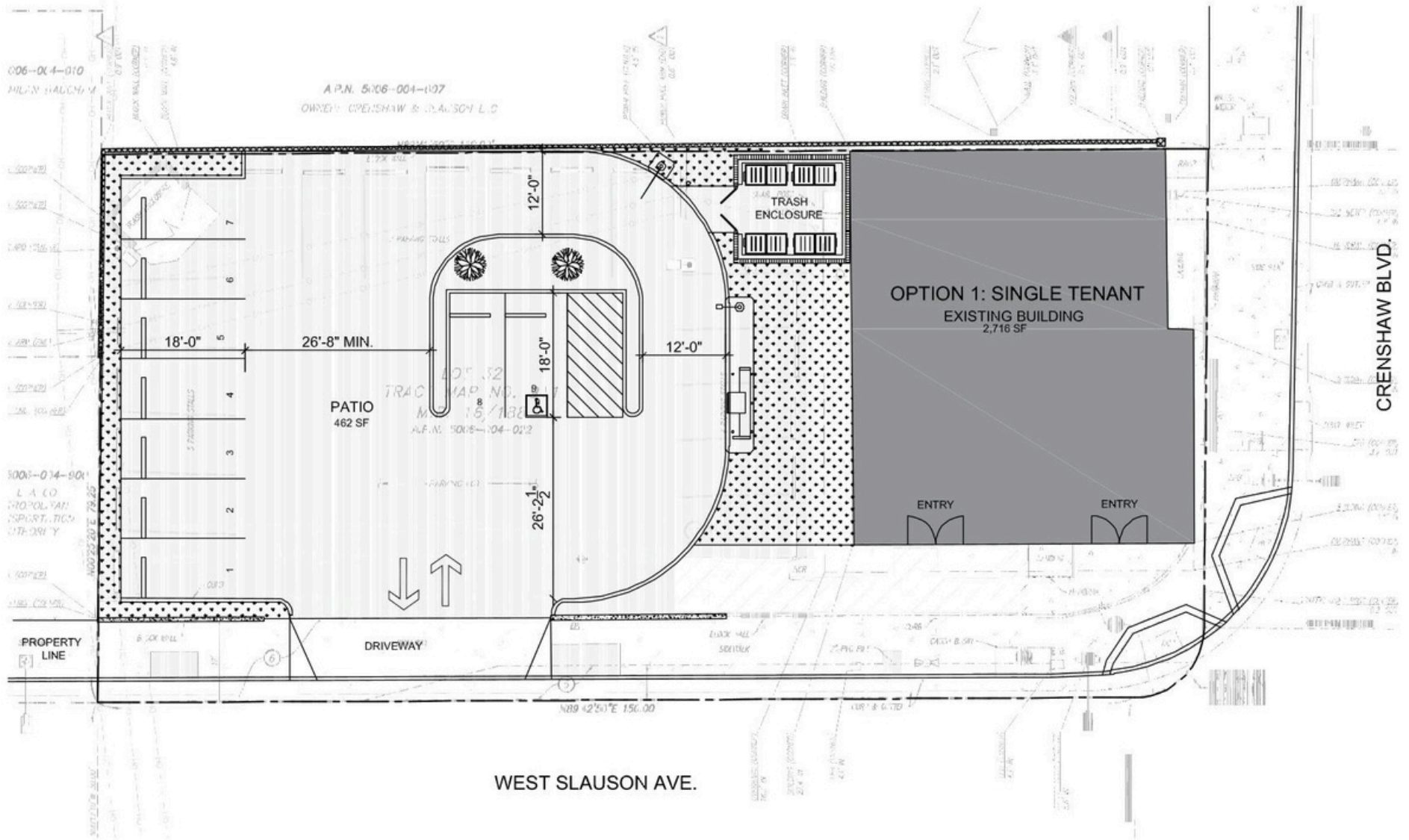
## PROPERTY HIGHLIGHTS

- **Prime Signalized Intersection:** Situated at a major intersection of the two main arterial roads with approximately 80,000 cars per day. Offering robust signage opportunities and brand identity.
- **Dense Infill Location:** Over 362,543 residents within a 3-mile radius.
- **Strategic Transit Connectivity:** Located Directly Adjacent to the Hyde Park Crenshaw/LAX Rail Station. The K Line Now operates directly from Expo/Crenshaw Station to Redondo Beach Station via the new LAX/Metro Transit Center Station.
- **Crenshaw Corridor Specific Plan:** Leverages a revitalization plan promoting transit-oriented, mixed-use development, boosting property values while preserving community character.



# SITE PLAN

## SINGLE TENANT WITH DRIVE THRU ATM





AERIAL





# METRO MAP

The property is located directly adjacent to the new K Line. This rail line opens a safe, convenient transit alternative for historically underserved area residents in South Los Angeles, as well as providing a gateway for development and to the cultural events celebrated regularly by Crenshaw-area communities. Developed by the Los Angeles County Metropolitan Transportation Authority (Metro), the K Line, previously known as the Crenshaw/LAX Line Transit Project, links residents and businesses along the grand boulevard corridor to the region's transit lines.

The project includes:

- 5 miles of new light rail transit
- 8 new stations
- 7 structures
- 1 mile of twin bored tunnels
- 3 cut-and-cover tunnels
- One 315-foot single span bridge

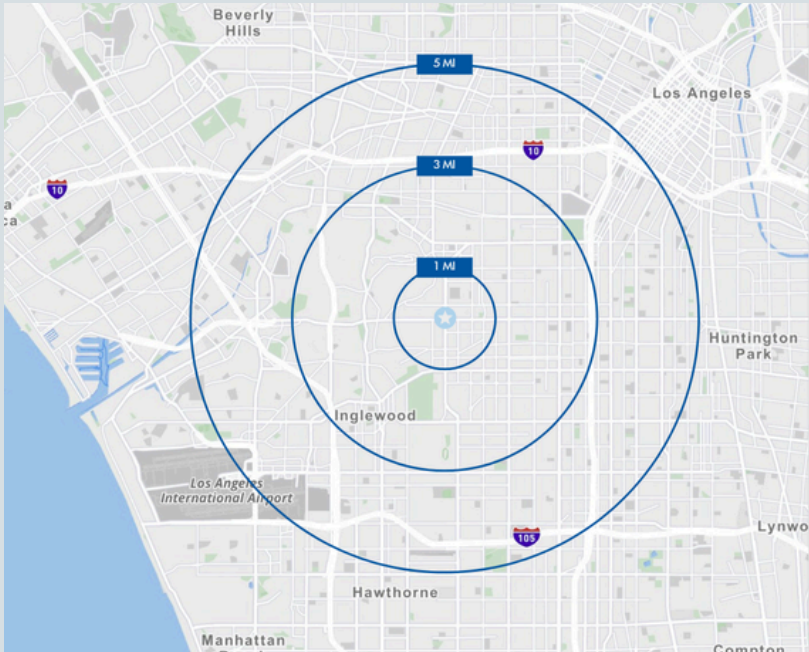
**The new LAX/Metro Transit Center connects Metro's C and K Lines directly to LAX via a free airport shuttle. The station offers a faster, more convenient way to get to and from the airport—no traffic, no hassle.**



# Area OVERVIEW

Located at the bustling northwest corner of Crenshaw Boulevard and Slauson Avenue, this premier retail property offers an exceptional leasing opportunity in one of Los Angeles’ most dynamic and densely populated trade areas. Positioned adjacent to the newly opened Crenshaw/LAX Transit Station and directly across from the revitalized Crenshaw Plaza anchored by a brand new Vallarta, the property benefits from unparalleled visibility, robust traffic counts, and a growing demographic base.

The property’s adjacency to the Crenshaw/LAX Transit Station ensures seamless connectivity to Downtown Los Angeles and LAX, driving significant foot traffic and employee accessibility—key for bank operations. With 80,000 vehicles passing daily and a daytime employment base of 357,326 within 5 miles, the location offers unmatched exposure for brand presence. The Crenshaw Corridor Specific Plan further enhances the area’s appeal, fostering transit-oriented, mixed-use development that supports rising property values and economic vitality while preserving the community’s rich cultural identity. This dynamic, high-density market positions 3401 W Slauson Ave as a premier destination for financial institutions aiming for long-term success.



## DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
Population	40,000	358,968	1,111,479
Avg. Household Income	\$68,937	\$93,000	\$71,301
Daytime Employment	8,888	84,269	357,326



#### CONTACT FOR MORE DETAILS:

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