



GRAND OPENING!



ETHNIC GROCERY-ANCHORED NEIGHBORHOOD CENTER LOCATED IN THE INFILL COMMUNITY OF HYDE PARK (LOS ANGELES), CA





# THE OPPORTUNITY

JLL has been exclusively retained by Ownership to offer qualified investors the opportunity to acquire Crenshaw Plaza, a 141,747 SF grocery-anchored neighborhood center in Los Angeles, California. This 92.5% leased asset offers a rare opportunity in a dense, supply-constrained market with 373,100 residents within 3 miles. Located adjacent to the LAX Light Rail Transit Line, the property features a diverse mix of national and credit-worthy tenants, including Vallarta (Brand New Lease), Planet Fitness (Brand New Lease), Foot Locker, Ono Hawaiian BBQ, Wells Fargo, and Burger King. Recent leasing activity and a 9.8-year weighted average lease term ensure strong cash flow, while below-market rents provide growth potential. With 85% of square footage leased to national or regional credit tenants, Crenshaw Plaza offers stability and upside.

## PROPERTY SUMMARY



**Address**  
3300 W Slauson Ave,  
Los Angeles, CA 90043



**Total Rentable Area**  
141,747 SF



**Occupancy**  
92.5%



**Acreage**  
8.7 Acres



**Parcels**  
7 Total Parcels



**Parking**  
3.34/1000 SF  
(491 spaces)



**Year Built**  
2004



**Year 1 NOI**  
\$3,583,866



Click To View On Google Maps

## KEY TENANTS



## INVESTMENT HIGHLIGHTS



New Anchor Leases for Vallarta & Planet Fitness



Extremely Dense Infill Location



Transit Oriented Location Adjacent To New Light Rail Station



Significant Frontage and Visibility (70,000 VPD)



Synergistic Daily-Needs Oriented Tenant Mix



Limited Future Competition, Supply Constrained Market



Epicenter of Crenshaw Corridor Specific Plan





# INVESTMENT HIGHLIGHTS



## Recent Improvements with Two (2) Brand New Anchor Leases

Ownership recently finalized brand new, 10+ year leases with Vallarta Supermarkets (\$21 PSF) and Planet Fitness (\$29 PSF), bringing the Property to 92.5% occupancy with a 10 Year WALT. New ownership will enjoy the increased customer velocity of a newly repositioned retail center, increasing customer traffic, performance, and overall market rents. In addition, Vallarta (officially opened April 23rd 2025) is now the only supermarket within a 1-mile radius of Crenshaw Plaza, home to over 40,000 full-time residents.



## Extremely Dense Infill Location with Growing Incomes

Crenshaw Plaza is located within an extremely dense and infill trade area where of 358,968 people live within a 3-mile radius. Average household income in the same area is over \$93,000 per year and expected to grow by 20% by 2029 to over \$112,000 per year.



## Significant Frontage and Visibility

Crenshaw Plaza benefits from over ±650 feet of frontage along Crenshaw Blvd (±42,400 cars per day) and over ±730 feet of frontage along Slauson Blvd (±31,900 cars per day), two of the trade area’s primary arterials, which provide immediate access to thousands of potential riders along the Crenshaw/LAX Metro Line.

Crenshaw Plaza Offers Impressive Visitor Statistics Prior to Grand Opening of Vallarta

## Placer.ai Statistics

1.5 MILLION  
Annual Visitors

5.1 PER YEAR  
Visit Frequency Per Visitor

19 MIN  
Average Dwell Time



## Transit Oriented Location Adjacent To New Light Rail Station

The Property is adjacent to the new Hyde Park Crenshaw/LAX Light Rail Substation, which includes 600 feet of platform space fronting the property on Crenshaw Blvd. The K-Line is the newest named line in the system, having opened in October 2022. The northern segment runs north-south between the Jefferson Park and Westchester neighborhoods of Los Angeles, passing through various South Los Angeles neighborhoods including Hyde Park and and the city of Inglewood. Ridership has increased by 15% between 2023 and 2024 with 1.148M riders in 2024.







1,232 FT

Total Frontage along Slauson Avenue and Crenshaw Boulevard



358,968

Population Within 3 Miles



\$93,449

Average Household Income Within 3 Miles



74,300 VPD

Traffic Count At Intersection



## Synergistic Daily-Needs Oriented Tenant Mix

Crenshaw Plaza features a diversified and internet-resistant tenant mix with a variety of synergistic uses that include grocery, pharmacy, health and fitness, beauty, financial, automotive, gas and c-store, and a variety of food and beverage options. This daily-needs oriented tenant mix attracts over 1.5 million visitors to the center per year, driving strong tenant performance and providing and excellent downside protection.



## Limited Future Competition, Supply Constrained Market

Infill and densely populated, mature trade area with limited sites available for future development creating a high barrier to entry to future competition.



## Embedded Multifamily Development Potential

Prime 8-acre Los Angeles property offers dual value proposition: immediate income from existing retail center with potential for rent increases, coupled with significant redevelopment opportunity for up to 1,700 residential units. Flexible C2 Commercial zoning supports various commercial and residential uses, allowing investors to maximize returns through strategic repositioning or full-scale mixed-use redevelopment, all while benefiting from steady cash flow.



## Epicenter of Crenshaw Corridor Specific Plan

The Crenshaw Corridor Specific Plan presents a compelling opportunity for investors seeking to capitalize on a strategically planned urban revitalization effort that aims to stimulate economic growth while preserving community character. With a focus on pedestrian-friendly, transit-oriented design and the promotion of mixed-use developments, the plan sets the stage for increased property values and long-term growth.



Click To View The Specific Plan

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	40,348	358,968	1,074,078
INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$90,774	\$93,449	\$97,768
2029 Household Income Projection	\$110,775	\$112,218	\$116,127
Projected Household Income Growth	22.03%	20.08%	18.78%
HOME VALUES	1-MILE	3-MILE	5-MILE
2024 Average Home Value	\$941,917	\$897,896	\$964,358
2029 Home Value Projection	\$1,179,138	\$1,105,779	\$1,174,752
Projected Home Value Growth	25.18%	23.15%	21.82%



SoFi Stadium



WEST SLAUSON AVE (27,916 VPD)

CRENSHAW PLAZA

7

6





# VALLARTA SUPERMARKETS GRAND OPENING APRIL 2025

Each Vallarta Supermarkets is uniquely tailored to embody the community it resides in



Grand Opening – April 2025



@Vallarta.Supermarkets



Vallarta Supermarkets has built a reputation of service and excellence through consistent focus on outstanding customer service and offering only the highest quality products. The chain offers a wide variety of Latin foods and products which are only found at its stores. In addition to everything else you would expect from a traditional grocery store. By offering a targeted selection of food and alcohol to fit their demographic, they successfully compete with large supermarkets, discount grocers, and organic/health food concepts. As a result, they have built an extremely loyal customer base.



57

Locations Across  
8 Counties in CA



\$1 BILLION

Estimated Revenue  
in 2024



100

Total Stores Expected  
by the End of 2030



57 Locations across 8 counties



Privately Owned: Enrique Gonzalez Jr.



Headquartered in Sylmar, CA



Annual Revenue: \$1 Billion (2024)



[www.vallartasupermarkets.com](http://www.vallartasupermarkets.com)

“This expansion reflects our incredible growth while staying true to our roots of bringing fresh, high-quality products and authentic flavors that we love to new communities. We’re excited to see the community’s response to Vallarta Supermarkets on Slauson.”

- Lizette Gomez, Vallarta’s Director of Marketing



SITE PLAN



TENANT ROSTER

Suite	Tenant	SF	% of NRA	Rent PSF	Lease Exp.
3210	Ono Hawaiian BBQ	2,050	1.45%	\$42.00	Apr-35
3222	Foot Locker	10,020	7.07%	\$30.00	Dec-31
3230	Planet Fitness	19,932	14.06%	\$29.00	Sep-37
3232	USC (Pharmacy)	4,080	2.88%	\$36.00	Jul-32
3236	Viva Bargain	12,300	8.68%	\$24.43	Oct-27
3240	New Wave Beauty	2,065	1.46%	\$39.00	Apr-30
3244	House of Hair	1,400	0.99%	\$37.90	Sep-28
3246	US Navy - MTM	1,400	0.99%	\$47.47	Sep-26
3248	LA's Auto Insurance	1,120	0.79%	\$34.44	Sep-26
3250	Crenshaw Slauson Family Dentistry	2,170	1.53%	\$27.64	Dec-27
3272	The Original Taco Pete	1,172	0.83%	\$55.73	Mar-32
3274	Subway	1,300	0.92%	\$43.78	Jun-29
3276	Van's Nails	1,040	0.73%	\$51.00	Jan-30
3278	American Deli	1,040	0.73%	\$49.17	Apr-26
3282	Plaza Fish Market	780	0.55%	\$50.67	May-26
3284	Metro by T-Mobile	1,050	0.74%	\$35.76	Oct-26
3286	The Buffalo Spot	1,590	1.12%	\$48.00	Jan-30
3292	Wells Fargo	3,046	2.15%	\$39.60	Oct-29
3298	Burger King (GL)	3,570	2.52%	\$35.64	Jul-28
3300	Vallarta Supermarket	46,333	32.69%	\$21.00	Nov-39
5804	Arco	2,877	2.03%	\$66.74	Oct-26
5804A	Scorpion Tires	2,126	1.50%	\$29.07	Dec-27
5804B	Leon Car Mechanic	668	0.47%	\$66.70	Jan-30
5870	AutoZone	8,031	5.67%	\$23.10	Aug-27
Total Occupied SF		131,160	92.53%	\$28.94	
3216		8,397	5.92%		
3280		780	0.55%		
3288		1,410	0.99%		
Total Available SF		10,587	7.47%		
Total Overall SF		141,747	100.00%		







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