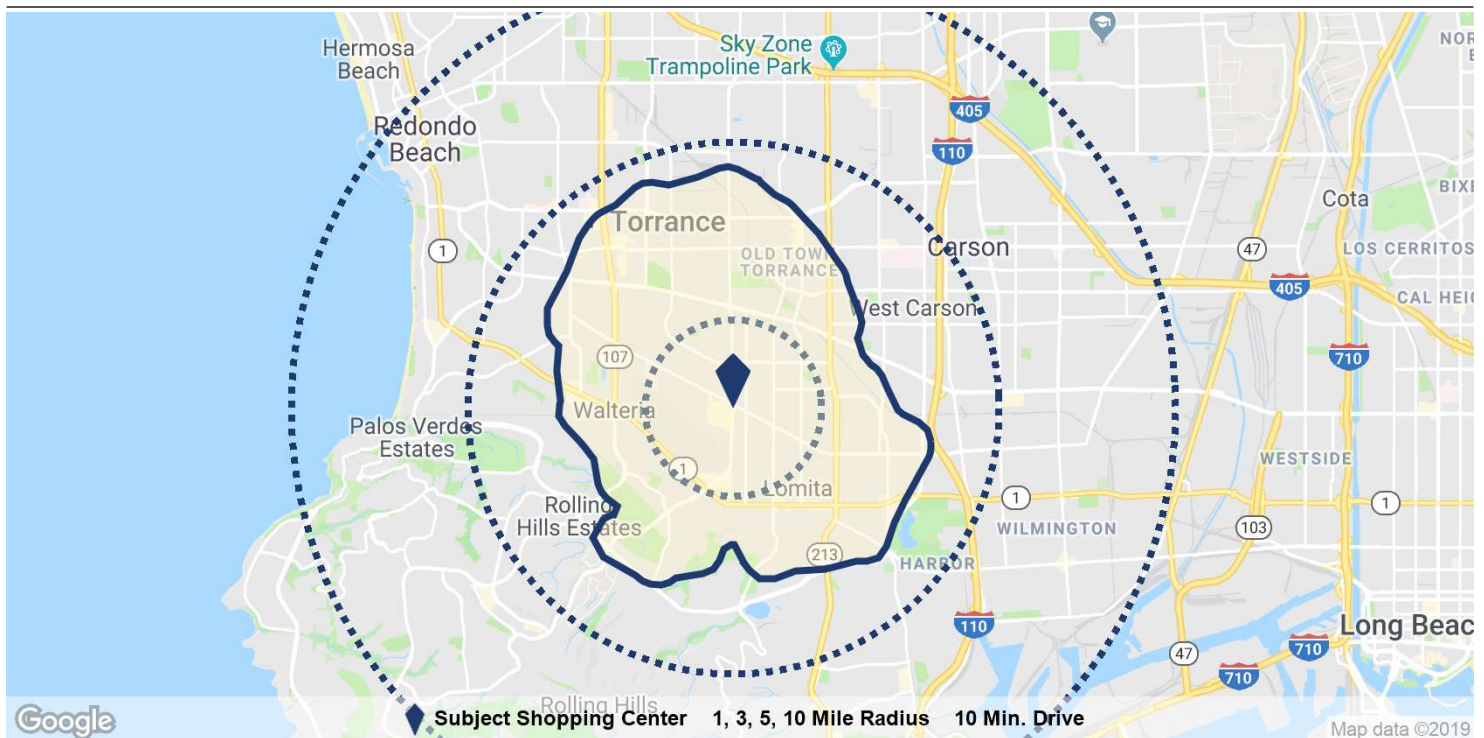


Subject Shopping Center

Crenshaw Plaza

DEMOGRAPHICS



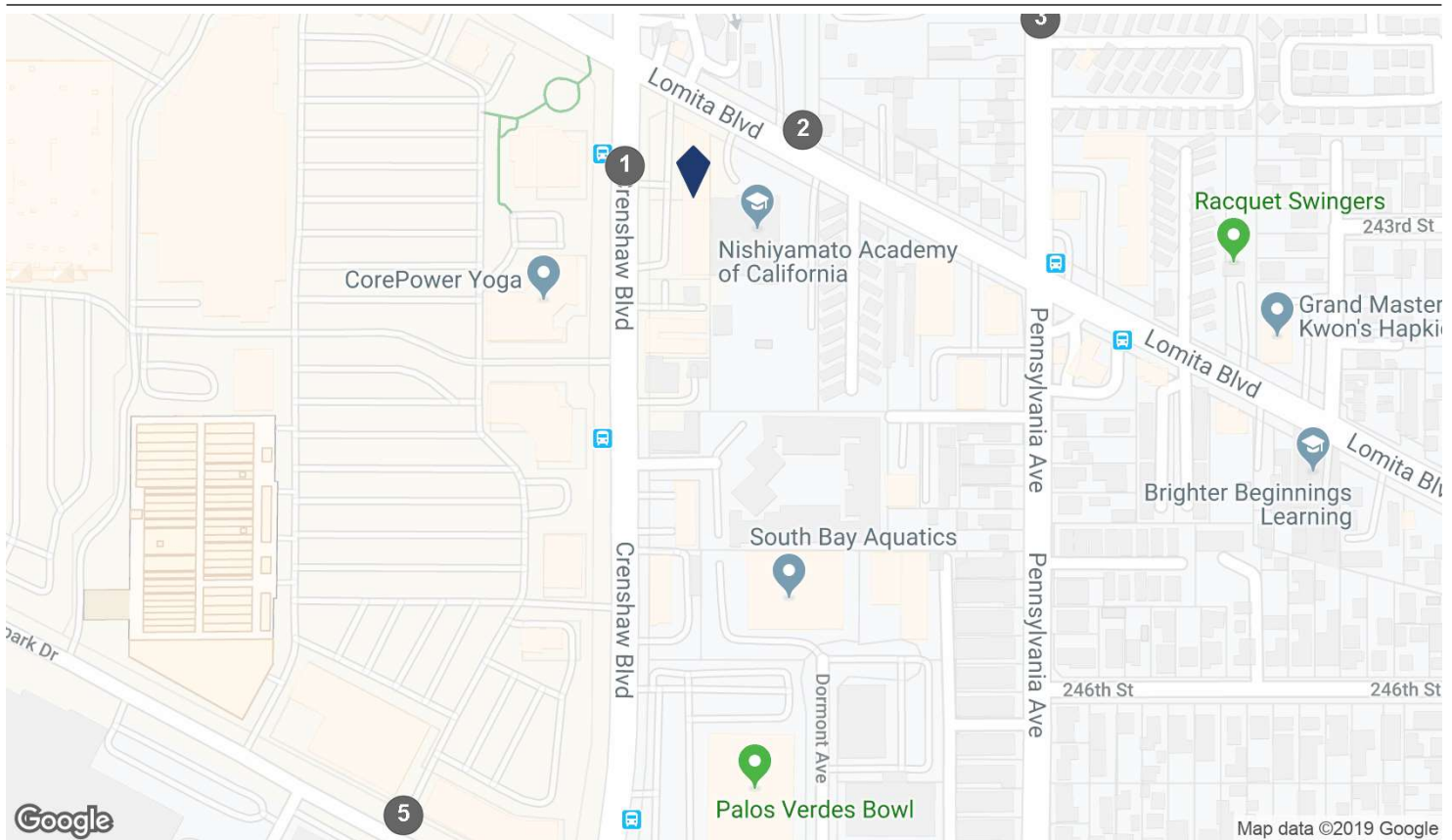
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	18,577	196,439	476,686	1,505,631	116,702
5 Yr Growth	0.2%	0.9%	0.9%	0.9%	-0.3%
Median Age	43	41	40	36	41
5 Yr Forecast	43	42	41	38	42
White / Black / Hispanic	64% / 3% / 27%	58% / 5% / 29%	63% / 5% / 35%	62% / 16% / 45%	58% / 5% / 28%
5 Yr Forecast	62% / 3% / 27%	57% / 5% / 29%	62% / 5% / 35%	62% / 16% / 45%	57% / 5% / 29%
Employment	17,496	124,386	233,362	614,588	60,872
Buying Power	\$580.0 M	\$5.8 B	\$13.9 B	\$32.2 B	\$3.6 B
5 Yr Growth	1.7%	2.8%	2.7%	2.7%	2.0%
College Graduates	33.0%	36.5%	35.0%	25.5%	47.7%
Household					
Households	6,965	70,666	166,871	494,459	43,943
5 Yr Growth	0.2%	0.8%	0.8%	0.9%	-0.4%
Median Household Income	\$83,267	\$82,010	\$83,572	\$65,035	\$81,198
5 Yr Forecast	\$84,512	\$83,656	\$85,123	\$66,177	\$83,107
Average Household Income	\$104,248	\$107,377	\$109,352	\$90,819	\$103,275
5 Yr Forecast	\$106,258	\$109,355	\$111,209	\$92,363	\$105,410
% High Income (>\$75k)	56%	54%	55%	44%	54%
Housing					
Median Home Value	\$735,812	\$715,814	\$717,232	\$554,311	\$728,418
Median Year Built	1964	1966	1966	1963	1966
Owner / Renter Occupied	57% / 43%	57% / 43%	57% / 43%	48% / 52%	53% / 47%



Subject Shopping Center

Crenshaw Plaza

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① Crenshaw Blvd	Lomita Blvd - N	45,961	2018	0.03 mi
② Lomita Blvd	Crenshaw Blvd - NW	34,039	2018	0.04 mi
③ Pennsylvania Ave	241st St - N	4,960	2014	0.14 mi
④ Pennsylvania Ave	241st St - N	5,266	2018	0.14 mi
⑤ Skypark Dr	Crenshaw Blvd - SE	19,072	2018	0.25 mi





Demographics

Crenshaw Plaza

24200 Crenshaw Blvd

14,225 SF Strip Center

Torrance, CA 90505 - Torrance Submarket

PREPARED BY



Isaac Guanajuato
Managing Director



Income & Spending Demographics

Crenshaw Plaza

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2019 Households by HH Income	6,965		70,666		166,872		43,943	
<\$25,000	843	12.10%	10,322	14.61%	24,383	14.61%	6,381	14.52%
\$25,000 - \$50,000	1,143	16.41%	11,616	16.44%	27,139	16.26%	7,176	16.33%
\$50,000 - \$75,000	1,060	15.22%	10,738	15.20%	24,230	14.52%	6,857	15.60%
\$75,000 - \$100,000	1,320	18.95%	9,476	13.41%	22,410	13.43%	6,278	14.29%
\$100,000 - \$125,000	710	10.19%	7,354	10.41%	18,136	10.87%	4,891	11.13%
\$125,000 - \$150,000	604	8.67%	5,580	7.90%	12,589	7.54%	3,340	7.60%
\$150,000 - \$200,000	533	7.65%	6,782	9.60%	15,820	9.48%	4,444	10.11%
\$200,000+	752	10.80%	8,798	12.45%	22,165	13.28%	4,574	10.41%
2019 Avg Household Income	\$104,248		\$107,377		\$109,352		\$103,275	
2019 Med Household Income	\$83,267		\$82,010		\$83,572		\$81,198	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$219.4 M		\$2.2 B		\$5.3 B		\$1.3 B	
Total Apparel	\$12.0 M	5.47%	\$126.1 M	5.64%	\$304.1 M	5.69%	\$74.8 M	5.64%
Women's Apparel	\$5.0 M	2.28%	\$52.4 M	2.35%	\$126.0 M	2.36%	\$30.9 M	2.33%
Men's Apparel	\$2.7 M	1.25%	\$28.1 M	1.26%	\$67.8 M	1.27%	\$16.6 M	1.26%
Girl's Apparel	\$813.3 K	0.37%	\$8.9 M	0.40%	\$21.6 M	0.40%	\$5.3 M	0.40%
Boy's Apparel	\$550.1 K	0.25%	\$6.0 M	0.27%	\$14.5 M	0.27%	\$3.6 M	0.27%
Infant Apparel	\$463.3 K	0.21%	\$5.0 M	0.22%	\$12.0 M	0.22%	\$3.0 M	0.22%
Footwear	\$2.4 M	1.11%	\$25.8 M	1.15%	\$62.3 M	1.17%	\$15.3 M	1.16%

Total Entertainment & Hobbies	\$16.4 M	7.46%	\$164.4 M	7.36%	\$394.0 M	7.37%	\$188.8 M	14.24%
Entertainment	\$4.0 M	1.81%	\$40.1 M	1.79%	\$97.0 M	1.82%	\$23.6 M	1.78%
Audio & Visual Equipment/Service	\$6.7 M	3.07%	\$68.0 M	3.04%	\$162.3 M	3.04%	\$41.3 M	3.11%
Reading Materials	\$934.3 K	0.43%	\$9.5 M	0.43%	\$22.6 M	0.42%	\$5.6 M	0.42%
Pets, Toys, & Hobbies	\$4.7 M	2.15%	\$46.8 M	2.09%	\$112.1 M	2.10%	\$27.7 M	2.09%
Personal Items	\$15.2 M	6.93%	\$152.6 M	6.83%	\$364.0 M	6.81%	\$90.7 M	6.84%

Total Food and Alcohol	\$57.3 M	26.11%	\$588.7 M	26.35%	\$1.4 B	26.41%	\$353.2 M	26.64%
Food At Home	\$30.8 M	14.04%	\$318.3 M	14.25%	\$763.7 M	14.29%	\$191.3 M	14.42%
Food Away From Home	\$22.8 M	10.37%	\$232.7 M	10.41%	\$555.8 M	10.40%	\$139.5 M	10.52%
Alcoholic Beverages	\$3.7 M	1.70%	\$37.7 M	1.69%	\$91.5 M	1.71%	\$22.5 M	1.69%

Total Household	\$35.0 M	15.96%	\$354.4 M	15.86%	\$839.1 M	15.71%	\$208.3 M	15.71%
House Maintenance & Repair	\$5.5 M	2.53%	\$55.6 M	2.49%	\$131.0 M	2.45%	\$32.1 M	2.42%
Household Equip & Furnishings	\$12.9 M	5.87%	\$132.6 M	5.94%	\$314.8 M	5.89%	\$78.2 M	5.90%
Household Operations	\$11.8 M	5.39%	\$118.4 M	5.30%	\$280.0 M	5.24%	\$70.0 M	5.28%
Housing Costs	\$4.8 M	2.17%	\$47.8 M	2.14%	\$113.2 M	2.12%	\$28.0 M	2.11%



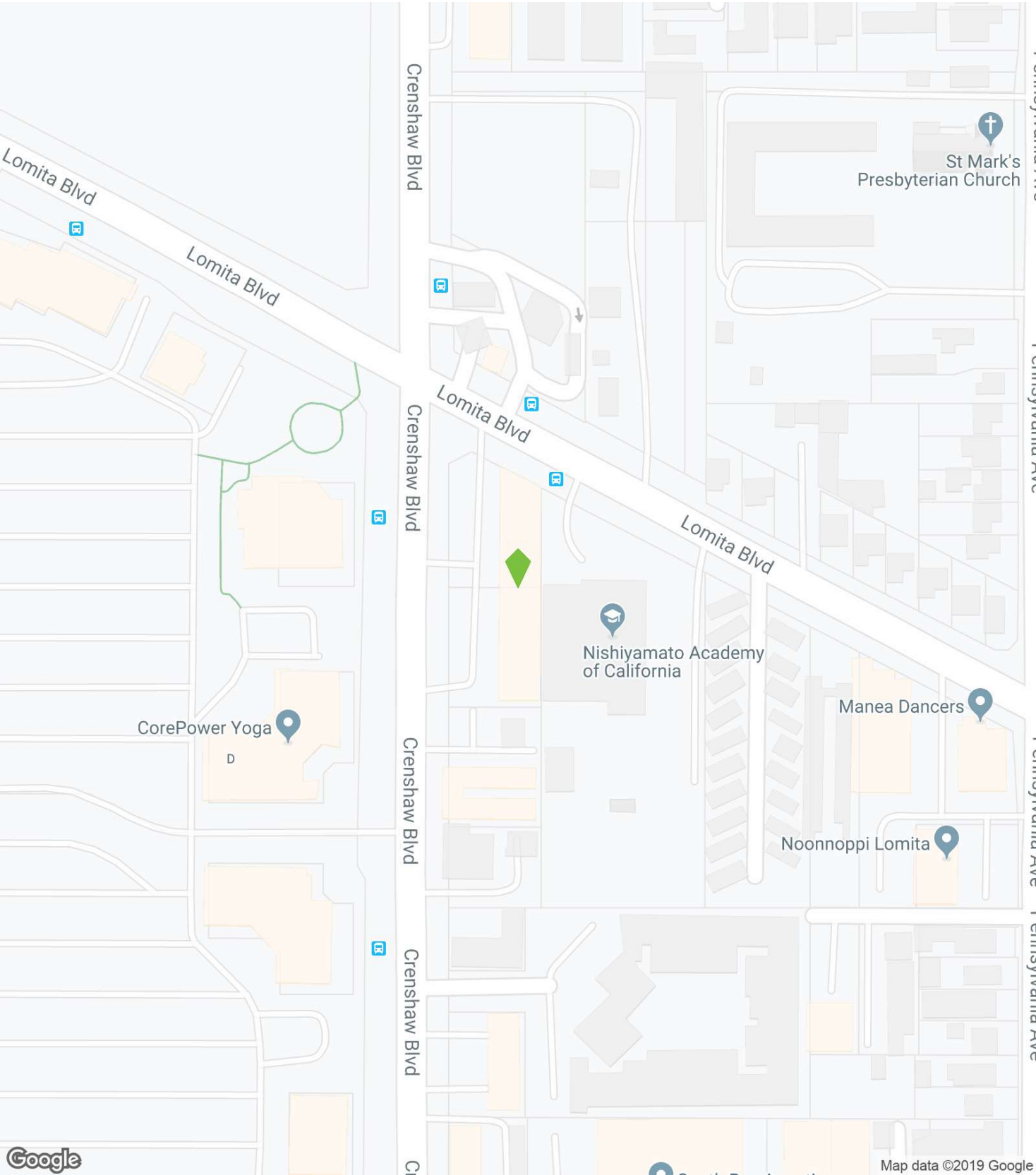
Income & Spending Demographics

Crenshaw Plaza

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$55.3 M	25.20%	\$560.7 M	25.10%	\$1.3 B	25.15%	\$331.4 M	24.99%
Vehicle Purchases	\$22.5 M	10.24%	\$225.7 M	10.10%	\$546.7 M	10.23%	\$130.4 M	9.84%
Gasoline	\$17.0 M	7.75%	\$172.1 M	7.70%	\$412.0 M	7.71%	\$103.7 M	7.82%
Vehicle Expenses	\$2.2 M	1.00%	\$22.7 M	1.02%	\$53.7 M	1.00%	\$13.3 M	1.00%
Transportation	\$6.4 M	2.91%	\$67.1 M	3.00%	\$157.1 M	2.94%	\$39.8 M	3.00%
Automotive Repair & Maintenance	\$7.2 M	3.30%	\$73.1 M	3.27%	\$174.2 M	3.26%	\$44.1 M	3.32%
Total Health Care	\$11.1 M	5.07%	\$111.3 M	4.98%	\$265.4 M	4.97%	\$66.5 M	5.02%
Medical Services	\$6.6 M	3.00%	\$65.9 M	2.95%	\$157.5 M	2.95%	\$39.6 M	2.99%
Prescription Drugs	\$3.5 M	1.58%	\$34.3 M	1.53%	\$81.4 M	1.52%	\$20.3 M	1.53%
Medical Supplies	\$1.1 M	0.50%	\$11.2 M	0.50%	\$26.5 M	0.50%	\$6.7 M	0.50%
Total Education/Day Care	\$17.1 M	7.81%	\$176.1 M	7.88%	\$421.4 M	7.89%	\$103.0 M	7.77%
Education	\$10.5 M	4.78%	\$109.0 M	4.88%	\$261.7 M	4.90%	\$63.7 M	4.80%
Fees & Admissions	\$6.6 M	3.02%	\$67.1 M	3.00%	\$159.7 M	2.99%	\$39.3 M	2.96%



SHOPPING CENTER PROPERTIES



Subject Shopping Center

Crenshaw Plaza

TENANTS

1	24200-24228 Crenshaw Blvd		Store Type	SF Occupied	Chain	Move Date	Exp Date
	MetroPCS	☞	Wireless Commun	1,500	Yes	Aug 2018	-
	Share Tea	☞	-	1,000	No	Dec 2017	-
	Bamboo Song	☞	-	500	No	Aug 2010	-
	Jay's Golf Academy Inc. Db	☞	-	500	No	Jul 2012	-
	Munchi Cup	☞	-	500	No	Nov 2012	-
	Orient Massage Spa	☞	-	500	No	Aug 2013	-
	Cartridge World	☞	Office Supply	-	Yes	Mar 2018	-
	Cigar & Cigarette Discount	☞	-	-	No	Jul 2016	-
	Doughboy Donuts & Bagel	☞	-	-	No	Feb 2019	-
	EZ Nails & Spa	☞	Salon/Barber/Spa	-	No	Nov 2005	-
	Happy Ten Dog Spa & Grooming	☞	-	-	No	Dec 2018	-
	Jikisai Inc	☞	-	-	No	Jul 2016	-
	Kim Cej Inc	☞	-	-	No	Jul 2016	-
	Royal Barber Shop	☞	Salon/Barber/Spa	-	No	Nov 2005	-

AERIAL VIEW

