

4034 Crenshaw Blvd.  
Los Angeles, CA 90008

**Ingenious**  
asset group inc  
Real Estate Management & Brokerage  
CA DRE# 01905917  
17277 Ventura Blvd Suite 207, Encino, CA 91316

## Krispy Kreme with Drive-Thru on a NNN Ground Lease



### Property Highlights

- Rare opportunity to acquire a prime commercial NNN property on a ground lease in highly sought-after Leimert Park.
- First time for sale, since subject property was developed in 2001.
- 21,877 sq. ft. (=0.5 acres) lot, zoned LAC2, on the south-east signaled corner of Crenshaw Blvd. & Martin Luther King Jr. Blvd.
- Tenant is Krispy Kreme, with current lease term until Oct. 31, 2029.
- Tenant has 2 additional 5-year options to extend beyond Oct. 2029, with annual CPI increases.
- Starting CAP rate of 5.00% effective Nov. 1, 2024, when the monthly NNN base rent will be \$20,743.32. Annual CPI increases with minimum 2.00% effective Nov. 1, 2025.
- Seller is an independent Trustee, and cannot make any representations as to the condition, history of the subject property.
- Sold AS IS and WHERE IS. Buyer to conduct their own investigations.



**Trust Sale. No Court confirmation required.**

*Call to schedule a showing!*



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If your property is currently listed with another broker, this is not intended as a solicitation. Broker/Agent does not guarantee accuracy of the square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of all info through personal inspection and with the appropriate professionals. All prices advertised are the last asking price.