

# PROPERTY MARKETING PACKAGE

**951 S LA BREA AVE, INGLEWOOD, CA 90301**

## LISTING HEADLINE

**Prime Inglewood Storefront/Flex Building | 5,529 Total SF (3,840 SF Ground + 1,689 SF Loft) | Ideal SBA Owner-User Asset**

- 1. High-Visibility S La Brea Commercial Property | Open Span Concrete Construction + Rear Gated Parking | Near SoFi & Intuit Dome**
- 2. Owner-User / Value-Add Opportunity | 5,529 Total Usable SF | Flexible C-5 Zoning | Infill Inglewood Corridor**

## EXECUTIVE SUMMARY & PROPERTY OVERVIEW

- **Property Address:** 951 S La Brea Ave, Inglewood, CA 90301-3815
- **Asking Price:** \$1,500,000 (\$271/SF on Total Usable Area; \$390/SF on Ground Footprint)
- **Total Usable Area:** 5,529 SF
  - **Ground Floor Footprint:** 3,840 SF
  - **Mezzanine / Loft Area:** 1,689 SF
- **Lot Size:** 5,662 SF (0.13 Acres)
- **Year Built:** 1952
- **Property Type:** Commercial / Retail / Flex Warehouse
- **Construction Type:** Concrete Tilt-Up / Masonry Brick
- **Zoning:** INC5YY (Inglewood Heavy Commercial / Regional Business)
- **Occupancy:** Delivered 100% Vacant at Close of Escrow

## DETAILED PROPERTY DESCRIPTION

951 S La Brea Avenue presents a rare opportunity to acquire a versatile commercial/flex building located directly on the high-trafficked South La Brea Avenue corridor. Featuring durable concrete tilt-up and brick masonry construction, the property spans 3,840 SF of ground-floor footprint along with an additional 1,689 SF perimeter loft/mezzanine, delivering a total of 5,529 SF of highly functional interior space.

The interior features an open-span layout accented by exposed bow-truss/wood-rafter ceilings, modern strip LED lighting, clean polished floor finishes, and wraparound perimeter mezzanine walkways. The property includes a full glass storefront facade offering prominent street exposure along La Brea Avenue, as well as a private paved rear yard providing secure parking and loading access via the rear alleyway.

Positioned within one of Southern California’s most dynamic submarkets, the asset sits just minutes from major regional catalysts including SoFi Stadium, the Intuit Dome, Hollywood Park, Downtown Inglewood, and the Metro K Line.

Whether acquired by an owner-user taking advantage of SBA 504/7(a) financing with as little as 10% down or an investor targeting a high-yield commercial conversion, this asset provides exceptional layout flexibility in a prime infill location.

## KEY PROPERTY & INVESTMENT HIGHLIGHTS

- **Functional Layout & Vertical Expansion:** 3,840 SF open ground-floor layout supplemented by a 1,689 SF perimeter loft mezzanine, maximizing usable floor space for inventory, executive offices, showroom displays, or light production.
- **Architectural & Interior Details:** Exposed wood-rafter ceilings, clean painted masonry walls, resilient floor coatings, and updated overhead LED lighting fixtures throughout.
- **SBA Financing Advantage:** Delivered vacant, allowing owner-operators occupying 51%+ of the building to qualify for favorable SBA 504 or 7(a) fixed-rate loans with as little as 10% down.
- **Private Off-Street Parking & Loading:** Secure paved rear yard accommodating multiple vehicles, complete with direct rear building access doors and chain-link fencing with gated alley access.
- **High-Visibility Commercial Corridor:** Street-frontage on South La Brea Avenue with dense daily traffic counts and palm-tree-lined curb appeal.
- **Flexible INC5YY Zoning:** Flexible commercial zoning permits a broad spectrum of uses including specialty retail, trade shops, personal services, light flex assembly, studio space, medical, or corporate offices.

## PROPERTY SPECIFICATIONS

| Specification          | Details                                |
|------------------------|----------------------------------------|
| Address                | 951 S La Brea Ave, Inglewood, CA 90301 |
| APN                    | 4024-019-008                           |
| Ground Floor Footprint | 3,840 SF                               |
| Loft / Mezzanine SF    | 1,689 SF                               |
| Total Usable Area      | 5,529 SF                               |
| Parcel Size            | 5,662 SF (0.13 AC)                     |
| Year Built             | 1952                                   |
| Zoning                 | INC5YY (Commercial)                    |

| Specification    | Details                               |
|------------------|---------------------------------------|
| Frontage         | S La Brea Ave (~38 ft)                |
| Parking / Access | Rear Alley Gated Lot + Street Parking |
| Tenancy          | Delivered Vacant                      |

## IDEAL TARGET USES

- **Trade Contractors & Showrooms:** Plumbing, Electrical, HVAC, Specialty Building Materials, Interior Design Center
- **E-Commerce & Light Distribution:** Direct-to-Consumer Fulfillment, Assembly, Active Storage
- **Creative & Production Studio:** Photography/Video Production, Fitness/Martial Arts Studio, Creative Agency Workspace
- **General Commercial & Specialty Retail:** Auto Parts Showroom, Hardware, Commercial Equipment Sales