

PARDEE  
PROPERTIES

1692-1696 Centinela Ave

INGLEWOOD, CA 90302 | OFFERED FOR SALE





## Location

1692-1696 Centinela Avenue  
Inglewood, CA 90302

## List Price

\$2,200,000

## Price Per Ft.

\$411.14

## Building Profile

Type	Mixed Use	Use	Commercial/retail/residential (mixed use)
Size	5,351 sq. ft.	Year built	1957
Lot Size	0.14 acre	APN #	4001-020-012, 4001-020-013
Zoning	INC2YY	Parking	Secured

# 1692-1696 Centinela Avenue

## **Description**

Two contiguous commercial properties are offered together, totaling 5,351 square feet of building space, on a 6,001 square foot lot, zoned INC2YY. This rare assemblage provides excellent flexibility for investors, owner-users, or developers looking to secure a prime location in Inglewood's growing commercial corridor.

1692 Centinela Ave (3,673 SF) features a versatile first floor with retail, office, and storage space, plus a 2-bedroom, 1-bathroom apartment upstairs, ideal for owner-user occupancy or additional rental income.

1696 Centinela Ave (1,678 SF) offers a functional layout with a showroom/retail space, office and storage areas, and four bathrooms, well-suited for a variety of commercial uses.

Together, the properties offer strong street presence, multiple use configurations, and future development potential under the INC2YY zoning. With excellent frontage and adaptable floorplans, this is a unique opportunity to own side-by-side assets in a dynamic and evolving market.

# Financial Summary

Unit	Rents
1	\$8,589 / mo
2	\$3,000 / mo
3	\$6,863 / mo
<b>Totals</b>	<b>3</b> <b>\$18,452 / mo</b>

Income Details*	
Price	\$2,200,000
Annual Gross Income	\$221,424
Annual Expenses @ 30%	\$66,427
GRM	9.9
NOI	\$154,997
<b>Cap Rate</b>	<b>7.0%</b>

\*Based on the projected rents. Buyer to verify through Buyers own due diligence, square footage, unit types, and unit details as represented. All rent rolls, financials, expenses, pro-forma, leases information, square footage, zoning, use codes, CofO, financials, tenants, rent control rules, lease terms, and property condition to be independently verified by Buyers through personal inspection, and due diligence with appropriate professionals. The property may have video/surveillance devices. All information deemed reliable but not guaranteed. DRE #01858429



Exterior of property



Exterior of property



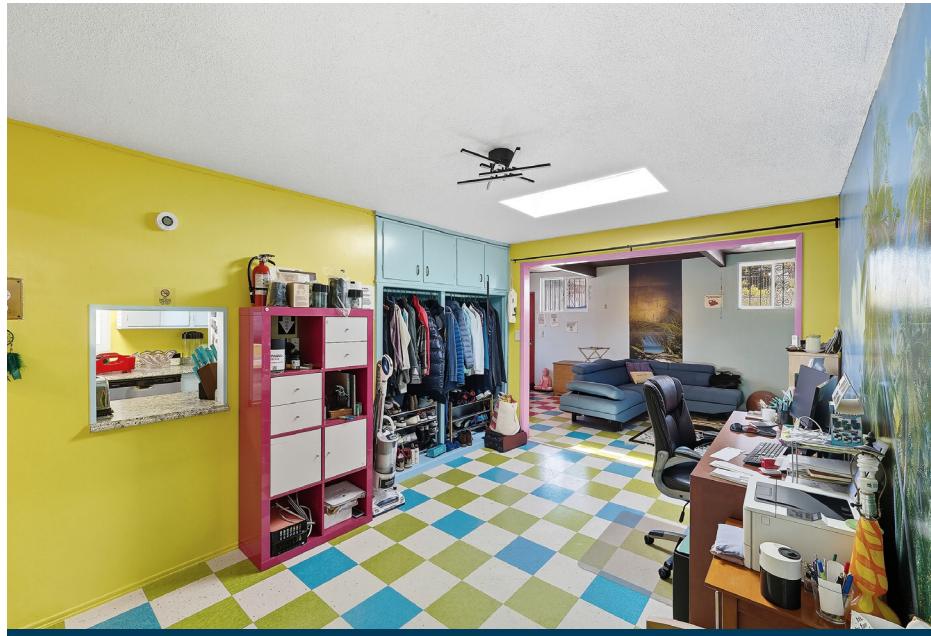
Exterior of property



Exterior of property



Interior of property



Interior of property



Interior of property



Interior of property



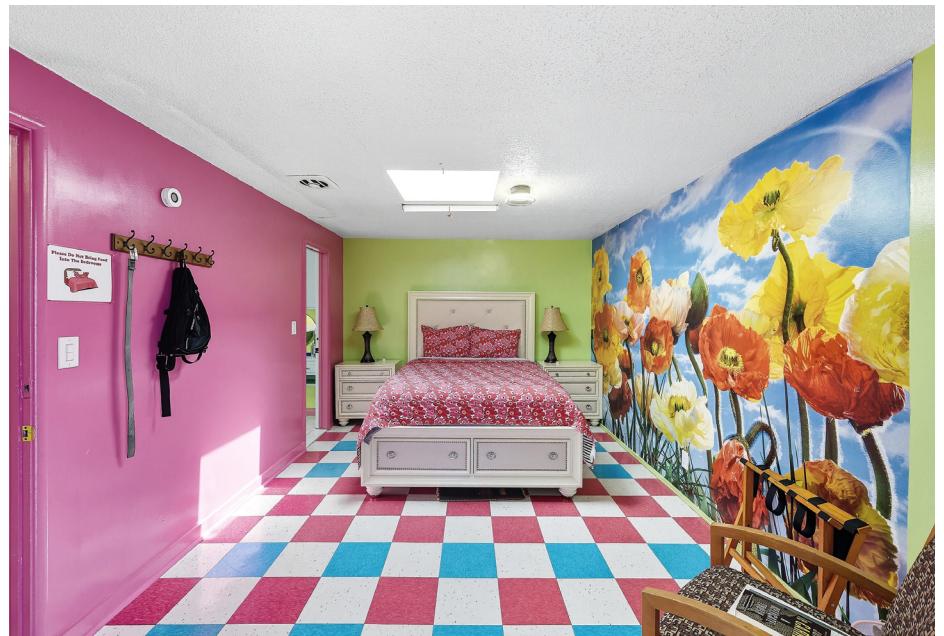
Interior of property



Interior of property



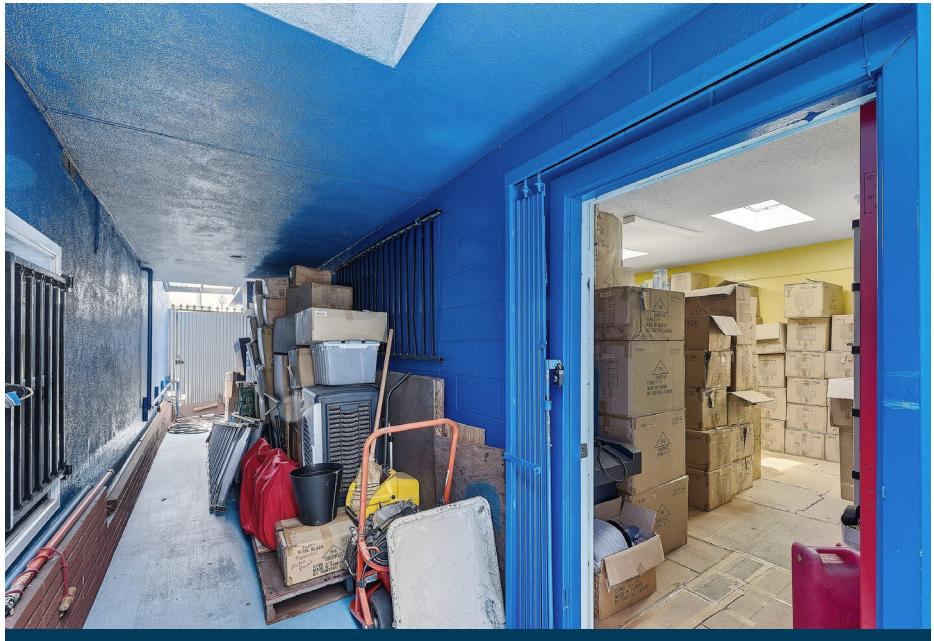
Interior of property



Interior of property



Storage space



Storage space

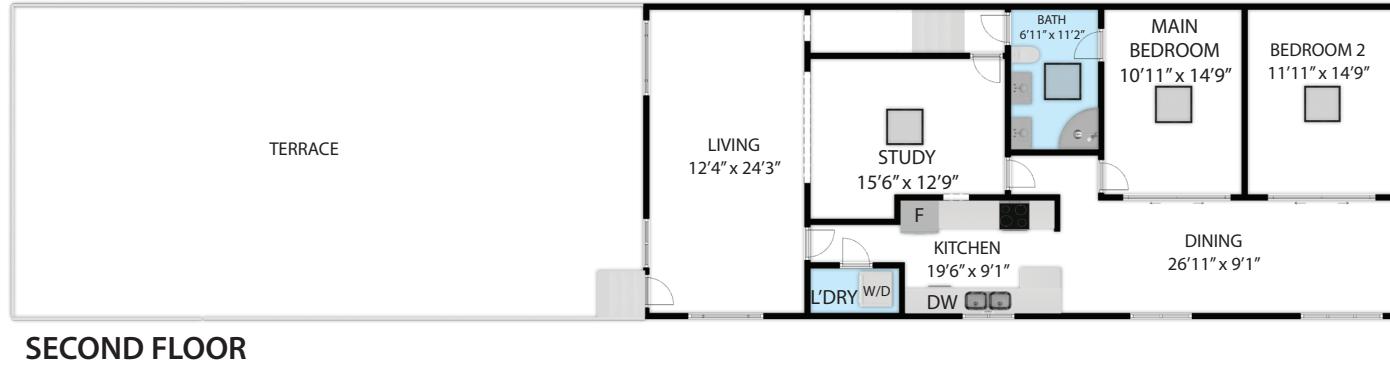


Storage space



Storage space

# Floorplan

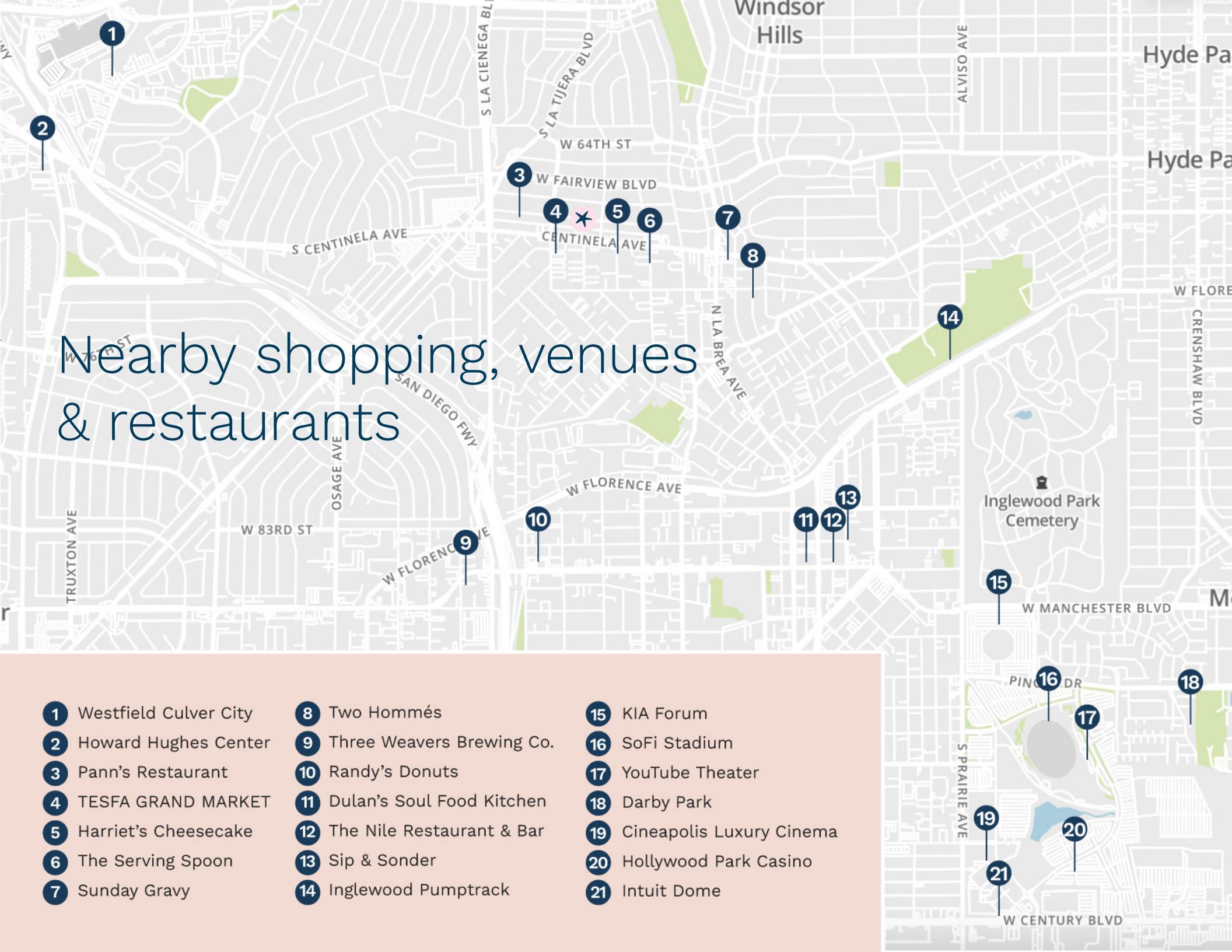


# Location

1692-1696 Centinela Ave  
Los Angeles, CA



# Nearby shopping, venues & restaurants

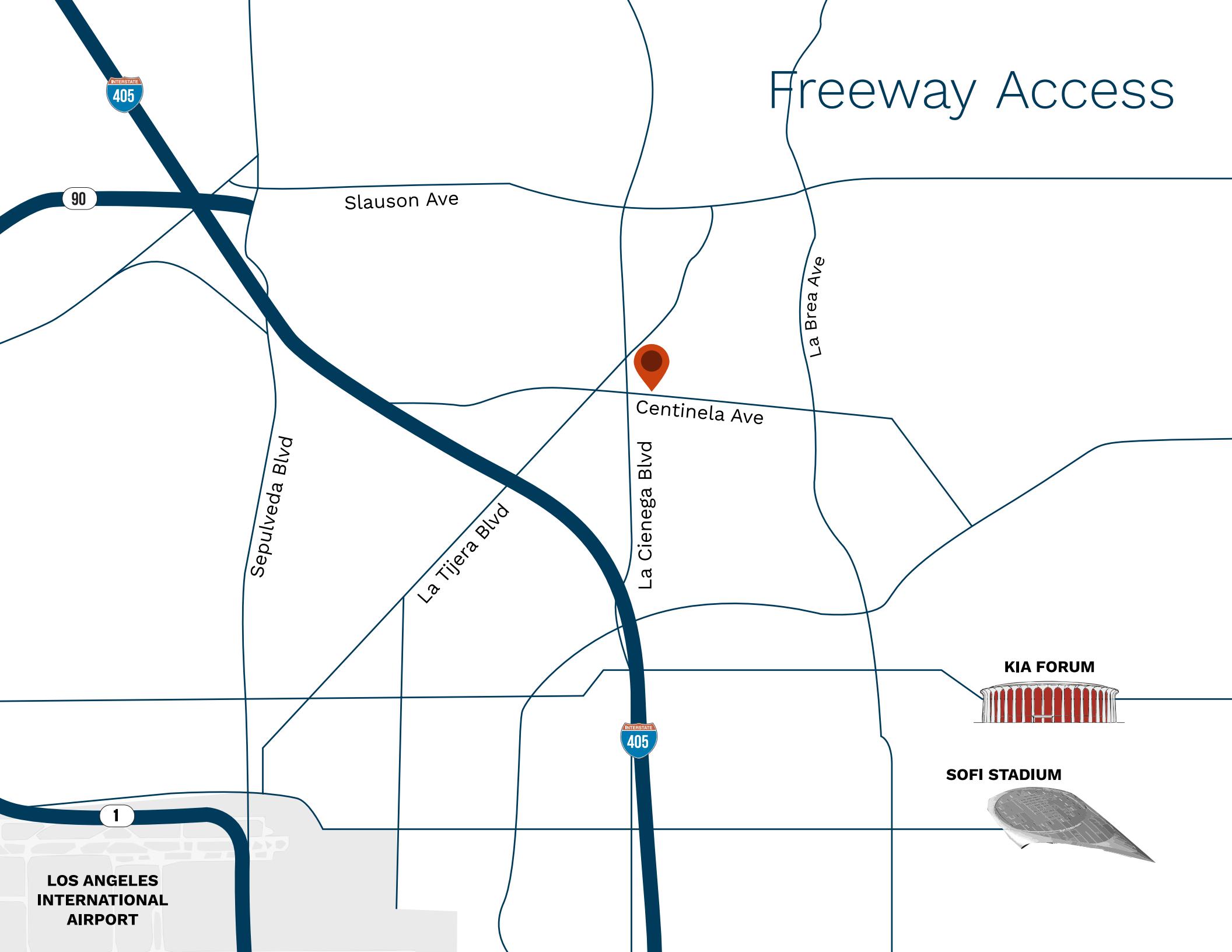


- 1 Westfield Culver City
- 2 Howard Hughes Center
- 3 Pann's Restaurant
- 4 TESFA GRAND MARKET
- 5 Harriet's Cheesecake
- 6 The Serving Spoon
- 7 Sunday Gravy

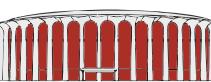
- 8 Two Hommés
- 9 Three Weavers Brewing Co.
- 10 Randy's Donuts
- 11 Dulan's Soul Food Kitchen
- 12 The Nile Restaurant & Bar
- 13 Sip & Sonder
- 14 Inglewood Pumptrack

- 15 KIA Forum
- 16 SoFi Stadium
- 17 YouTube Theater
- 18 Darby Park
- 19 Cineapolis Luxury Cinema
- 20 Hollywood Park Casino
- 21 Intuit Dome

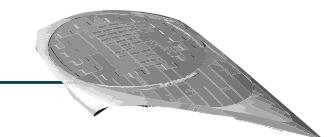
# Freeway Access



LOS ANGELES  
INTERNATIONAL  
AIRPORT



KIA FORUM



SOFI STADIUM



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