

★
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.

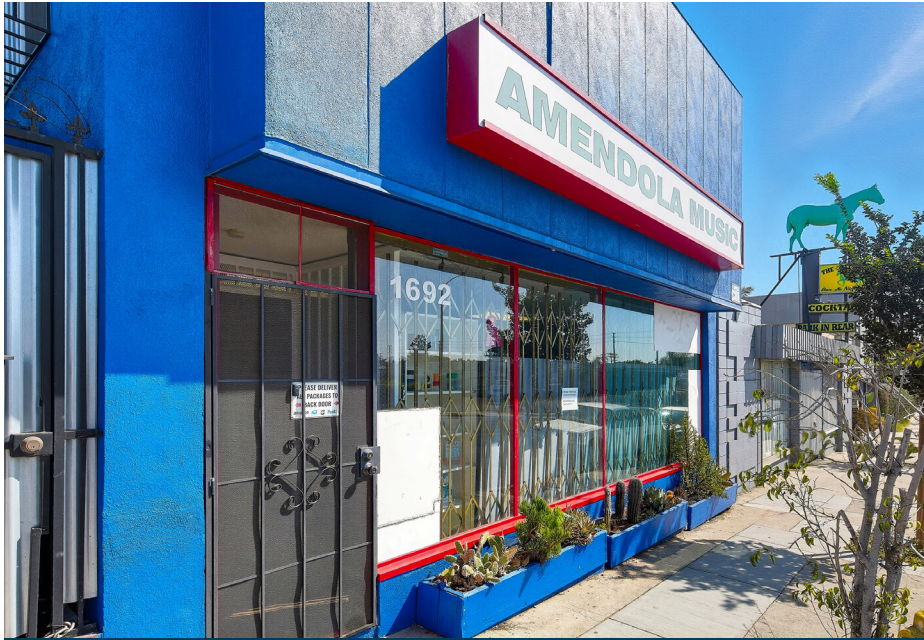
Together, the properties offer strong street presence, multiple use configurations, and future development potential under the INC2YY zoning. With excellent frontage and adaptable floorplans, this is a unique opportunity to own side-by-side assets in a dynamic and evolving market.

Financial Summary

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

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

*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, leas 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

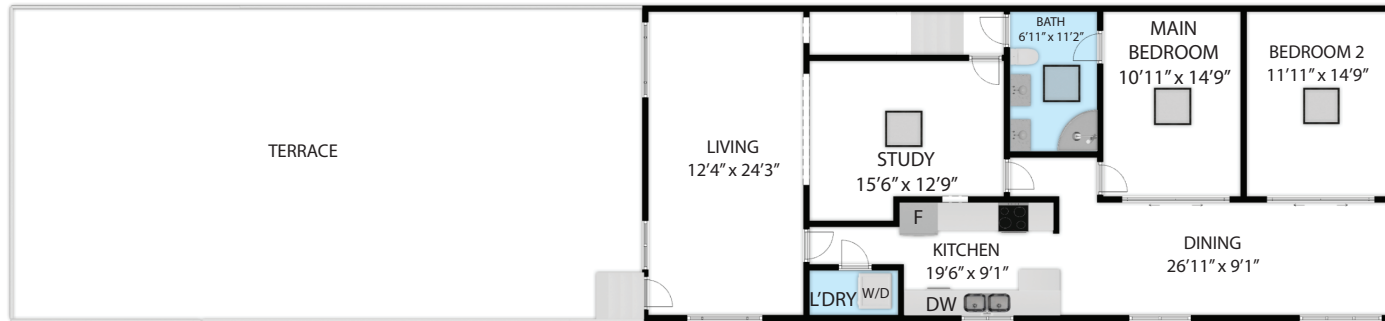


Storage space



Storage space

Floorplan



SECOND FLOOR



FIRST FLOOR

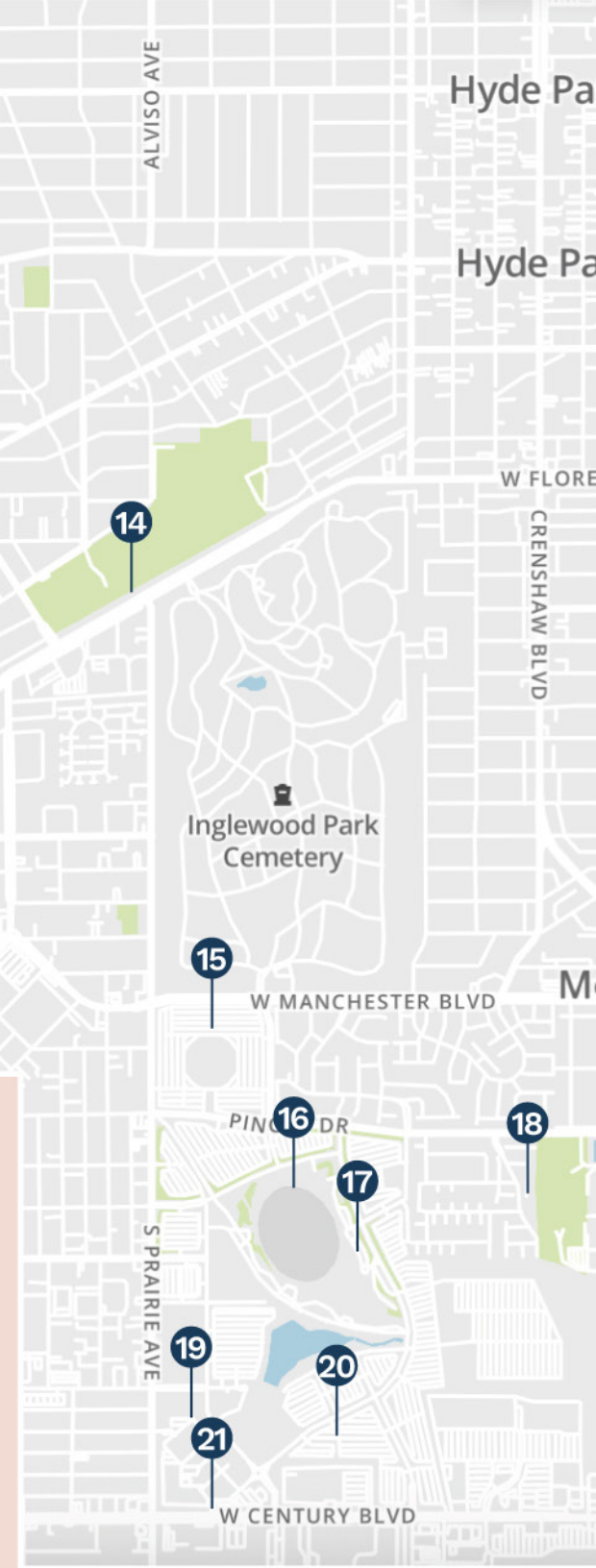
Location

1692-1696 Centinela Ave
Los Angeles, CA

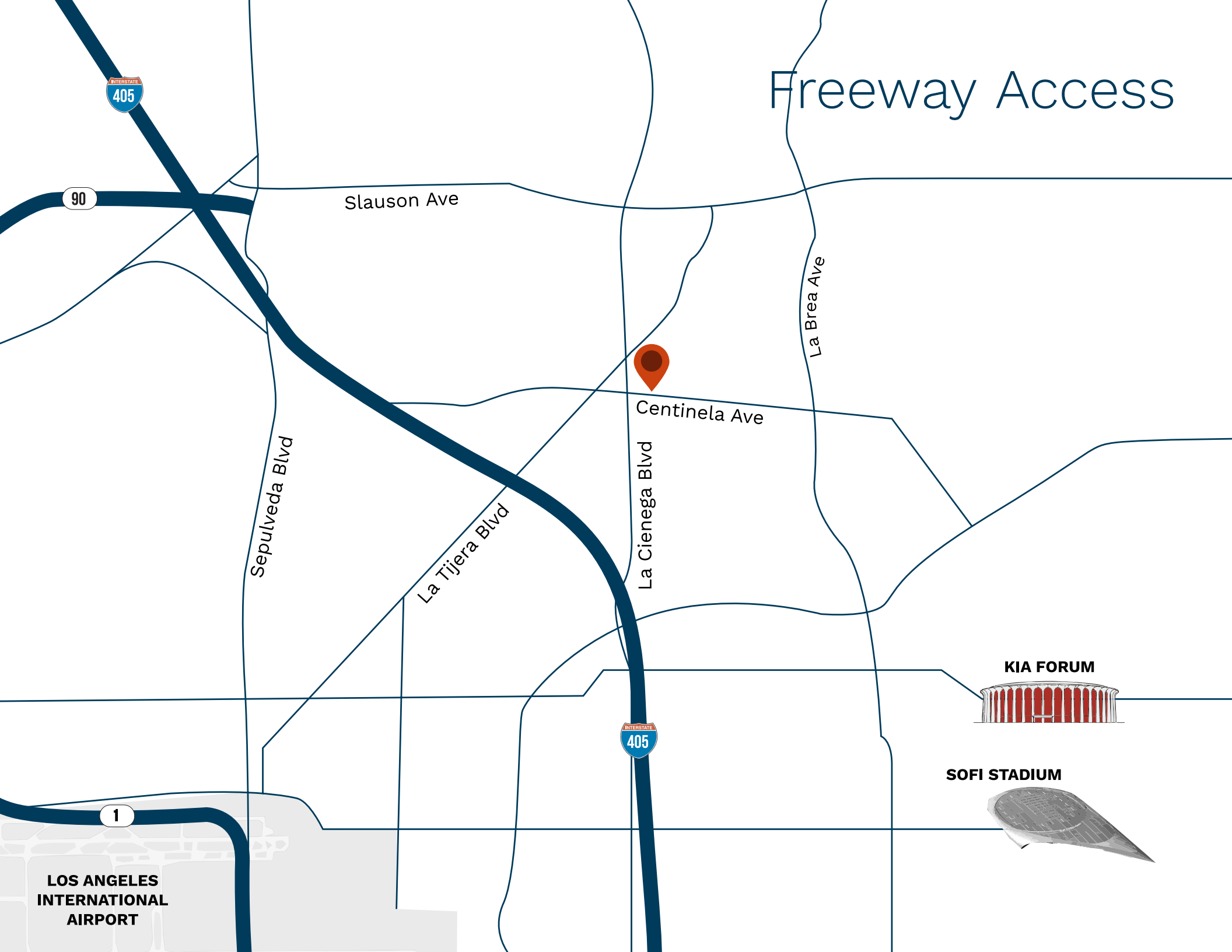


Nearby shopping, venues & restaurants

- | | | |
|-------------------------|------------------------------|-----------------------------|
| 1 Westfield Culver City | 8 Two Hommés | 15 KIA Forum |
| 2 Howard Hughes Center | 9 Three Weavers Brewing Co. | 16 SoFi Stadium |
| 3 Pann's Restaurant | 10 Randy's Donuts | 17 YouTube Theater |
| 4 TESFA GRAND MARKET | 11 Dulan's Soul Food Kitchen | 18 Darby Park |
| 5 Harriet's Cheesecake | 12 The Nile Restaurant & Bar | 19 Cineapolis Luxury Cinema |
| 6 The Serving Spoon | 13 Sip & Sonder | 20 Hollywood Park Casino |
| 7 Sunday Gravy | 14 Inglewood Pumptrack | 21 Intuit Dome |



Freeway Access





PARDEE

— PROPERTIES —

Listed for sale by Alex Baker
310.907.6517
alex@pardeeproperties.com