



ZACUTO GROUP
COMMERCIAL REAL ESTATE

1029
N. LA BREA
AVENUE
INGLEWOOD, CALIFORNIA



FOR SALE
RETAIL/OFFICE BUILDING OPPORTUNITY

1029

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John Lally and Matthew Luchs of Zacuto Group are pleased to exclusively present 1029 N La Brea Ave, a ±3,704 square foot retail/office property situated on ±5,169 square feet of land, just north of the signalized N La Brea Ave & Centinela Ave intersection.

LISTING CONTACT



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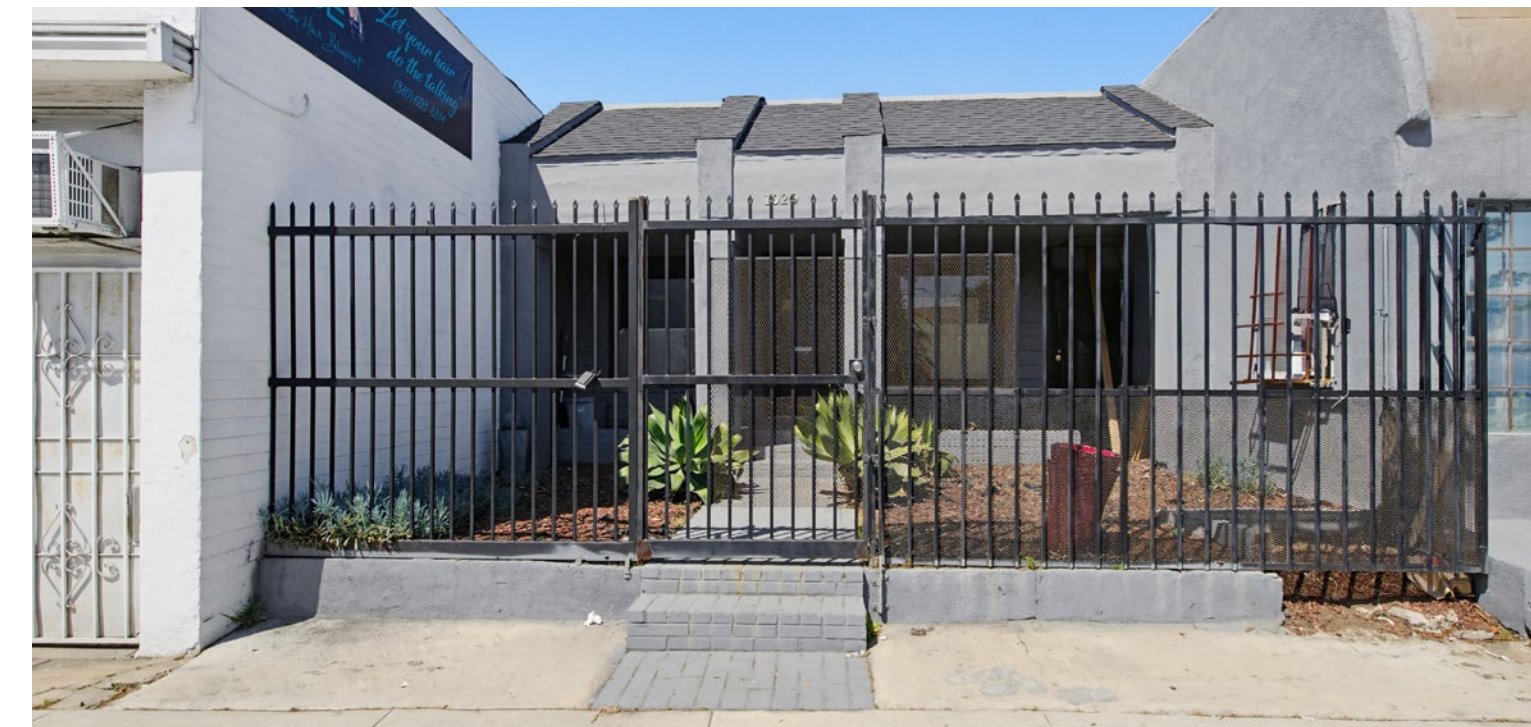
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EXECUTIVE SUMMARY

The property consists of a single-story retail/office building with prominent street frontage along N La Brea Avenue, one of Inglewood's most active commercial corridors. The property benefits from strong visibility, consistent vehicle and pedestrian traffic, and a dense surrounding population base, making it well-suited for a wide range of retail, professional, and service-oriented uses.

The opportunity is currently improved with a multi-tenant configured building. The asset is supported by four suites with one of the units currently occupied with a tenant. The tenant in place is a short-term lease expiring

November 30, 2026, providing investors and owner-users with significant near-term flexibility. The current lease structure creates a unique opportunity to increase rents to market, re-tenant the spaces, or reposition the unit to maximize long-term income and asset value.

For owner-users, this property presents an exceptional platform to establish or expand a business presence in one of the most dynamic submarkets in Los Angeles County. The near-term lease expiration offers an ability to strategically occupy a portion of the building or the whole property. This flexibility allows a buyer to tailor occupancy to their business needs while benefiting from

the property's supplemental income.

The property benefits from exposure to approximately 35,785 vehicles per day. The Downtown Inglewood stop on the Metro K Line is also walking distance from the subject property. Within a two-mile radius, average household income exceeds \$100,000, the population surpasses 126,461, and median home values exceed \$910,000. Within a five-mile radius, the population approaches 900,000 with similar income demographics. Situated on N La Brea Avenue, a major north-south thoroughfare, the property offers convenient access to the dense surrounding neighborhood.



PROPERTY INFORMATION

ADDRESSES	1029 N. La Brea Avenue Inglewood, CA 90302
PRICE	\$1,275,000
BUILDING SIZE	3,704 SF
PPSF	\$344/SF
LOT SIZE	5,169 SF
ZONING	C2
NUMBER OF UNITS	4
STORIES	1
APN	4002-017-032
TYPE	Mixed Use Retail/Office
YEAR BUILT	1925





INVESTMENT HIGHLIGHTS

IDEAL OWNER-USER OPPORTUNITY

Perfectly suited for an owner-user. With one lease expiring November 30, 2026, a buyer can plan for near-term occupancy of the whole property. The property may also be positioned for attractive SBA financing that offers as little as 10% down and increased purchasing power.

N LA BREA AVENUE RETAIL/OFFICE PROPERTY

±3,704 SF retail/office building configured with four units, offering strong street presence and broad commercial utility along one of Inglewood's most recognized commercial corridors.

INGLEWOOD ENTERTAINMENT DISTRICT

The property benefits from its proximity to Downtown Inglewood. It is minutes away from the Kia Forum, SoFi Stadium, Cosm Los Angeles, and the Intuit Dome.

PUBLIC TRANSPORTATION

The Downtown Inglewood Metro K Line stop is walking distance from the building. Multiple regional bus lines also serve N La Brea Avenue, providing strong accessibility for employees and customers throughout the greater Los Angeles area.

HIGH-VISIBILITY CORRIDOR

Storefront exposure on N La Brea Avenue with 35,785 VPD.

FREEWAY ACCESS

The property allows easy access to Interstate 405.

DENSE TRADE AREA

Within a two-mile radius, the property is supported by approximately 121,461 residents. The five-mile radius population approaches 900,000 residents.





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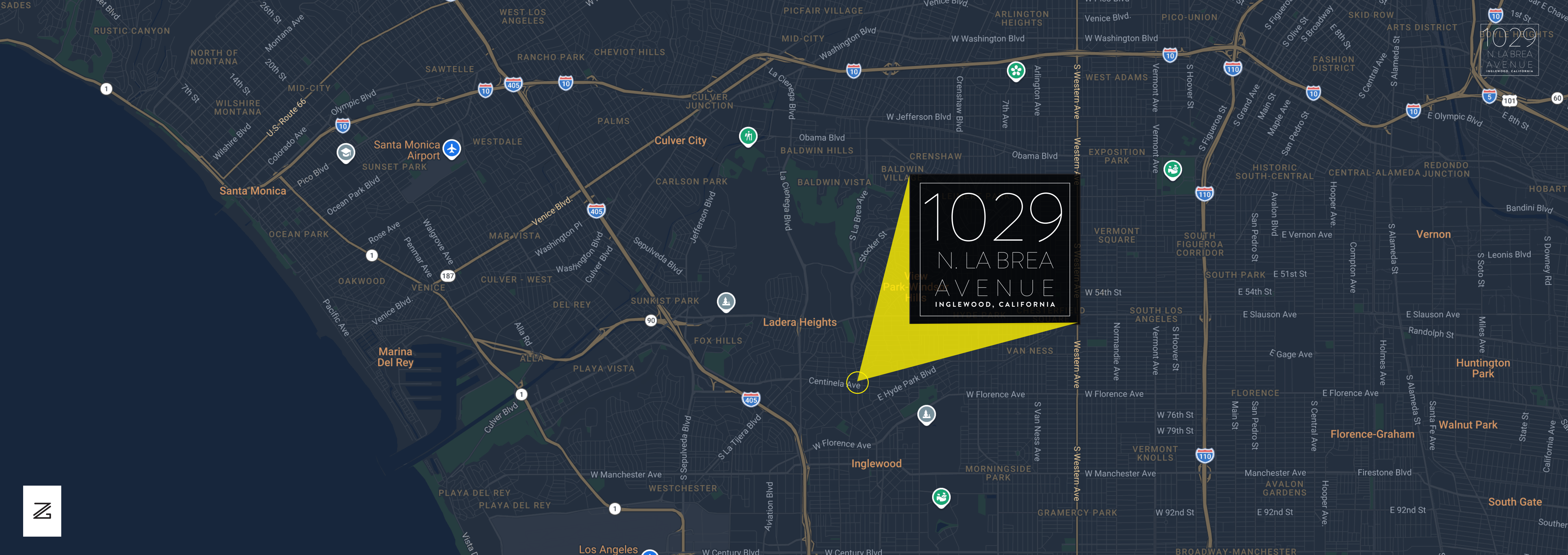
LOCATION OVERVIEW

The surrounding area is characterized by dense residential neighborhoods, providing a built-in customer base that supports a wide range of retail and service-oriented uses. This portion of Inglewood continues to demonstrate demand for everyday goods and services, driven by population density, rising household incomes, and limited new retail and office development.

The property's central location offers convenient connectivity to major thoroughfares including La Brea Avenue, Centinela Avenue, Florence Avenue, Crenshaw Boulevard, and Interstates 405 and 105, allowing for efficient access to surrounding Los Angeles neighborhoods, Los Angeles International Airport, and regional employment hubs. Its proximity to major transit corridors further enhances accessibility for both customers and employees.

Additionally, the asset is situated within a well-established commercial pocket featuring a mix of national and local tenants, reinforcing the corridor's role as a key destination for daily-needs retail and professional services. The continued presence of long-standing businesses in the area underscores the stability and viability of the location. Inglewood's sustained economic transformation — driven by world-class venues including SoFi Stadium, the Kia Forum, and the Intuit Dome — continues to elevate the city's commercial appeal and long-term investment fundamentals.





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