



**Retail Space For Lease**

## 425-441 E Manchester Blvd Inglewood, CA 90301

### Property Highlights

- Located within close proximity to The Kia Forum, SoFi Stadium, Intuit Dome, and Hollywood Casino Park.
- Situated on a prime signalized intersection with traffic counts exceeding 42,587 CPD.
- Incredible visibility to westbound traffic
- Pylon signage available
- Strong demographics with over 61,000 residents within 1-mile/475,000 residents within 3-miles
- Average household income exceeds \$69,000 within 1-mile & \$75,000 within 3-miles.

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2 Units Available:

**±2,000 SF**

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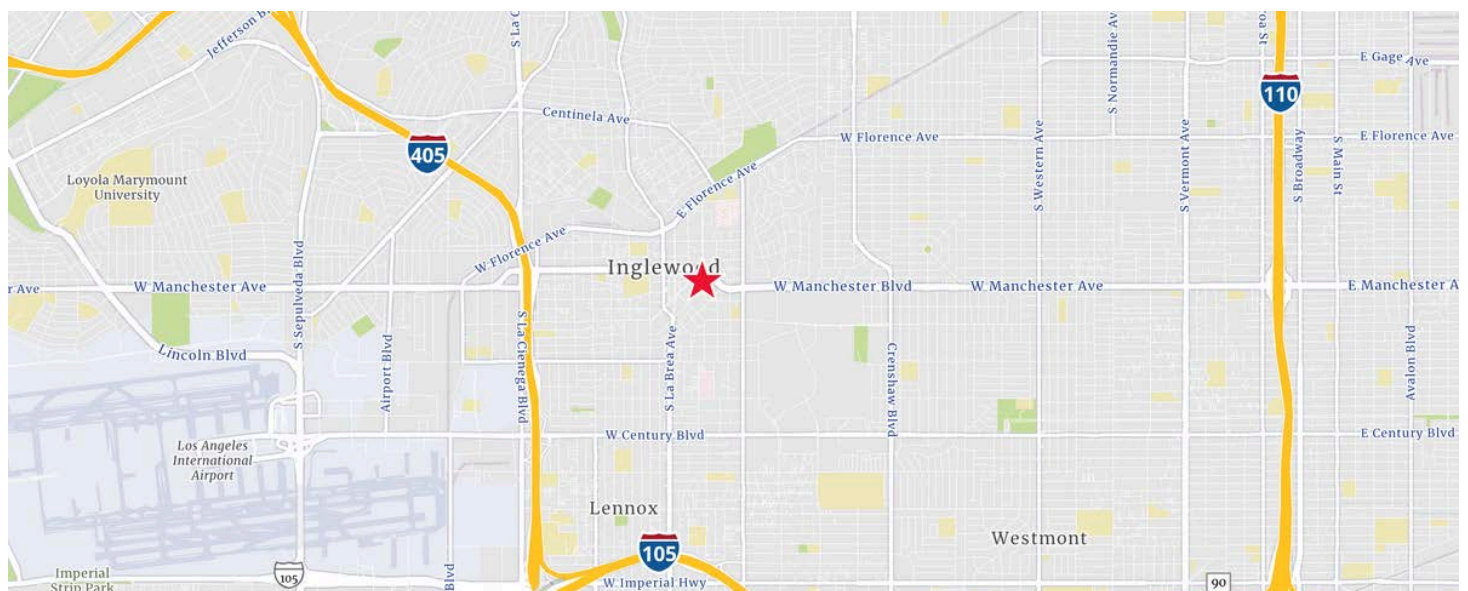


# Site Plan





# Location Maps





# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	61,834	475,265	1,069,246
Total Households	15,444	127,425	298,927
Total Family Households	12,286	98,892	224,419
Average Household Size	3.97	3.69	3.50
Median Age	31.3	32.8	34.0
Population Age 25+	37,155	294,650	685,088
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.67%	0.32%	0.12%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.68%	-0.79%	-0.74%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.46%	-0.48%	-0.44%
Households	0.03%	0.08%	0.17%
Families	0.07%	0.12%	0.18%
Median Household Income	3.35%	3.71%	4.06%
<b>Current Year Population by Sex</b>			
Male Population	30,423	234,126	527,298
% Male	49.2%	49.3%	49.3%
Female Population	31,411	241,139	541,948
% Female	50.8%	50.7%	50.7%
<b>Current Year Race and Ethnicity</b>			
Total	61,833	475,266	1,069,246
White Alone	8.1%	8.8%	10.0%
Black Alone	19.4%	20.3%	20.3%
American Indian Alone	2.5%	2.4%	2.5%
Asian Alone	0.4%	0.6%	1.9%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	55.7%	54.2%	50.8%
Two or More Races	13.8%	13.6%	14.3%
Hispanic Origin	78.0%	76.7%	73.9%
Diversity Index	75.4	76.8	79.7
<b>Current Year Educational Attainment</b>			
Total	37,153	294,652	685,088
Less than 9th Grade	26.3%	25.0%	22.6%
9th - 12th Grade, No Diploma	16.8%	15.4%	13.5%
High School Graduate	25.2%	25.6%	24.4%
GED/Alternative Credential	2.5%	2.5%	2.5%
Some College, No Degree	15.5%	15.4%	16.6%
Associate Degree	5.1%	5.6%	6.1%
Bachelor's Degree	6.7%	7.8%	10.2%
Graduate/Professional Degree	2.0%	2.7%	4.1%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$54,680	\$55,408	\$59,787
Average Household Income	\$69,659	\$75,141	\$81,663
Per Capita Income	\$17,387	\$20,163	\$22,952
<b>Current Year Summary Business Data</b>			
Total Businesses	858	8,299	27,923
Total Daytime Population	48,006	352,772	908,371
Daytime Population: Workers	10,111	68,691	288,357
Daytime Population: Residents	37,895	284,081	620,014

## Contact

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