

PREMIER RETAIL/COMMERCIAL LEASE OPPORTUNITY

11934-11940 Aviation Blvd, Inglewood, CA 90304



PROPERTY HIGHLIGHTS

- **Total Building Size:** 3,180 SF
- **Total Land Size:** 9,824 SF (approx. 0.23 Acre)
- **Parking:** 20 Dedicated Onsite Spaces (6.2/1,000 SF Ratio)
- **Zoning:** LCC1YY (Flexible Commercial/Retail)
- **Current Status:** Part Vacant (Rear Shell Space), Restaurant on MTM Lease
- **Proximity:** Adjacent SpaceX, Raytheon, Lakers HQ, LAX

IDEAL FOR NATIONAL CREDIT TENANTS

Seeking: High-Visibility Retail, Fast-Casual, Specialty Medical/Vet, or Creative Office User

- **UNMATCHED PARKING:** A Rarity in the Market.
- **STRATEGIC LOCATION:** Heart of South Bay Aerospace Corridor
- **BRAND EXPOSURE:** High-Traffic Corner on Aviation Blvd

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