

 **YOSHINOYA**

 **metroPCS**

 **FIESTA**  
AUTO INSURANCE

 **EVERYTABLE**



**COMMERCIAL**  
**REAL ESTATE**  
*the sign of a profitable property*

#66,356 CARS PER DAY



## HIGH TRAFFIC INGLEWOOD CENTER

10001-10025 Hawthorne Boulevard, Inglewood, CA 90304



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DRE#00923779





SHELL RETAIL SPACE  
INGLEWOOD, CA

## EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

# PROPERTY FEATURES

10001-10025 Hawthorne Boulevard, Inglewood, CA 90304







## APPROX. 1,430 SF

UNIT 108 - SHELL SPACE AVAILABLE

- ✓ Unit 108 - ±1,430 SF (\$1.00/SF/mo + \$1.75 NNN)
- ✓ Join high performing restaurant co-tenants driving heavy traffic to the center
- ✓ Very busy signalized intersection
- ✓ Great street visibility
- ✓ Rare on-site employee parking
- ✓ Pylon signage available
- ✓ Tenants include Yoshinoya, Metro PCS, Everytable, and Fiesta Insurance

## AREA AMENITIES

- ✓ Close proximity to SoFi Stadium, Intuit Dome, LAX, and Hollywood Park!
- ✓ Easy access from public transportation routes
- ✓ One of the most active areas for apartment development in L.A. with 1,600 units under construction and many more planned
- ✓ Close to the 405 & 105 freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	48,090	267,466	713,393
 Avg. HH Income	\$67,055	\$86,294	\$95,073
 Daytime Pop	42,150	277,677	614,526
 Traffic Count	± 66,356 CPD ON CENTURY BLVD & HAWTHORNE BLVD		



SHELL RETAIL SPACE  
INGLEWOOD, CA

# INTERIOR PHOTOS

10001-10025 Hawthorne Boulevard, Inglewood, CA 90304



SUITE 108

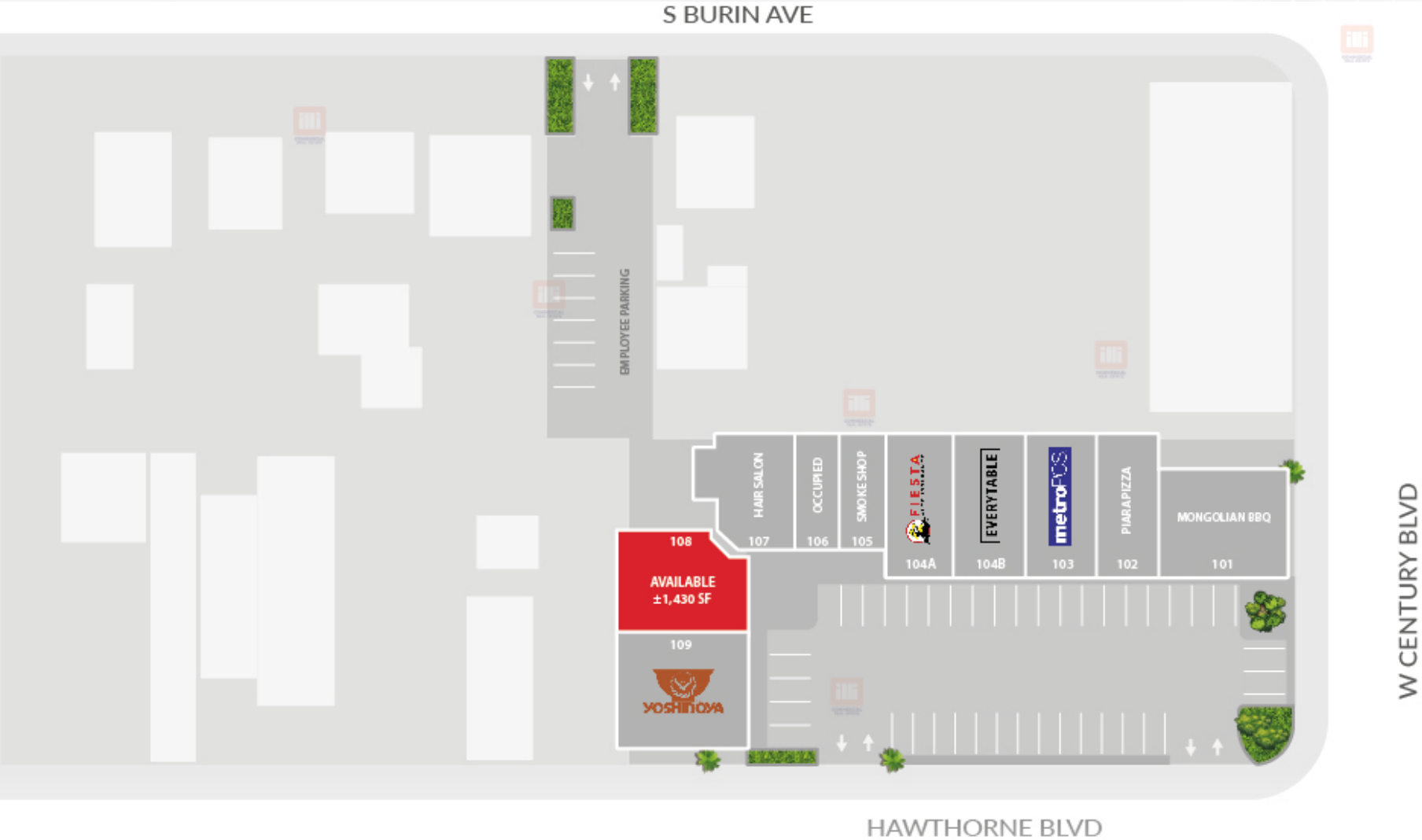




SHELL RETAIL SPACE  
INGLEWOOD, CA

# SITE PLAN

10001-10025 Hawthorne Boulevard, Inglewood, CA 90304



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





# AERIAL MAP





**COMMERCIAL  
REAL ESTATE**

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