

Retail For Sale

Retail with Parking in Inglewood, CA

150 North La Brea Ave., Inglewood, CA 90301



OFFERING HIGHLIGHTS

- APPROX 5,000 SF OF IMPROVEMENTS (PER TITLE) ON 7,505 SF INC1*RZONED LOT.
- GREAT FRONTAGE; WITH 50 FEET ALONG LA BREA AVE.
- **THE PROPERTY IS NEXT DOOR TO KAISER PERMANENTE.**
- **DIRECTLY ACROSS THE STREET FROM INGLEWOOD CIVIC CENTER (CITY HALL, POLICE DEPARTMENT, & COURTHOUSE).**
- **1 MILE FROM THE KIA FORUM & SOFI STADIUM.**
- EASY FREEWAY ACCESSIBILITY; JUST EAST FROM THE 405 FREEWAY.
- LOCATED ONE BLOCK WEST OF MARKET ST., BETWEEN FLORENCE AVE. & MANCHESTER BLVD.

Price: \$1,730,000

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EXECUTIVE SUMMARY

RETAIL WITH PARKING IN INGLEWOOD, CA
150 North La Brea Avenue | Inglewood, CA 90301



OFFERING SUMMARY

PRICE:	\$1,730,000
BUILDING SF:	5,000 (PER TITLE)
OCCUPANCY:	Vacant
FRONTAGE:	50 FEET Along La Brea Ave.
LOT SIZE:	7,505 SF
YEAR BUILT:	1921
PARKING:	In Rear & Street
ZONING:	INC1*
APN:	4021-008-013

PROPERTY OVERVIEW

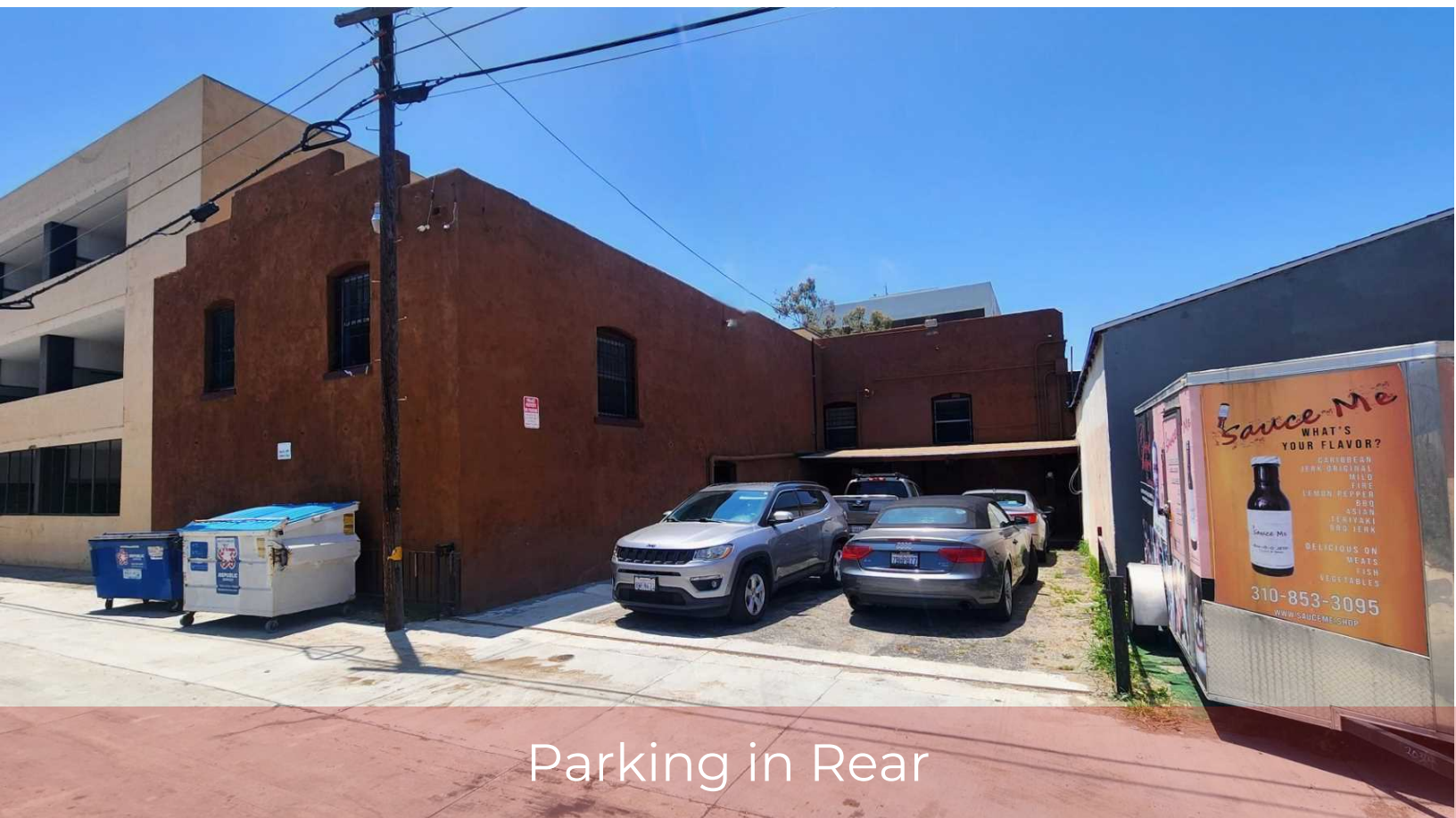
KW Commercial is pleased to present 150 North La Brea Avenue, an exceptional commercial property situated in the heart of Inglewood, California. This prime real estate offers a rare opportunity for investors and business owners seeking a strategic location with unparalleled visibility and accessibility. With approximately 5,000 square feet of improvements (PER TITLE) on a 7,505 square foot INC1* zoned lot, this property is designed to accommodate a wide range of commercial ventures.

Enjoy a commanding presence on La Brea Avenue with 50 feet of street frontage, which experiences over R5,000 cars per day, ensuring your business is highly visible to both vehicular and pedestrian traffic. This property is ideally located next door to Kaiser Permanente, providing a steady flow of potential customers and clients. Additionally, it is directly across the street from the Inglewood Civic Center, which houses City Hall, the Police Department, and the Courthouse. Just one mile away are the renowned Kia Forum and SoFi Stadium, two major venues that draw thousands of visitors for concerts, sports events, and other entertainment activities. This proximity offers substantial potential for businesses looking to capitalize on event-driven traffic.

Located a mere mile from the 405 Freeway, the property provides easy access for customers and employees alike. Whether you're attracting local clientele or visitors from neighboring cities, the convenience of nearby freeway access cannot be overstated. Positioned just one block west of Market Street, between Florence Avenue and Manchester Boulevard, the property benefits from a bustling commercial corridor that is both vibrant and economically robust.

PROPERTY PHOTOS

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Parking in Rear

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Facing North on La Brea Ave.



Facing South on La Brea Ave.

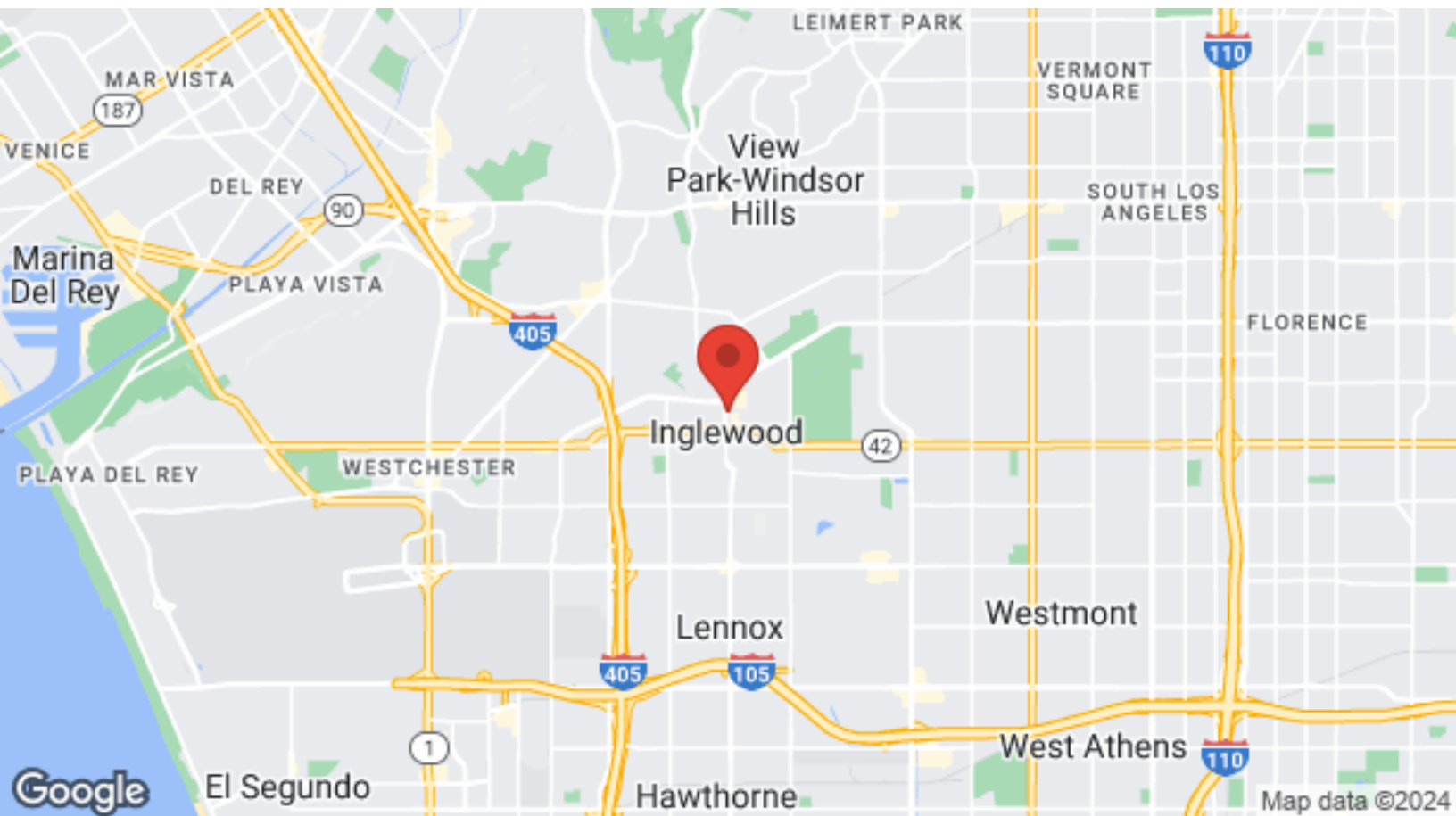
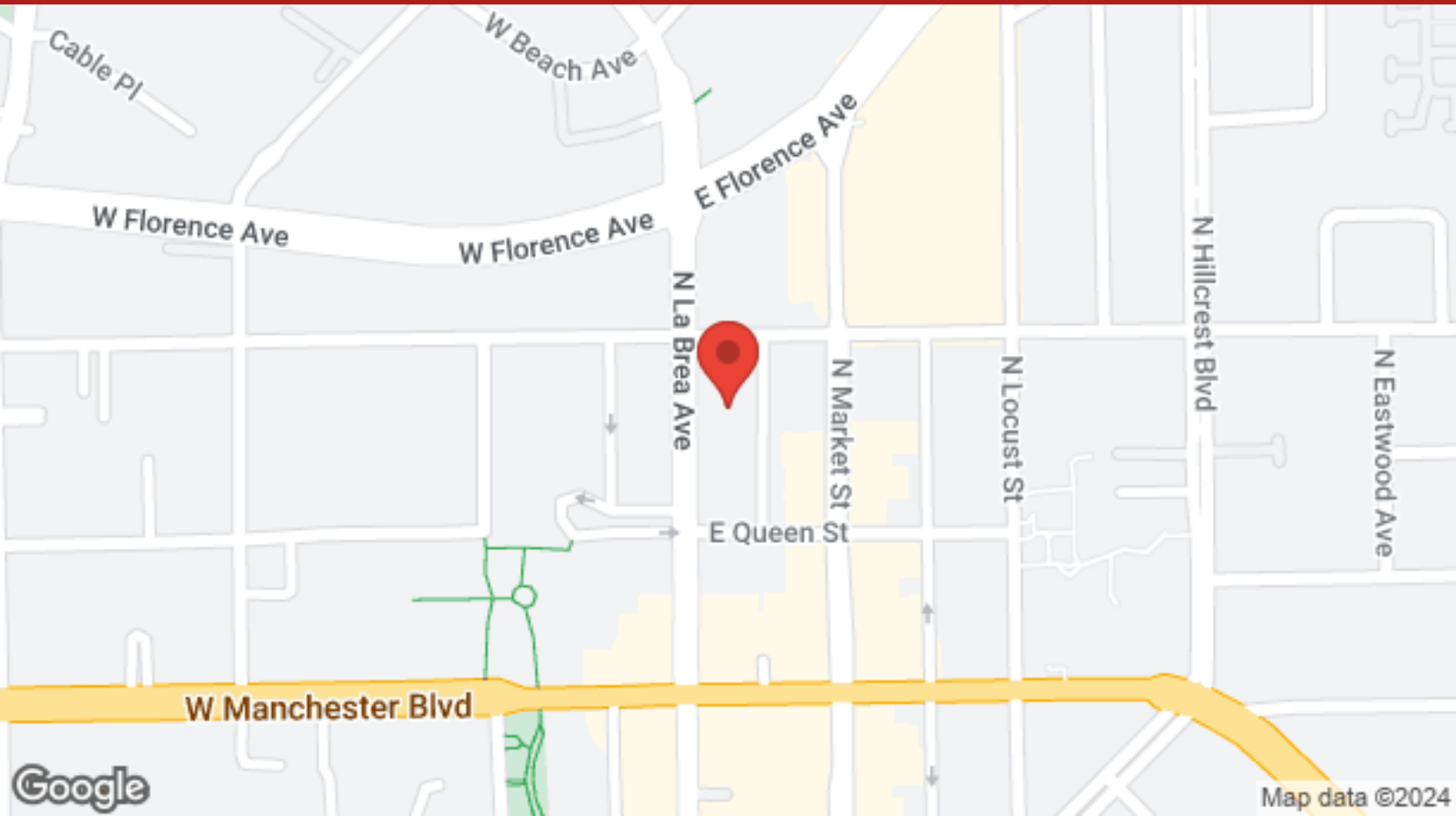
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LOCATION MAPS

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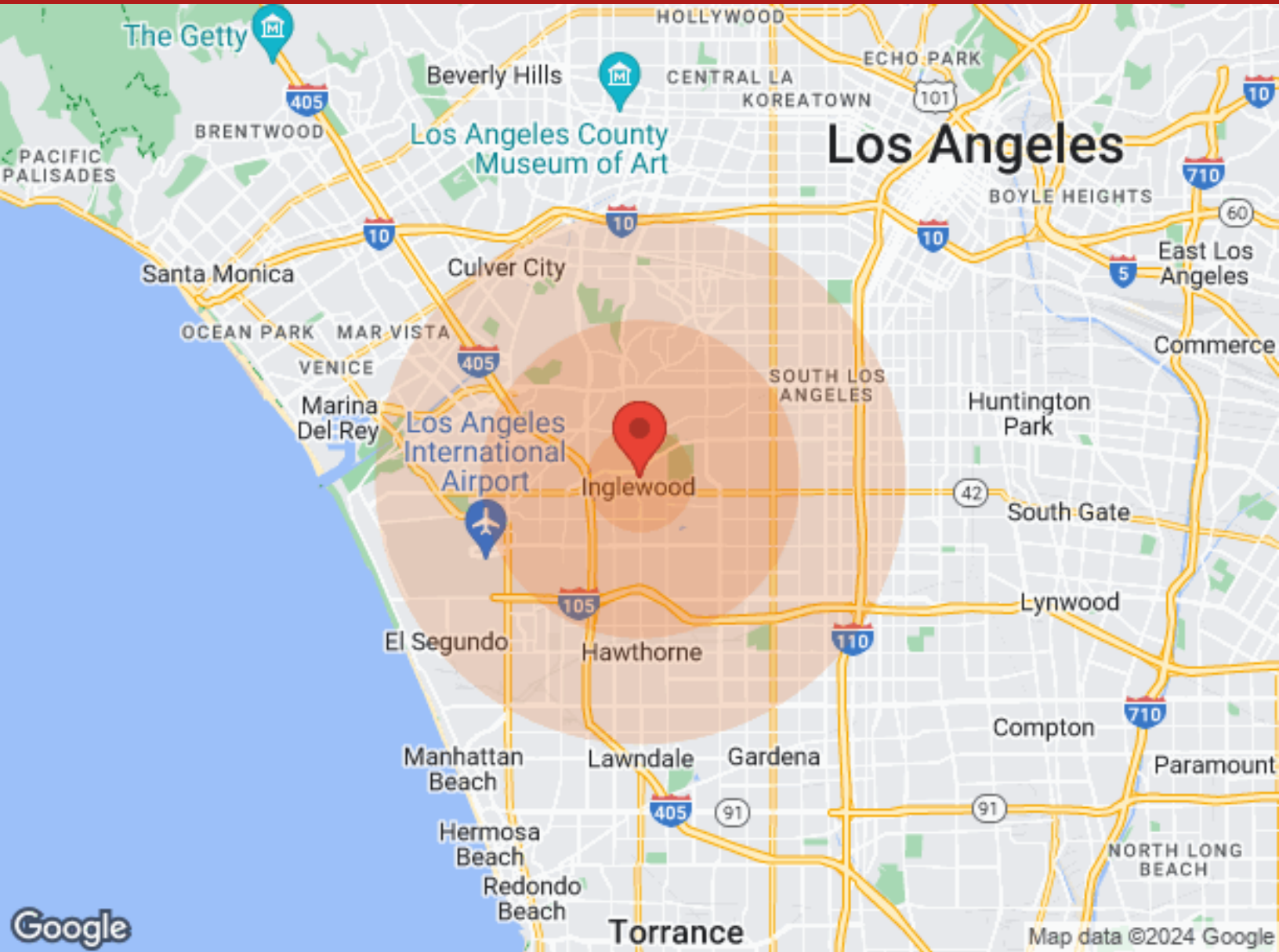
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	21,568	131,605	417,892
Female	23,661	145,782	452,490
Total Population	45,229	277,387	870,382
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	9,621	55,935	182,159
Ages 15-24	6,502	39,064	124,452
Ages 25-54	20,385	118,623	375,046
Ages 55-64	4,707	30,712	92,332
Ages 65+	4,014	33,053	96,393
Race	1 Mile	3 Miles	5 Miles
White	10,343	65,776	259,998
Black	18,865	118,113	271,742
Am In/AK Nat	74	405	1,555
Hawaiian	8	429	1,021
Hispanic	25,951	136,819	477,180
Multi-Racial	31,170	174,120	610,172

Income	1 Mile	3 Miles	5 Miles
Median	\$37,437	\$48,798	\$44,141
< \$15,000	2,681	14,141	48,109
\$15,000-\$24,999	2,292	11,252	35,901
\$25,000-\$34,999	2,165	10,859	33,378
\$35,000-\$49,999	2,675	13,141	41,203
\$50,000-\$74,999	3,256	17,486	50,261
\$75,000-\$99,999	1,528	10,621	30,045
\$100,000-\$149,999	969	10,957	29,408
\$150,000-\$199,999	211	3,689	10,410
> \$200,000	241	2,783	8,762

Housing	1 Mile	3 Miles	5 Miles
Total Units	17,179	102,155	308,623
Occupied	16,150	96,616	290,117
Owner Occupied	3,740	42,068	114,754
Renter Occupied	12,410	54,548	175,363
Vacant	1,029	5,539	18,506

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