

8515 S La Cienega Blvd

Inglewood, California 90301

List Price: **\$4,250,000**

Property Highlights

CAP RATE	4.15%	PRICE/SF	\$343/SF
MRKT CAP	6.21%	PRICE/LOT SF	\$191/SF
RSF	12,400 SF	OCCUPANCY	100%
LOT SIZE	22,240 SF	ZONING	MU-2A

Current Tenant

STATE VAN RENTALS

- \$14,688/MO
- NNN - TENANT RESPONSIBLE FOR ROOF, HVAC, STRUCTURE, TAXES, AND INSURANCE
- 2.5% ANNUAL INCREASES
- 3.5 YEARS REMAINING ON THE LEASE
- LEASE RATE \$1.15/SF

• **MARKET RATE \$1.75/SF - 6.2% CAP**

WOODY STAHL

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WOODY@LYONSTAHL.COM
BRE - 01399621

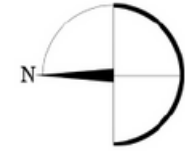
BRETT LYON

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Inglewood, CA 90301



Main Floorplan

DISCLAIMER: Measurements are approximate.
It is the responsibility of the buyer to verify the property's
measurements and square footage independently.

Traffic Count Report

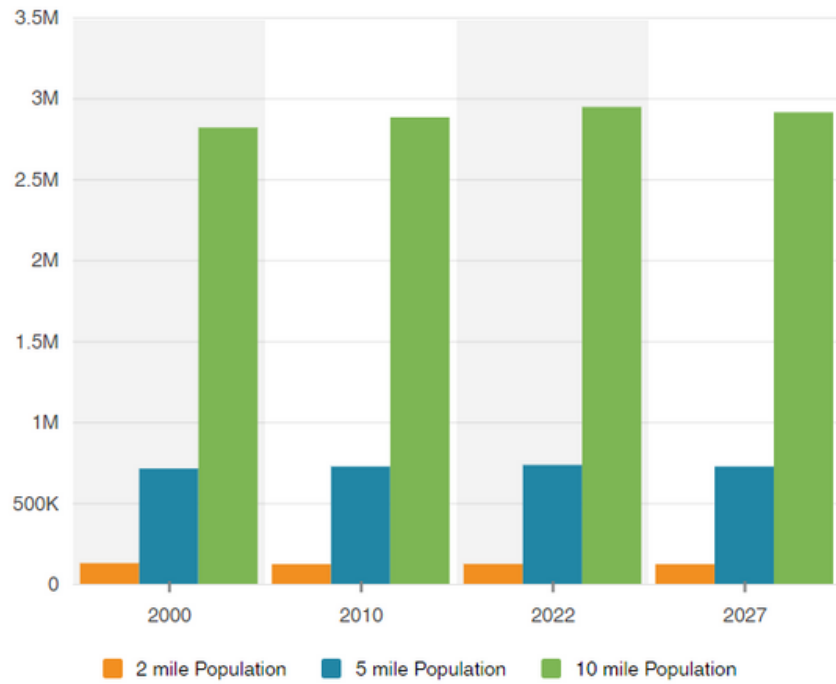
8515 La Cienega Blvd, Inglewood, CA 90301

Building Type: **Industrial**
 RBA: **12,400 SF**
 Land Area: **.6 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -

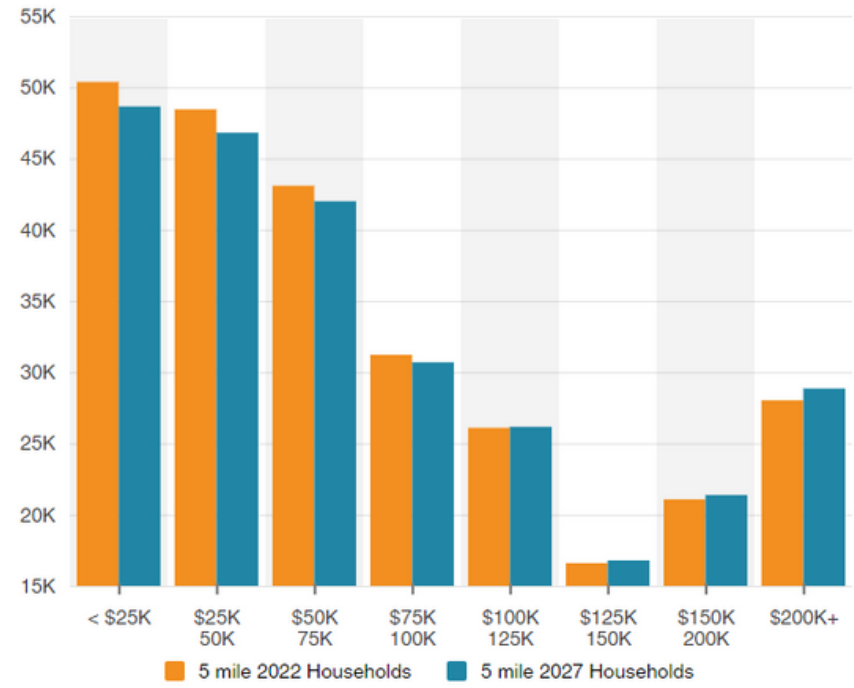


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S la Cienega Blvd	W Olive St	0.05 S	2022	18,704	MPSI	.04
2 W Manchester Blvd	I- 405	0.01 E	2022	35,439	MPSI	.10
3 405		0.00	2022	321,801	MPSI	.11
4 San Diego Freeway		0.00	2020	286,751	MPSI	.11
5 405		0.00	2022	281,950	MPSI	.12
6 S la Cienega Blvd	W Manchester Blvd	0.05 S	2022	17,324	MPSI	.14
7 S la Cienega Blvd	W Hillcrest Blvd	0.10 S	2022	20,464	MPSI	.18
8 W Manchester Blvd	Hindry Ave	0.04 E	2022	26,399	MPSI	.22
9 S la Cienega Blvd	W 83rd St	0.01 N	2022	25,477	MPSI	.23
10 W Florence Ave	Hindry Ave	0.03 NE	2022	16,735	MPSI	.23

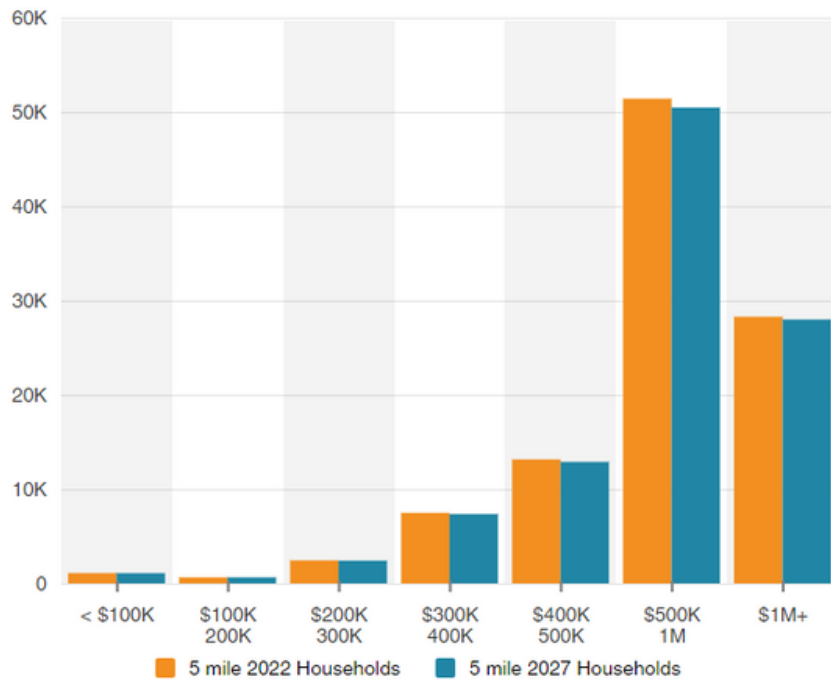
Population



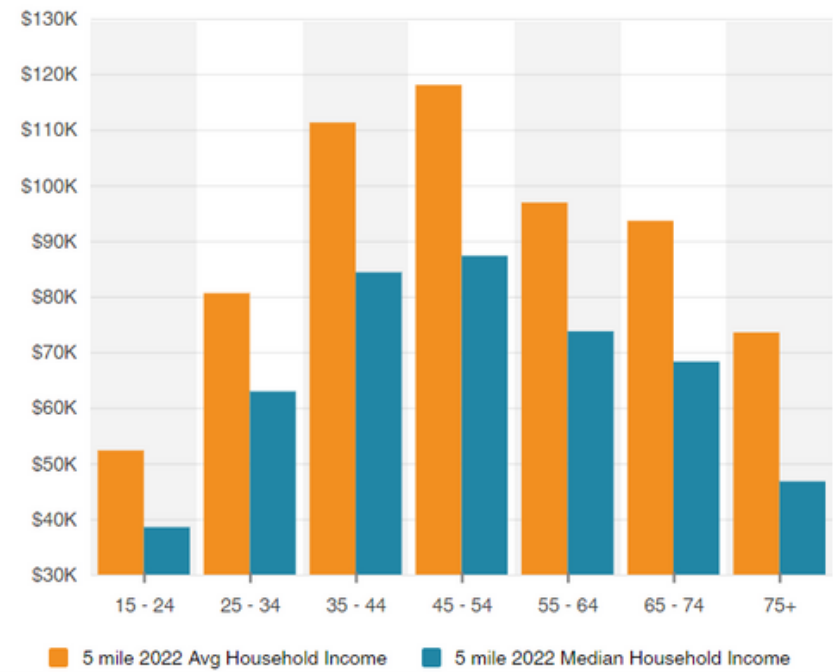
Household Income



Home Values



Household Income By Age



For Sale

Industrial/Retail Space In Inglewood



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