

FOR LEASE | 1,460 SF

EXCELLENT RETAIL SPACE



PRIME LAX LOCATION | TREMENDOUS STREET VISIBILITY & SIGNAGE

11940 AVIATION BOULEVARD | INGLEWOOD, CA 90304

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PROPERTY FEATURES

-  Prime Retail Space
-  Functional Layout
-  Tremendous Street Visibility & Signage
-  Ample Onsite & Street Parking
-  Proven Location

LOCATION HIGHLIGHTS

-  Prime Inglewood Location
-  Excellent Demographics
-  Tremendous Traffic Counts & Foot Traffic
-  Situated Minutes from LAX, New Ram Stadium, Hollywood Park Casino, Purple Line Metro, The Forum, Future LA Clippers Stadium
-  Minutes from Freeway Onramp & Public Transit

FLOOR PLAN



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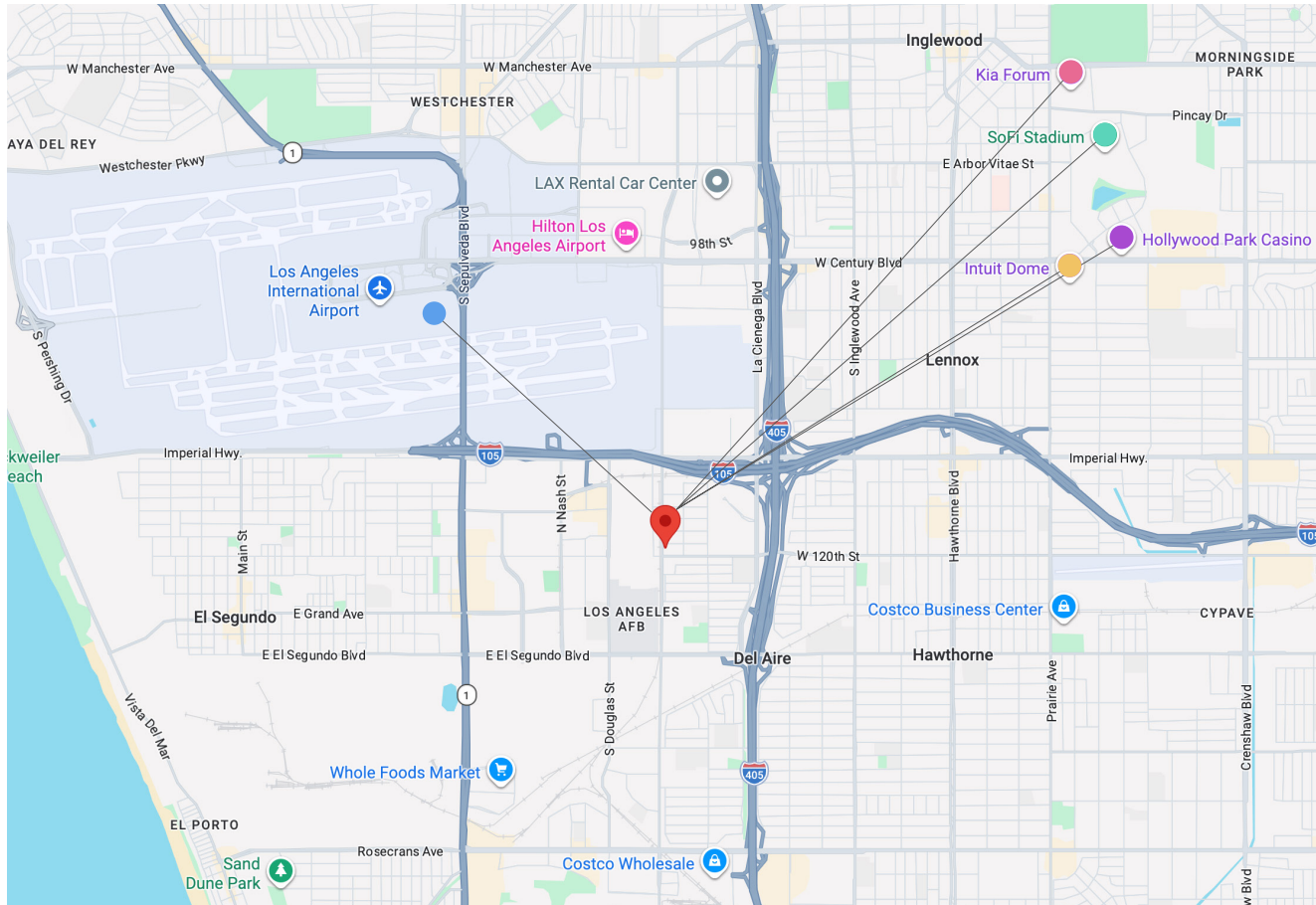
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LOCATION HIGHLIGHTS



●	KIA FORUM	4.5 MILES
●	SOFI STADIUM	4.5 MILES
●	HOLLYWOOD PARK CASINO	3.7 MILES
●	INTUIT DOME	4.0 MILES
●	LOS ANGELES INTERNATIONAL AIRPORT	2.5 MILES

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AMENITIES MAP

LAX



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AREA OVERVIEW



LAX AREA OVERVIEW

This Aerospace Industry Hub has become a thriving community known for its diverse population and rich cultural heritage. With a history spanning over a century, Inglewood has transformed from a small agricultural town to a bustling urban center. Inglewood is a South Bay city in Los Angeles County, close enough to Los Angeles International Airport that catching a flight is rarely a hassle. It has drawn fresh attention since SoFi Stadium and other major venues turned it into a hub for sports and live music. Beyond the game-day crowds, you'll find early-1900s bungalows, parks and a downtown where longtime local businesses still set the tone. Freeways and the Metro K Line make the rest of Southern California easy to reach.

Inglewood's strength lies in its diverse population, which is a vibrant tapestry of cultures and ethnicities. The city celebrates this diversity through various community events and festivals that showcase the traditions, arts, and cuisine of different cultures. The annual Inglewood Festival of the Arts, for instance, brings together local artists, musicians, and performers, creating a vibrant tapestry of creativity and expression.

SURROUNDING NEIGHBORHOODS



QUALITY OF LIFE



One of Inglewood's best-kept secrets is its beautifully landscaped neighborhoods and quality housing. Whether it's a gated community, historic family homes, or executive town homes, Inglewood has the housing selection that you want. The prices for real estate in the city are significantly lower than prices for cities with similar climates

EDUCATION



Inglewood is home to 21 public and 4 private schools ranging from preschool to adult education. Inglewood houses Springfield College, the University of West Los Angeles Law School, and it is less than twenty minutes from Loyola Marymount University, UCLA, USC, and California State Universities at Long Beach.

BUSINESS



The City of Inglewood has a proven track record as a business-friendly community where opportunity is in abundance. And in Inglewood, business friendly doesn't end there. Inglewood has what Southern California businesses want most - championship winning transportation resources in a location with competitive land and lease rates.

TRANSPORTATION



Inglewood is accessible to major transportation resources, and is...

- Less than 30 minutes from facilities at L.A. & Long Beach harbors.
- Served by Union Pacific & Burlington Northern Santa Fe rail lines.
- Surrounded by Interstates 405, 105, 110, & 10.
- Two miles from Los Angeles World Airport (LAWA).



DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	11,784	226,924	600,732
Estimated Households	4,323	80,114	228,738



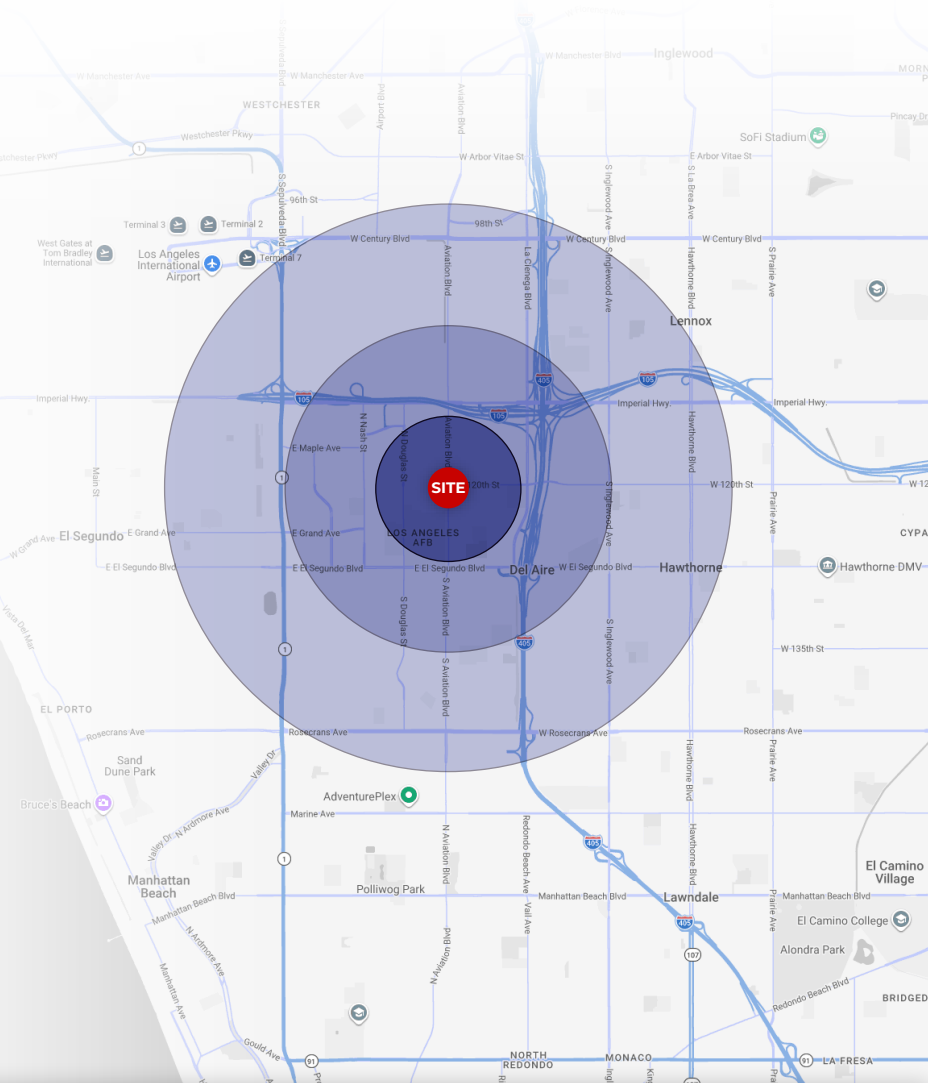
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$169,272	\$146,102	\$156,399
Median Household Income	\$134,030	\$108,224	\$115,170



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	1,476	13,326	30,946
Total Employees	26,466	140,387	277,379



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