

# *Prime Inglewood Commercial Purchase Opportunity*

## **AUTO SERVICE FACILITY**

**Heavy Traffic Signalized Corner Location**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists

**Offering Memorandum**



**300 W FLORENCE AVENUE, INGLEWOOD, CA 90301**

300 W FLORENCE AVENUE  
INGLEWOOD, CA 90301

## Property Details

Building Size: 1,708± SF

Land Area: 9,282± SF

Year Built: 1960

Assessor's Parcel Number: 4020-006-001

Zoning: 1NM1

Traffic Count: 24,610± Vehicled Per Day

Encumbrances: None (No Existing Debt)

Conditions of Sale: As-Is

Tenants: Western Auto & Seko Tires

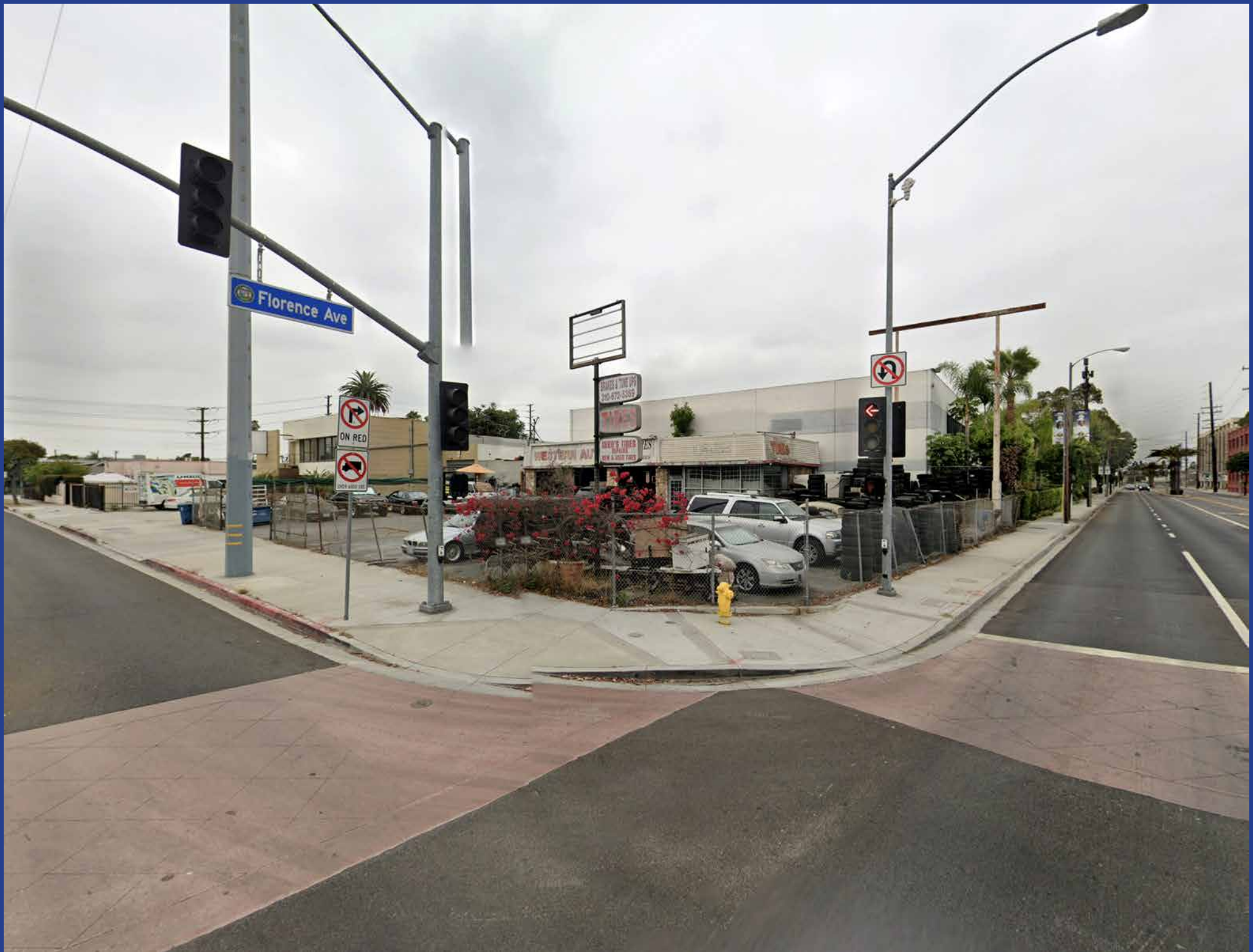
Current Income: Combined Rent = \$4,400/month

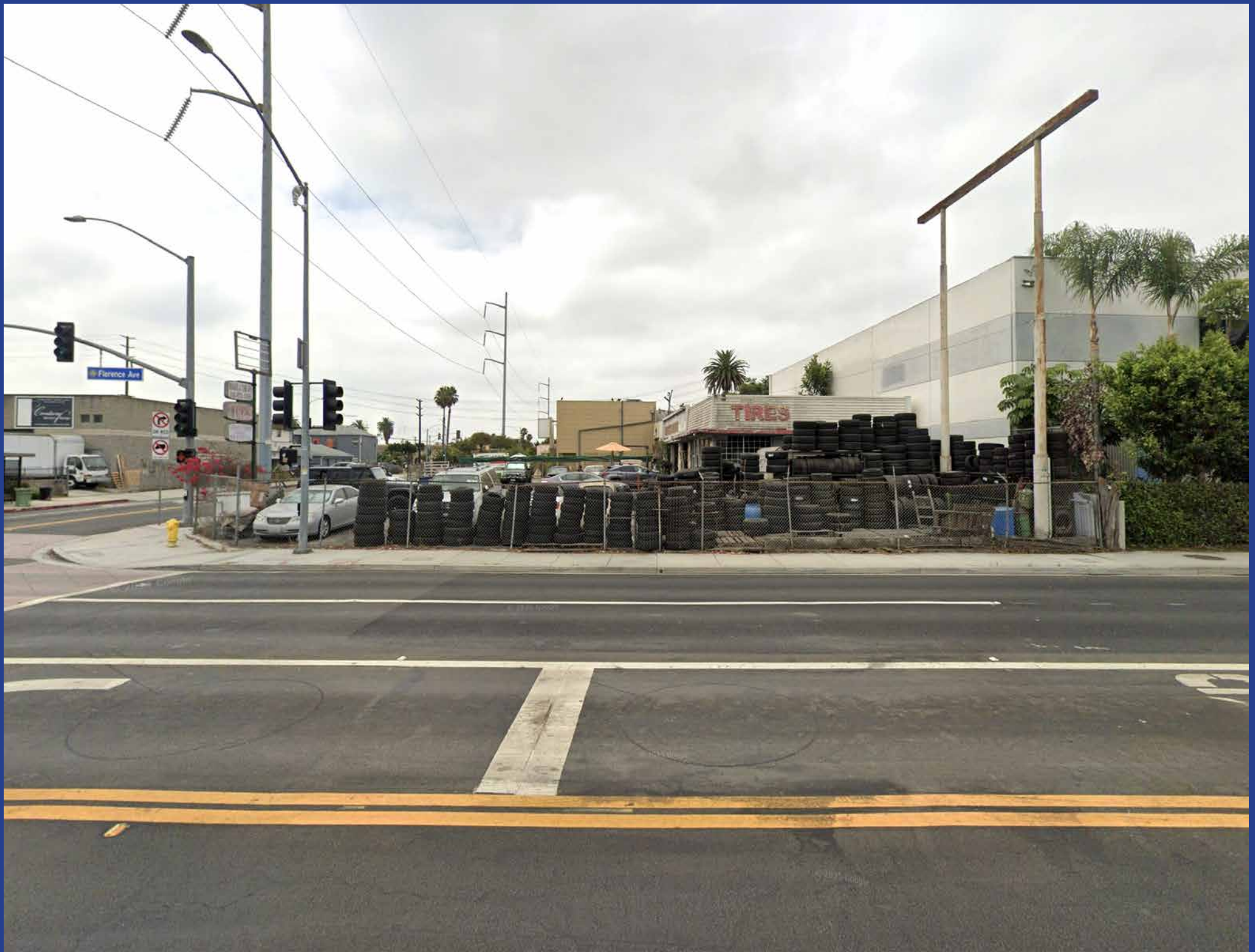
Lease Terms: Both Month to Month

## Property Highlights

- Prime Inglewood commercial purchase opportunity
- The property has two long-standing tenants operating under month-to-month leases, providing income prior to repositioning the property
- Actual combined \$4,400 gross monthly income
- Located at the southwest corner of Florence Ave and Eucalyptus Ave
- 85' frontage on Florence Ave & 112' on Eucalyptus Ave
- The Kia Forum is 1.5 miles to the east, the YouTube Theater and SoFi Stadium are 2 miles to the southeast, and the Intuit Dome is 2.5 miles to the south
- Easy access from the Century (105), Harbor (110), and San Diego (405) freeways
- The Inglewood zoning code allows a variety of uses, including but not limited to:
  - General retail
  - Religious Assembly
  - Automobile showroom
  - Current uses are grandfathered
  - Salons & Barber Shops
  - Veterinary office
  - Light manufacturing

**Asking Price: \$1,299,000**



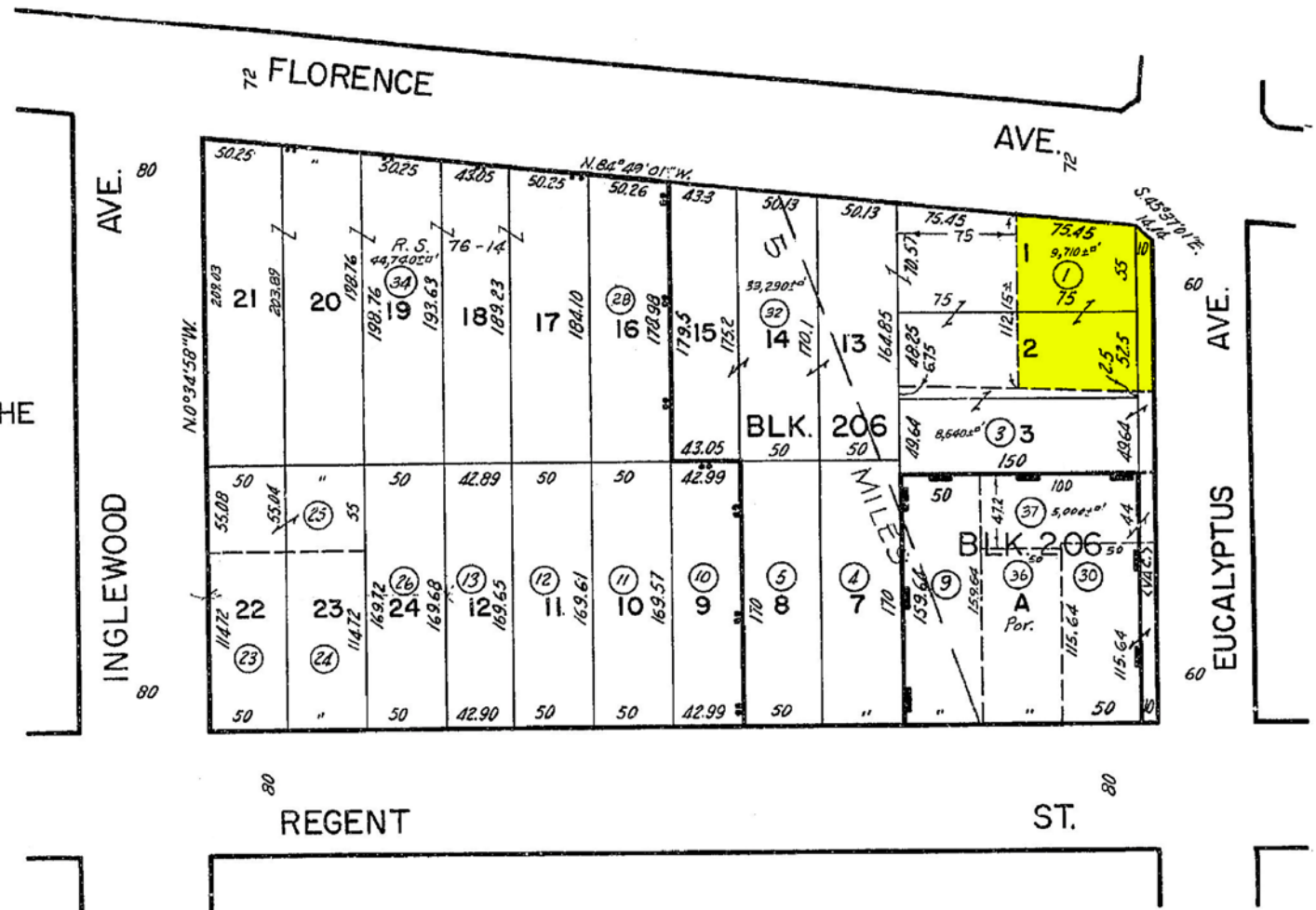


Aerial Photo

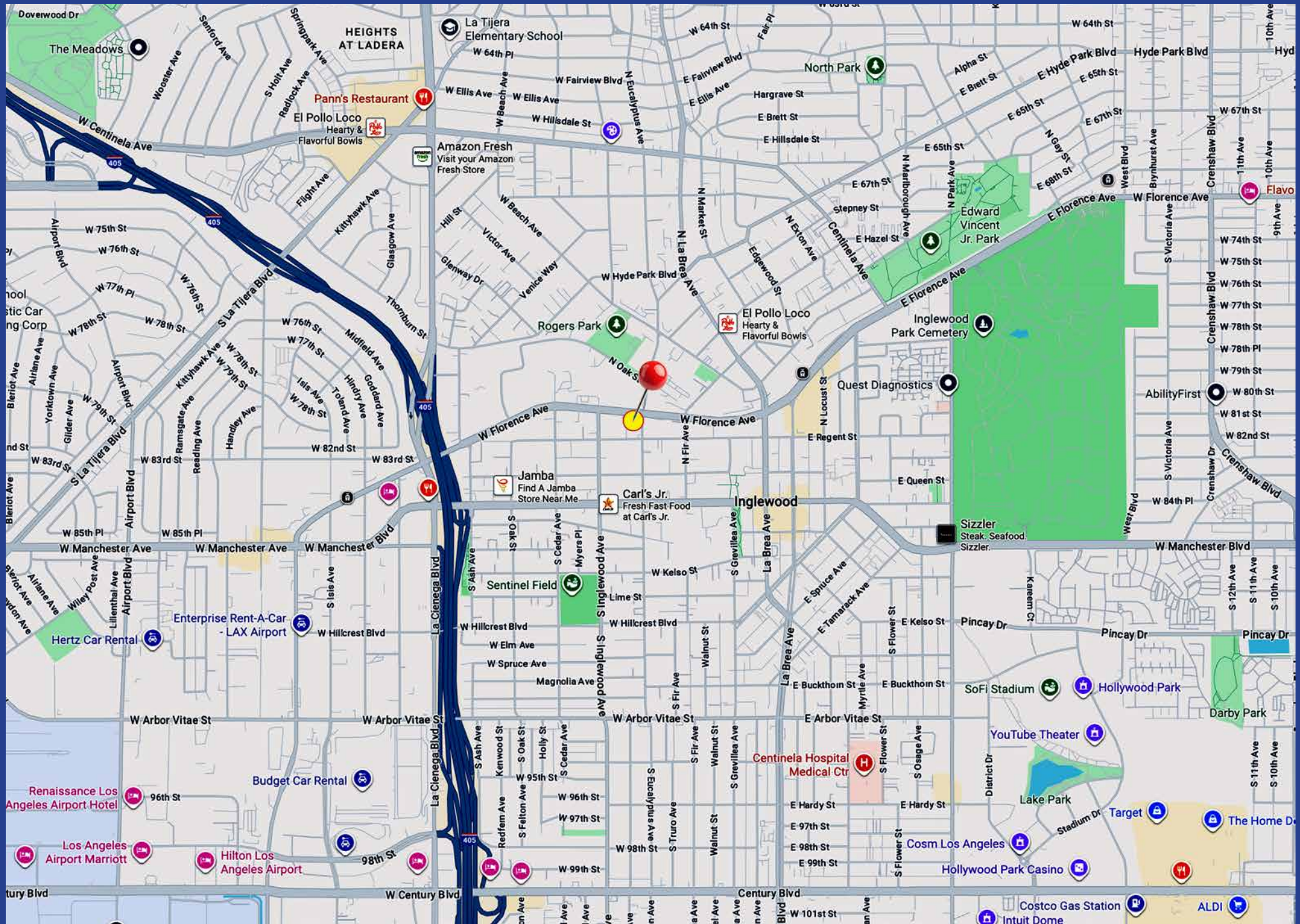


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TOWNSITE OF INGLEWOOD  
M.R. 34-19-36

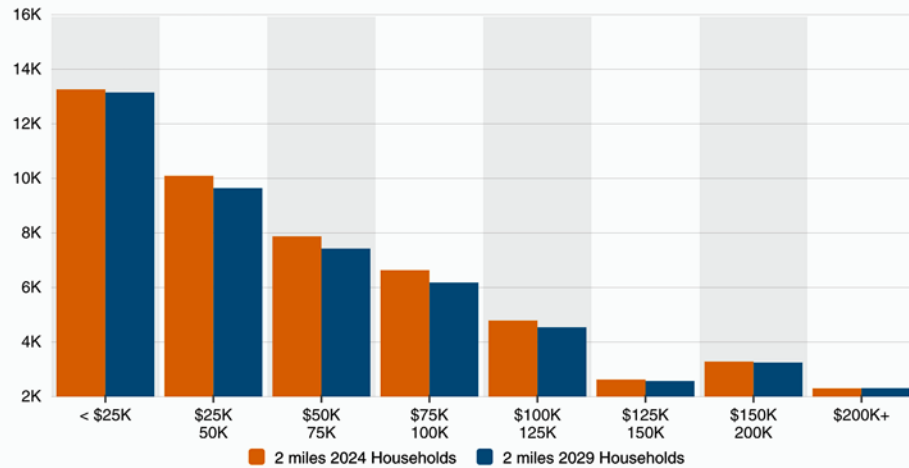


# Area Map

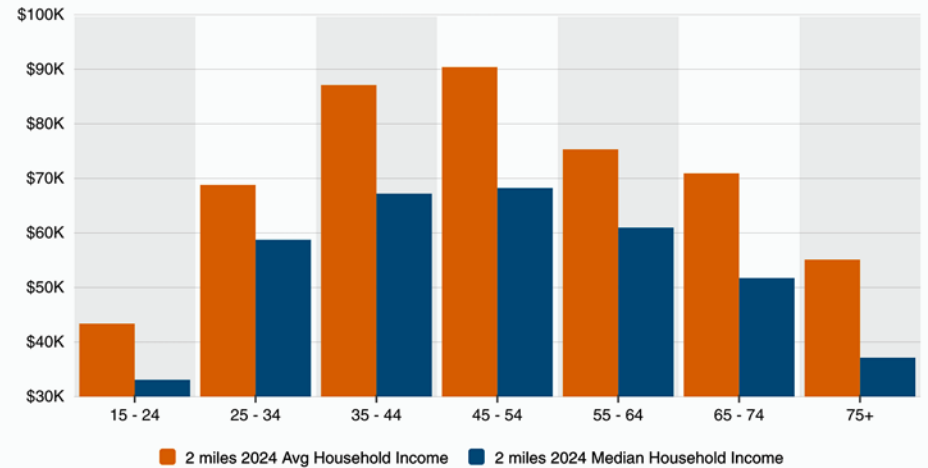


# Neighborhood Demographics

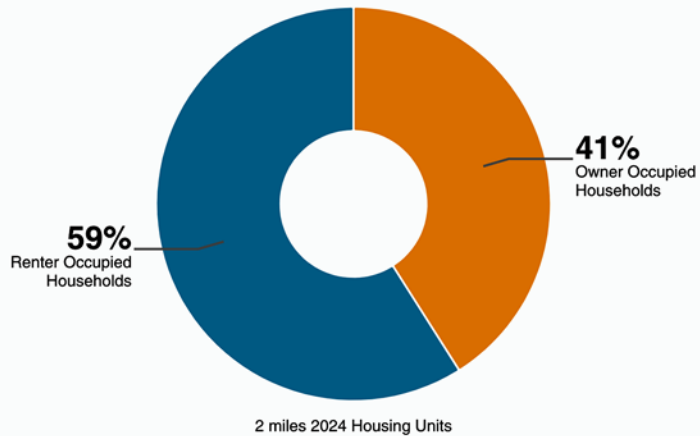
Household Income



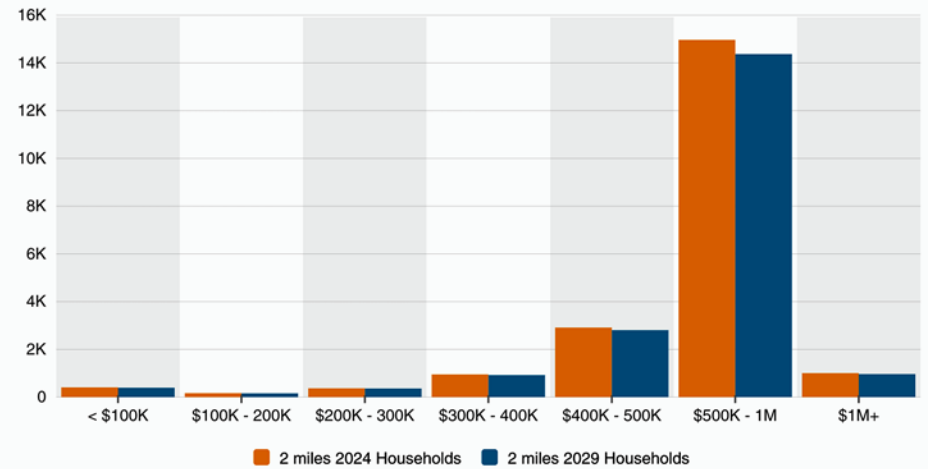
Household Income By Age



Housing Occupancy



Home Values



# Discover Inglewood: A City on the Rise

Inglewood, California, is experiencing a vibrant renaissance, cementing its reputation as a hub for sports, entertainment, and business development in the greater Los Angeles area. Known for its rich cultural history and prime location, the city is quickly transforming into a destination for residents, visitors, and investors alike.

## Attractions

Inglewood is home to some of the most iconic venues in Southern California. SoFi Stadium, the state-of-the-art home to the Los Angeles Rams and Chargers, has brought national attention to the city, hosting major events like the Super Bowl and slated to host the Olympics in 2028. Nearby, the Kia Forum, a legendary music and entertainment venue, continues to attract world-class performers. The highly anticipated Intuit Dome opened in August 2024 as the new home of the Los Angeles Clippers, further solidifying Inglewood as a premier entertainment hub.

## A Thriving Economy

The economic landscape of Inglewood is booming. The city's investment in large-scale development projects has spurred growth in retail, hospitality, and housing sectors. Businesses are thriving, supported by an influx of visitors attending events and concerts

at its marquee venues. With its proximity to Los Angeles International Airport (LAX) and major freeways, Inglewood has become a strategic location for commerce and tourism, making it an attractive place for new business ventures.

## Future Projects

Inglewood's future is brighter than ever, with ongoing infrastructure improvements and revitalization projects. The Inglewood Transit Connector, a light rail project, will connect the city to regional transit lines, easing transportation and boosting accessibility. New mixed-use developments are bringing modern residential and commercial spaces to meet the needs of the growing community, while plans for green spaces and public amenities aim to enhance quality of life for residents.

## Why Inglewood?

Inglewood offers a unique mix of rich culture, economic opportunity, and exciting new developments. Whether you're a business looking to expand, a visitor seeking entertainment, or a resident enjoying all the city has to offer, Inglewood is undeniably a city on the rise.

Now is the time to be part of Inglewood's transformation—where community, opportunity, and innovation come together.



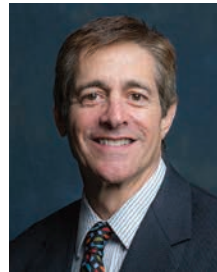
300 W Florence Avenue  
Inglewood, CA 90301

Auto Service Facility For Sale

Prime Inglewood Signalized  
Corner Location

1,708± SF Building  
9,282± SF of Land

*Exclusively offered by*



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## **MAJOR PROPERTIES**

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