



**RETAIL BUILDING FOR LEASE**

**213 S. La Brea Avenue**

**INGLEWOOD, CA 90301**

**Marcus & Millichap**  
THE PARHAM GROUP





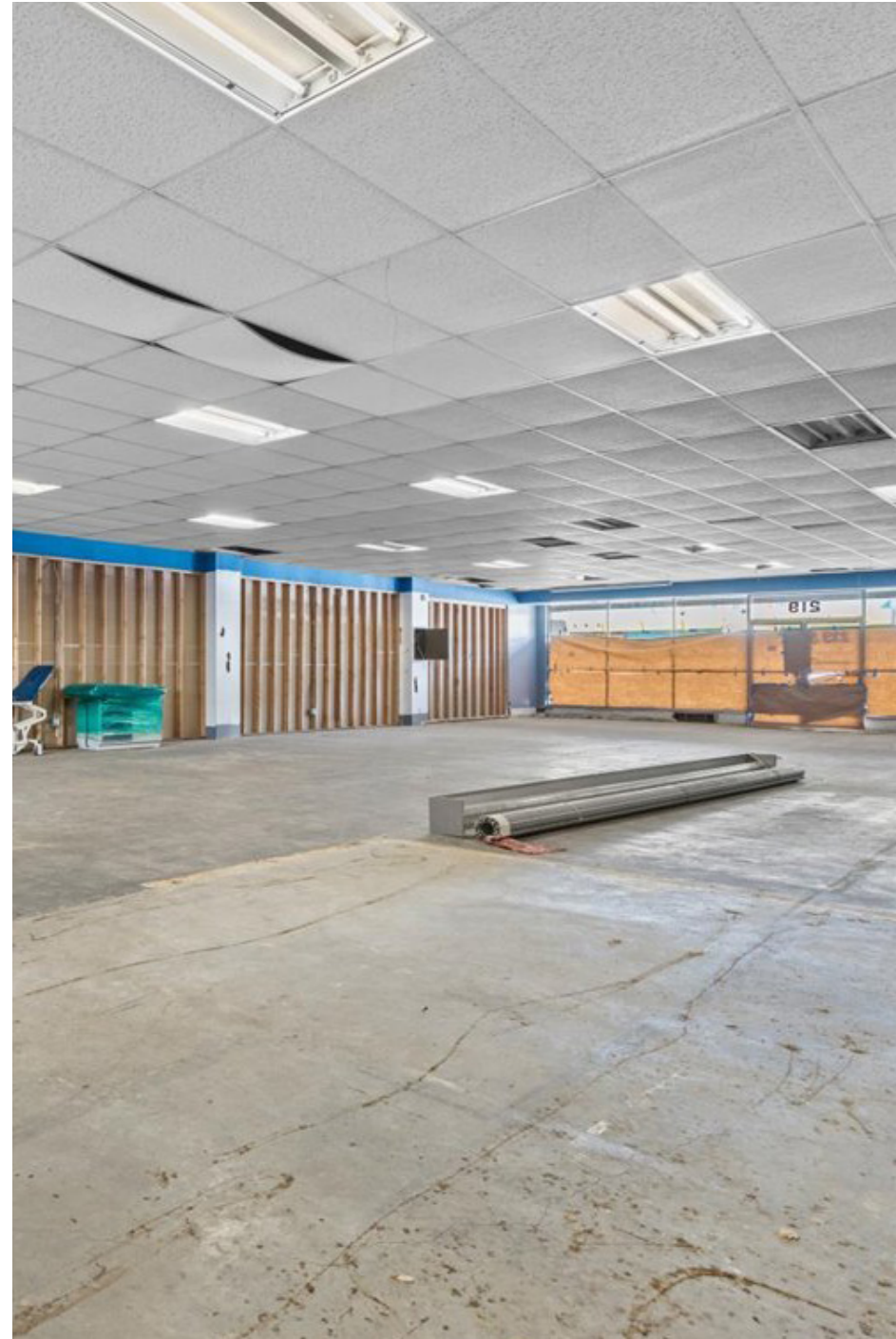


## INVESTMENT OVERVIEW

### Retail Building for Lease

This highly visible commercial space is located just off the intersection of La Brea Ave & Manchester Ave. Strategically positioned in the heart of Downtown Inglewood, the property is within walking distance to key local amenities like the Kia Forum, SoFi stadium and City Hall's large municipal parking structure. Also nearby is an upcoming mixed-use project that will include a Target and hundreds of new market rate apartment units. Notably, the property benefits from Historic Core (HC) zoning status that allows for a wide range of commercial uses.

- Within Walking Distance from The Forum, SoFi Stadium and Mixed-Use Development
- Frontage Location on La Brea Ave Benefits From 60,000 Passing Vehicles Daily
- In the heart of Downtown Inglewood Near City Hall and New Metro Station
- Parking On-Site with Additional Parking Available at Nearby Parking Structure



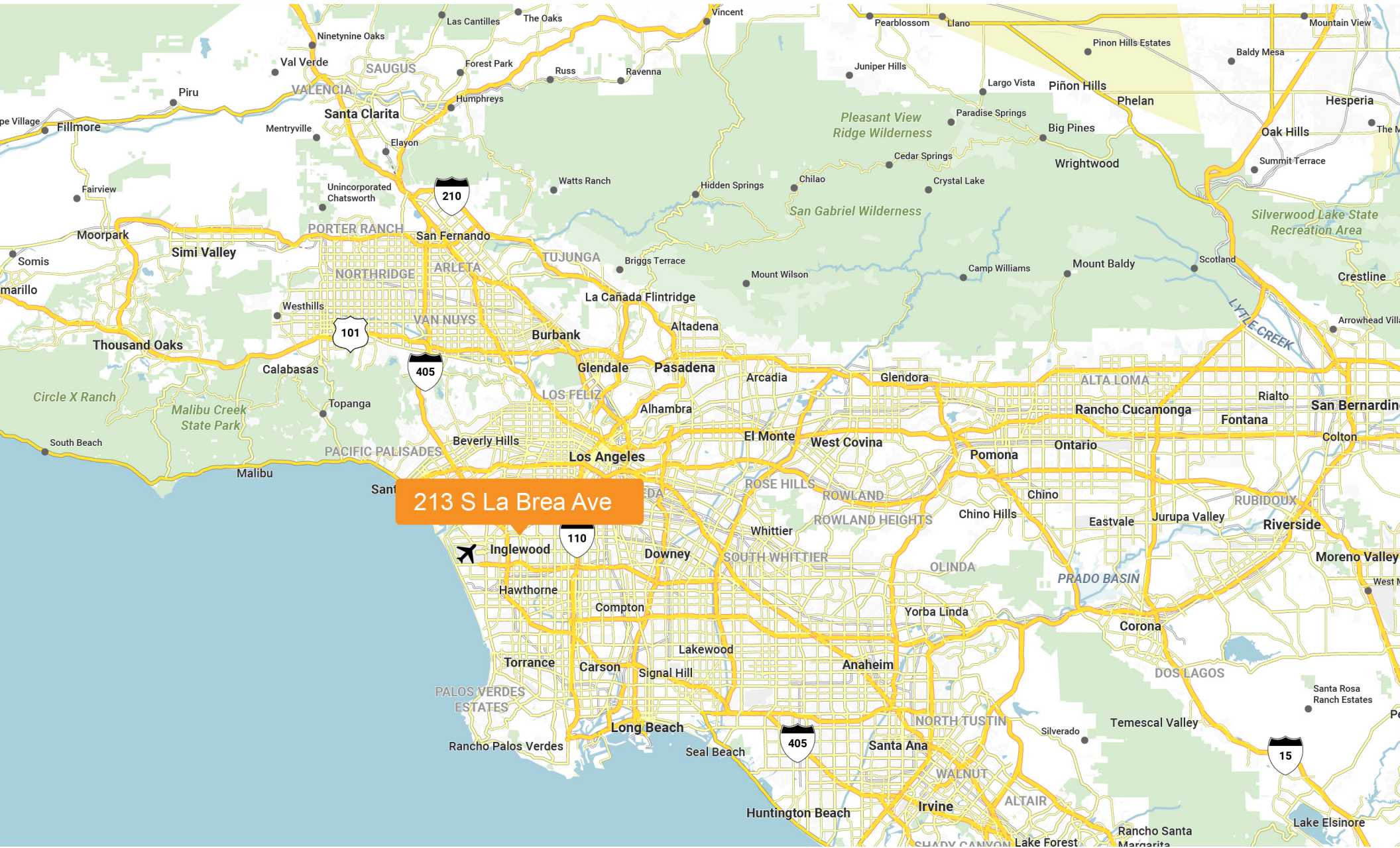


## Retail Building for Lease



## REGIONAL MAP

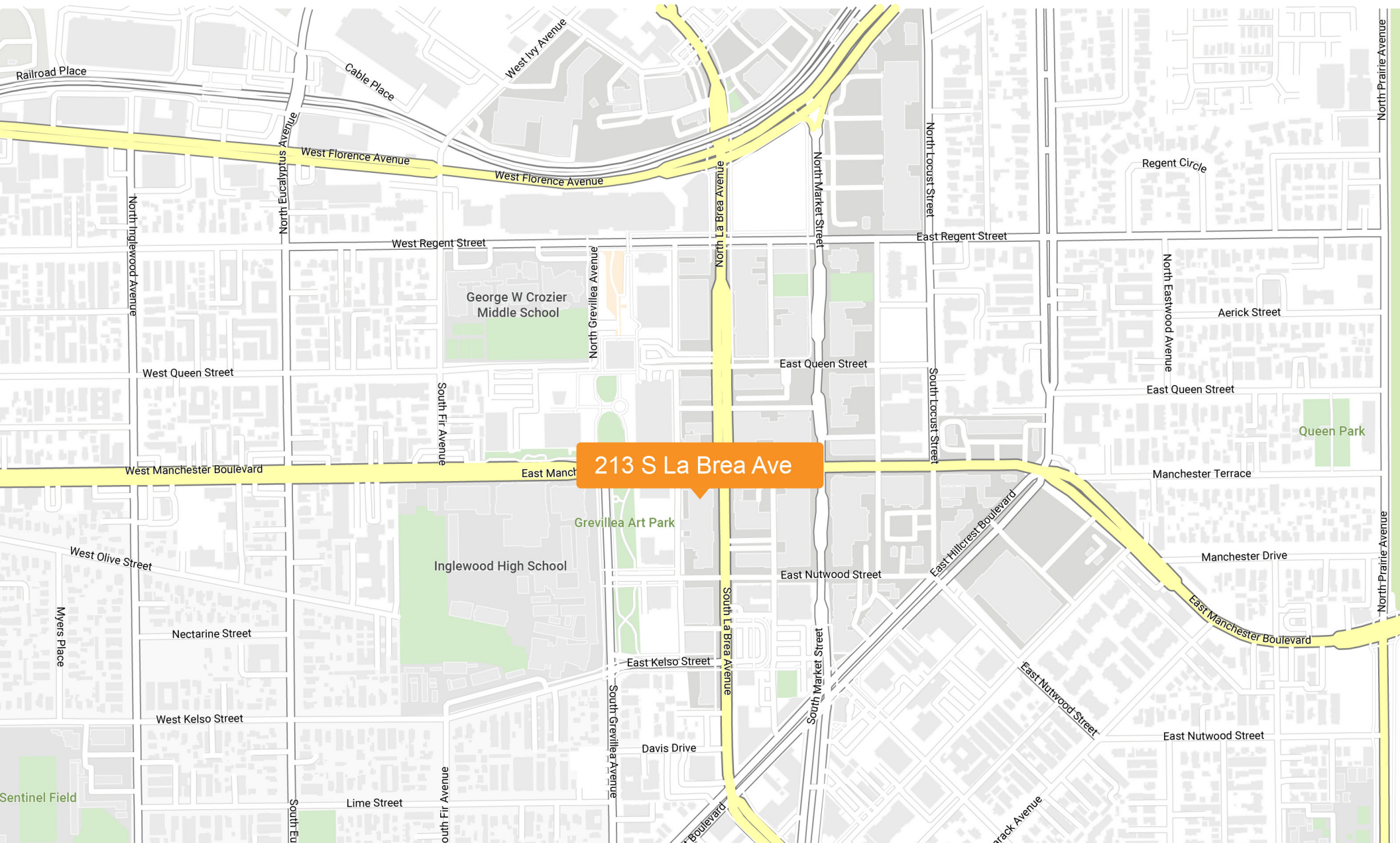
Retail Building for Lease

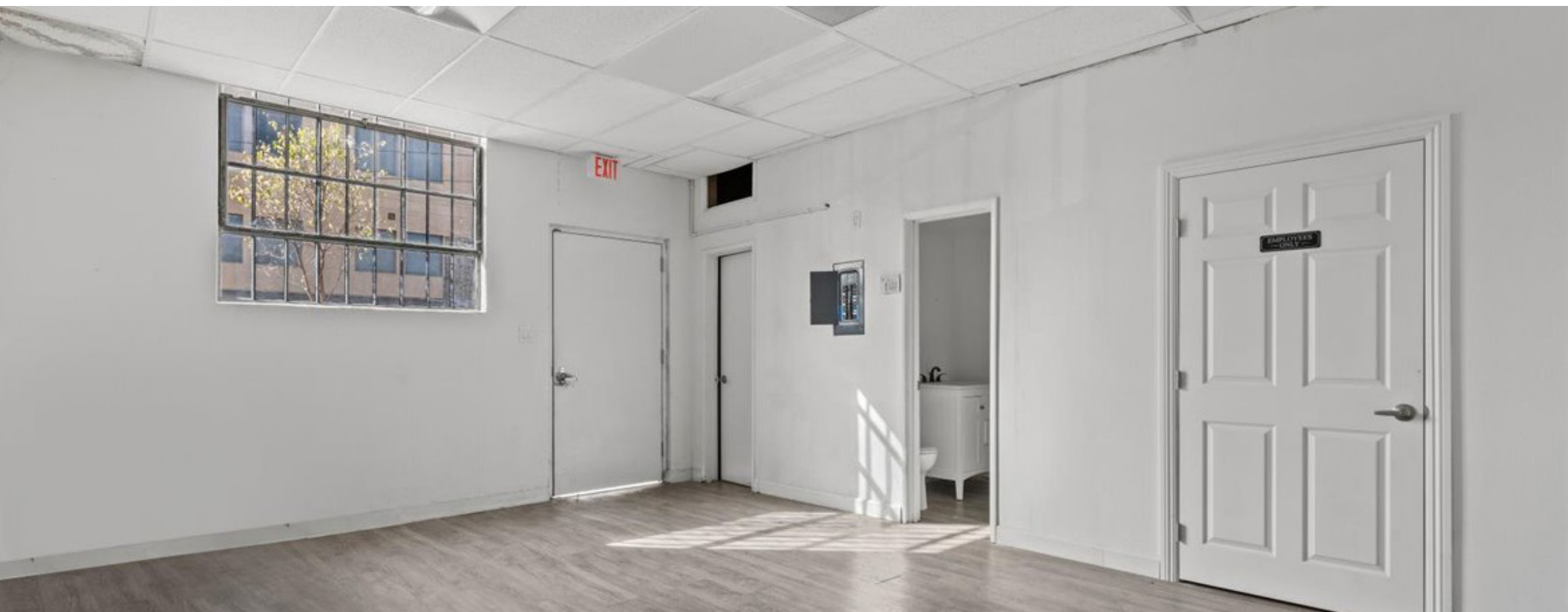




## LOCAL MAP

Retail Building for Lease









## EXCLUSIVELY LISTED BY

Parham Khoshbakhtian  
First Vice President Investments  
Orange County  
949-929-5901  
Parhamk@mmreis.com  
CalDRE #01446947, NV S.200970

Marcus & Millichap  
THE PARHAM GROUP