

LONG TERM GROUND LEASE

735-739 Centinela Avenue, Inglewood, CA 90302

- 23,037 SF lot zoned C2
- City of Inglewood will allow fast food with drive-thru subject to CUP
- Signalized site on Centinela Avenue / Hyde Park Boulevard
- Ground lease 10+ years
- Alley access on side & rear property line
- Traffic count of 59,491 vehicles per day
- 230,000 residents & \$47,000 median HH Income within a 3-mile radius

CONTACT:

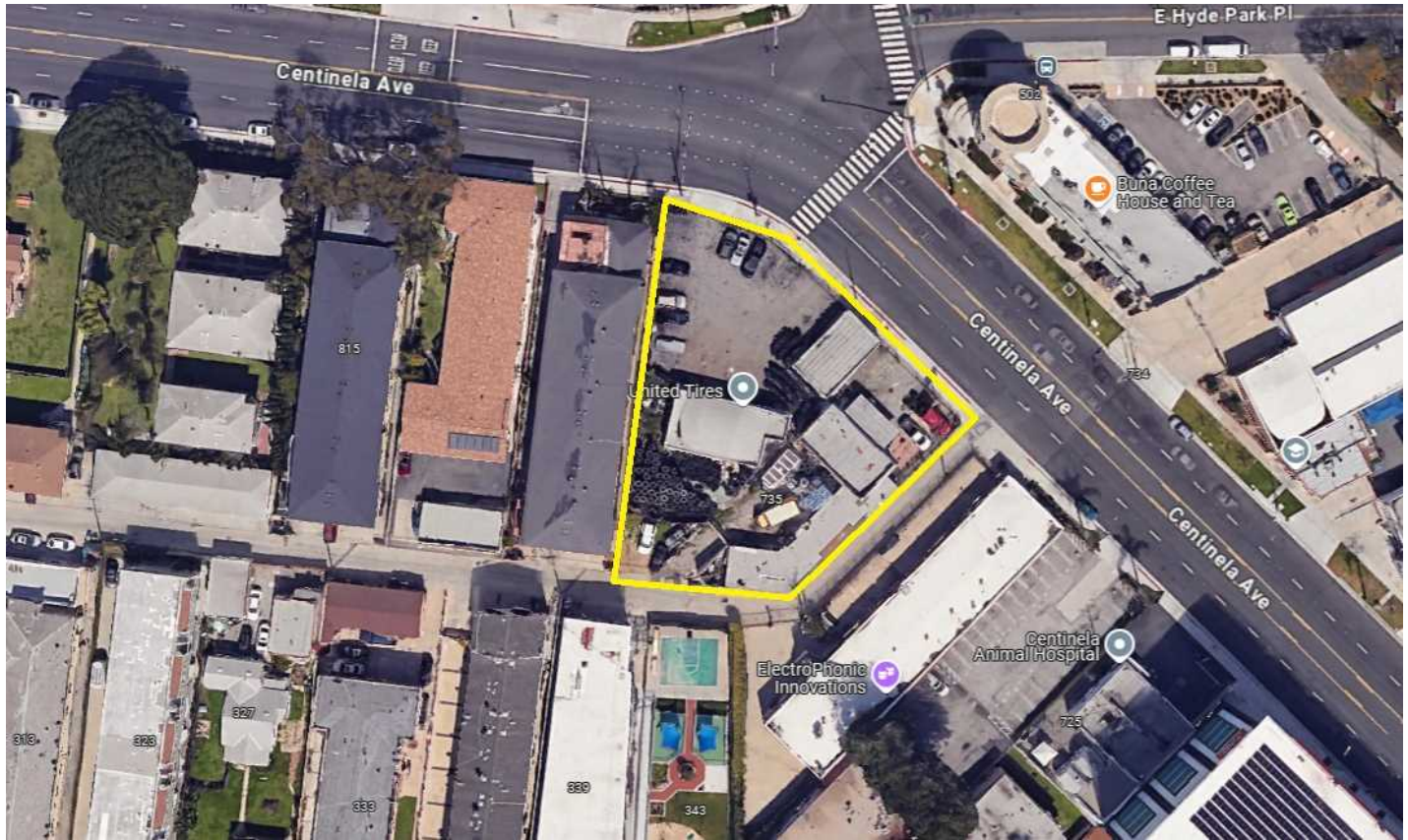
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PROPERTY SUMMARY



Property Summary

APN:	4016-001-008; 009
Building Class:	C
Construction Type:	Frame
Foundation:	Concrete
Frontage:	197
Lease Rate:	\$12,000/Month
Lease Term:	10+ Years
Lot Size:	23,037 SF
Permitted Uses:	Commercial Auto Repair & Retail
Rentable SF:	5,787
Roof:	Flat - Roll Composition
Walls:	Stucco
Year Built:	1925, 1939
Zoning:	C2YY

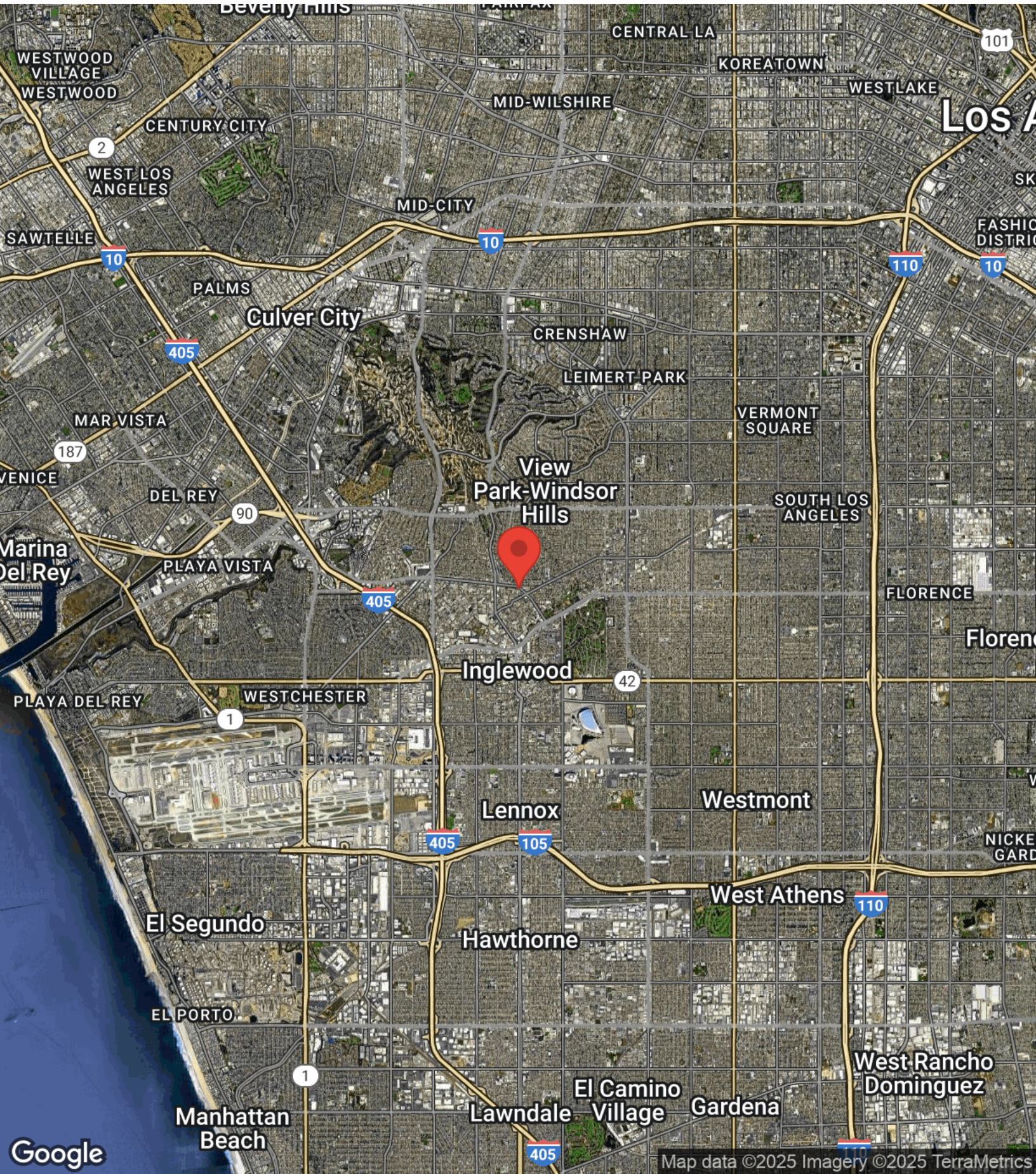
Property Overview

Prime commercial lot available for long-term ground lease. This 23,037 SF property, zoned C2, is situated at a high-visibility signalized intersection at Centinela Ave and Hyde Park Blvd. The site offers alley access along the side and rear property lines, enhancing convenience for potential tenants. The City of Inglewood allows fast food with a drive-thru (subject to a conditional use permit). Ideal for retail, restaurant, or other commercial uses, the property is available for a 10+ year ground lease.

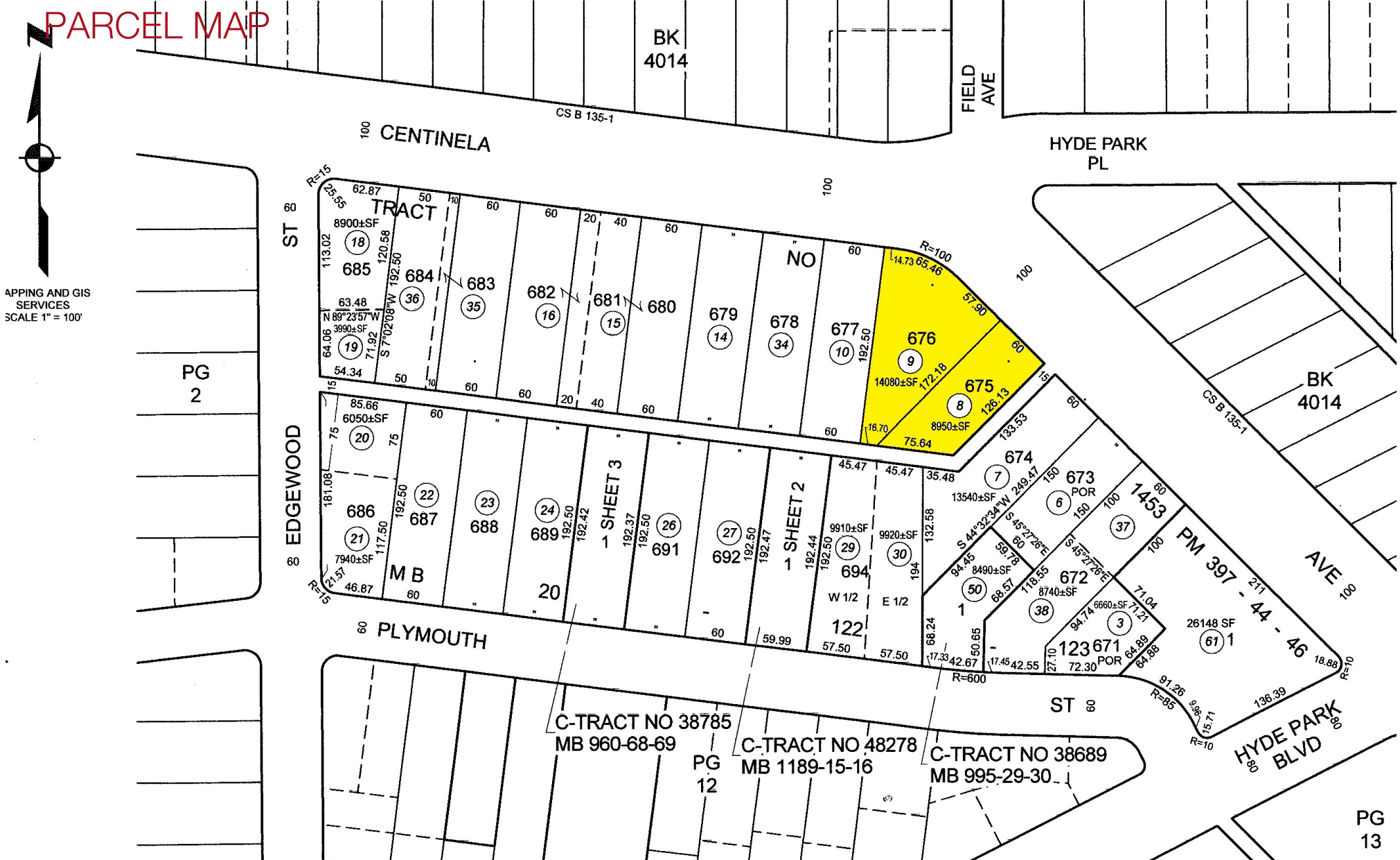
Location Overview

Location benefits from a high-density consumer base, with 230,000 residents and a \$47,000 median household income within a three-mile radius. The signalized intersection sees over 59,000 vehicles per day, ensuring excellent visibility and traffic flow. Surrounded by key businesses and institutions, including Centinela Pet Hospital, Public Storage, LA County Fire Department 172, Page Learning Academy, and Hyde Park Plaza, this site offers a strategic opportunity for retail or dining establishments looking to capitalize on a thriving and well-traveled area.

REGIONAL MAP

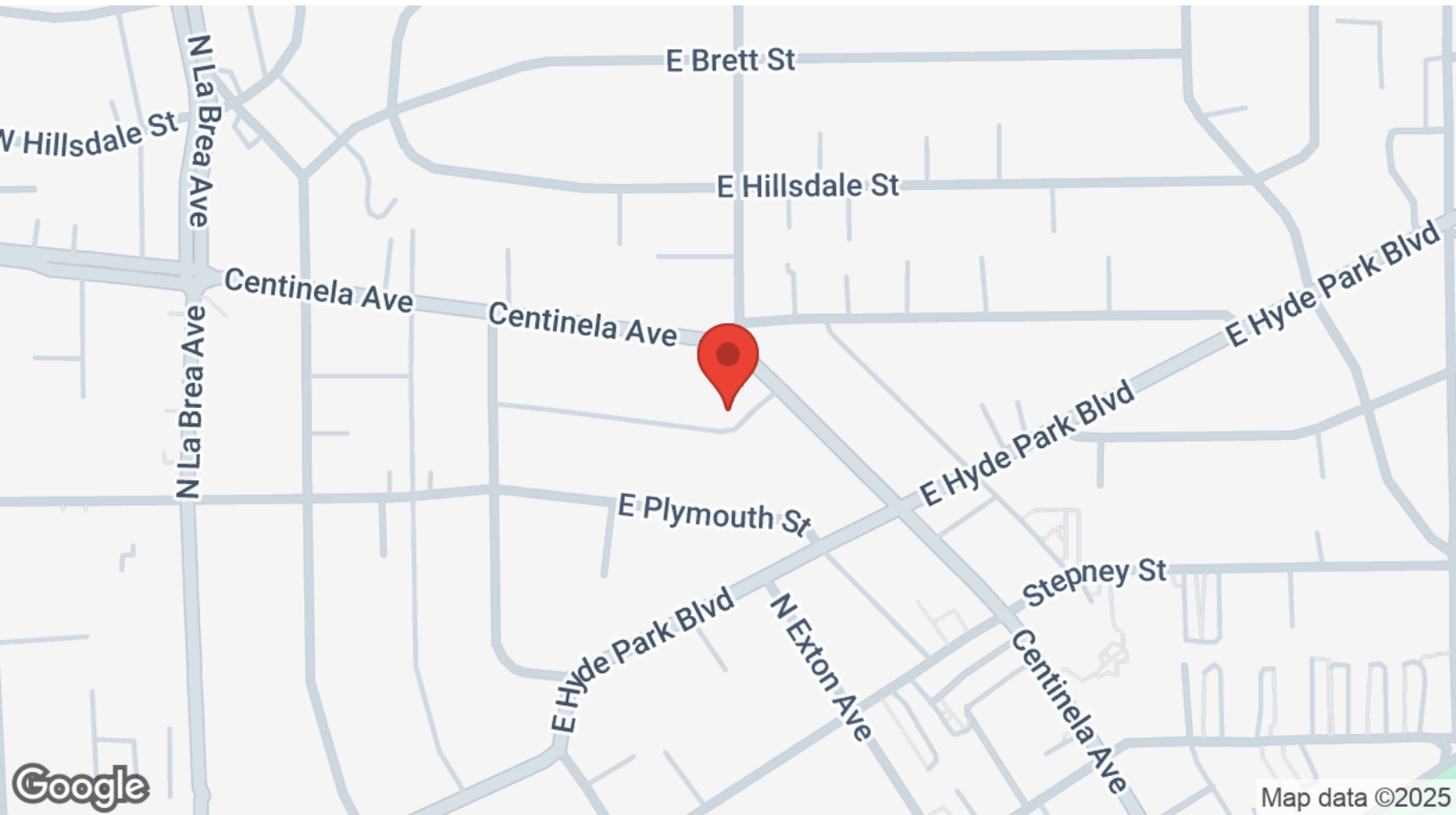


PARCEL MAP



APPING AND GIS
SERVICES
SCALE 1" = 100'

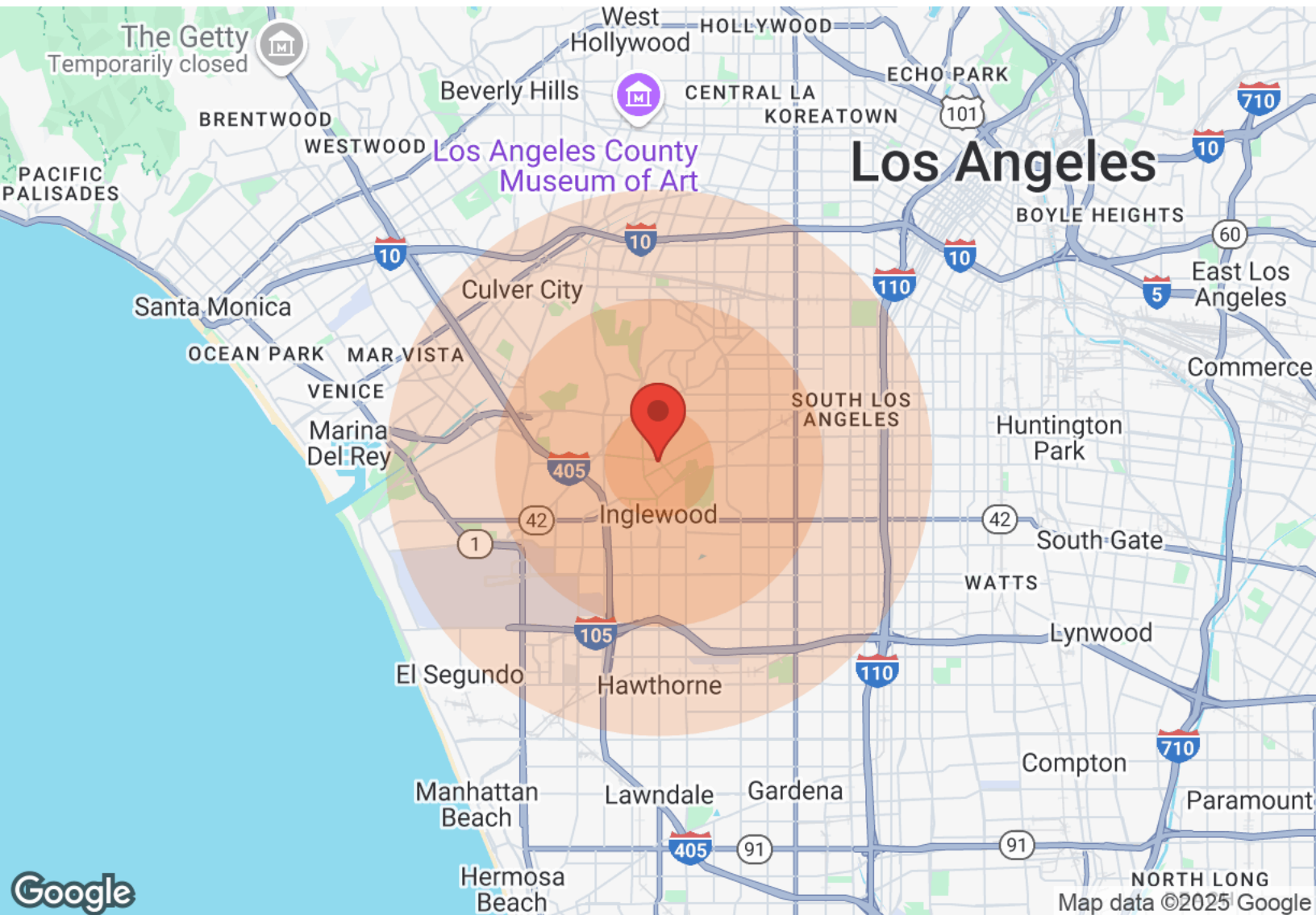
LOCATION MAPS



AERIAL MAP

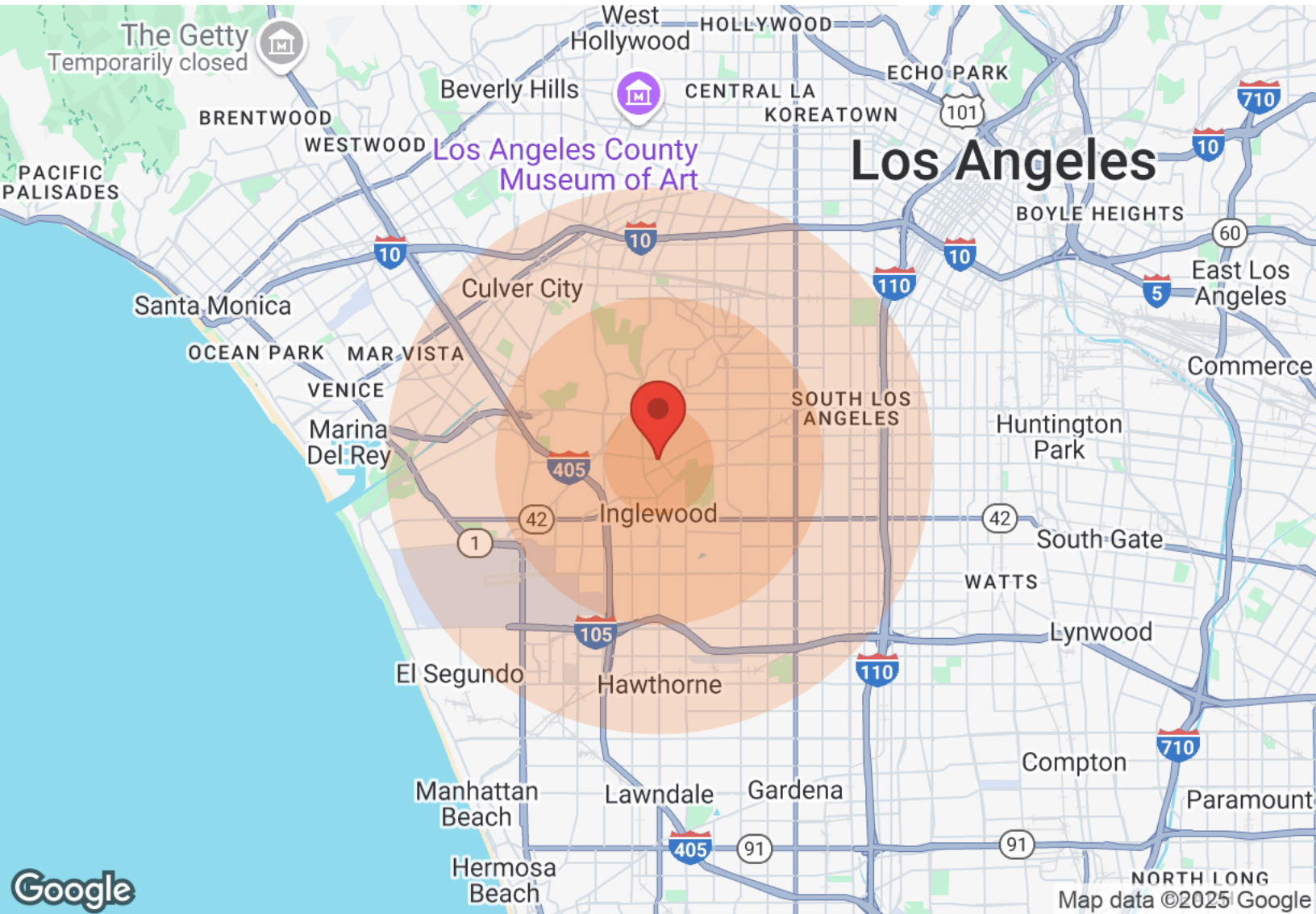


DETAILED DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
Male	16,146	132,014	449,554
Female	19,087	147,083	486,780
Total Population	35,233	279,097	936,334
Housing			
Total Units	14,802	106,980	334,730
Occupied	13,937	100,687	314,103
Owner Occupied	4,791	43,141	116,934
Renter Occupied	9,146	57,546	197,169
Vacant	865	6,293	20,627
Race			
White	6,080	63,261	281,352
Black	18,843	125,119	280,674
Am In/AK Nat	21	460	1,918
Hawaiian	8	201	915
Hispanic	15,496	130,237	518,866
Multi-Racial	20,166	168,760	667,650

DETAILED DEMOGRAPHICS



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	2,069	16,606	59,073	Median	\$47,201	\$47,357	\$43,307
Ages 5-9	2,518	20,045	69,607	< \$10,000	910	8,457	28,535
Ages 10-14	2,344	18,826	63,993	\$10,000-\$14,999	937	7,974	24,739
Ages 15-19	2,320	18,931	63,212	\$15,000-\$19,999	858	6,003	19,983
Ages 20-24	2,480	20,013	67,702	\$20,000-\$24,999	859	5,898	19,249
Ages 25-29	2,594	20,228	69,868	\$25,000-\$29,999	867	5,812	18,583
Ages 30-34	2,573	19,670	69,300	\$30,000-\$34,999	868	5,395	17,714
Ages 35-39	2,556	19,385	69,137	\$35,000-\$39,999	480	4,331	16,166
Ages 40-44	2,600	19,668	69,460	\$40,000-\$44,999	805	5,357	16,524
Ages 45-49	2,628	20,113	68,539	\$45,000-\$49,999	609	4,210	12,685
Ages 50-54	2,507	19,058	62,622	\$50,000-\$60,000	893	7,922	23,922
Ages 55-59	2,240	17,092	54,659	\$60,000-\$74,000	1,572	9,359	30,371
Ages 60-64	1,857	14,384	44,779	\$75,000-\$99,999	1,724	10,064	31,098
Ages 65-69	1,402	11,309	34,415	\$100,000-\$124,999	900	7,085	19,098
Ages 70-74	973	8,382	24,785	\$125,000-\$149,999	465	3,613	11,284
Ages 74-79	624	5,818	16,885	\$150,000-\$199,999	359	3,754	11,006
Ages 80-84	347	3,649	10,703	> \$200,000	216	2,789	9,460
Ages 85+	601	5,920	17,595				