

300

W. MANCHESTER BLVD
INGLEWOOD, CA 90301

FOR SALE

RETAIL SHOPPING CENTER

NNN INVESTMENT

GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



PROPERTY OVERVIEW

OFFERING PRICE: \$3,050,000.00

PRICE PSF: \$580 per assessor

CAP RATE: 4.8%

**BUILDING GLA: 5,253 sf per assessor |
5,264 sf per rent roll (buyer to verify)**

LAND SF: 13,918 SF

YEAR BUILT: 1988

**NUMBER OF PARCELS: Two (2)
zoning type: c-2 general commercial**

NUMBER OF STORIES: One (1)

NUMBER OF BUILDINGS: One (1)

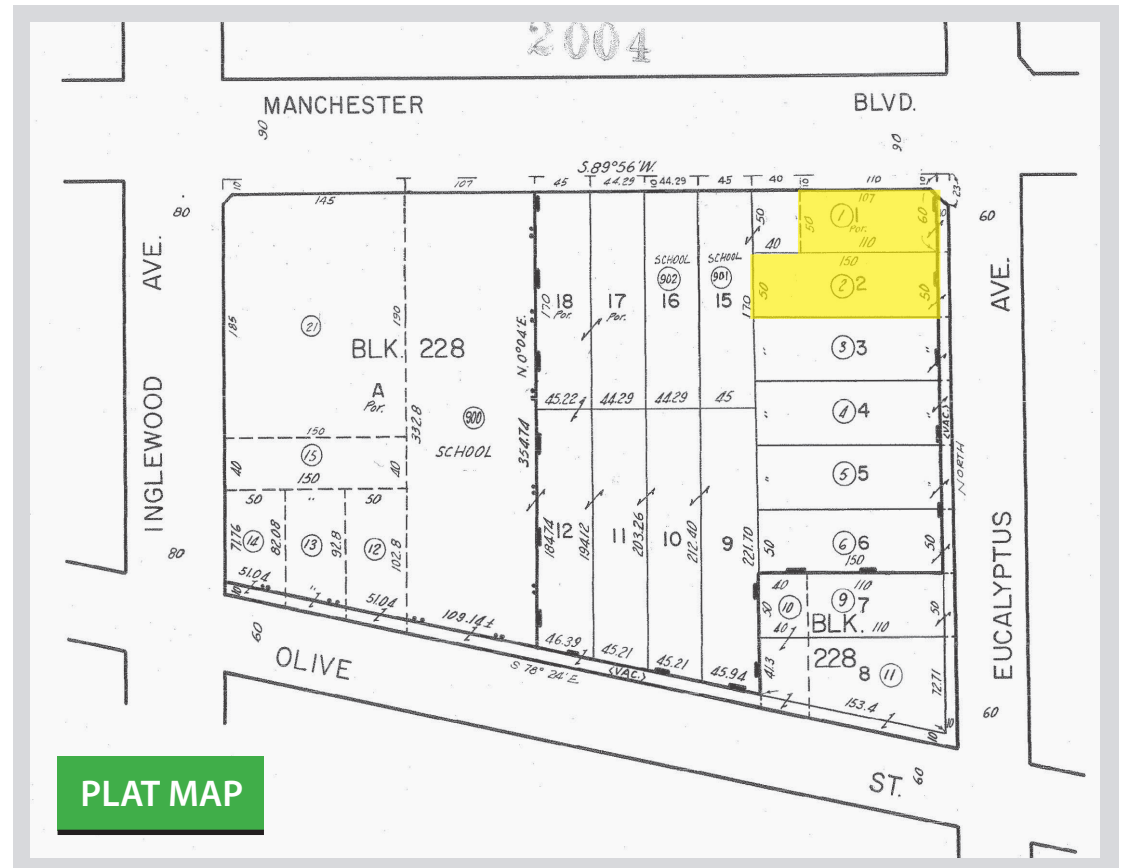
NUMBER OF PARKING SPACES: 17

SIGNALIZED CORNER LOCATION: Yes

APN: 4020-009-001 | 4020-009-002

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PROPERTY PHOTOS

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PROPERTY SUMMARY

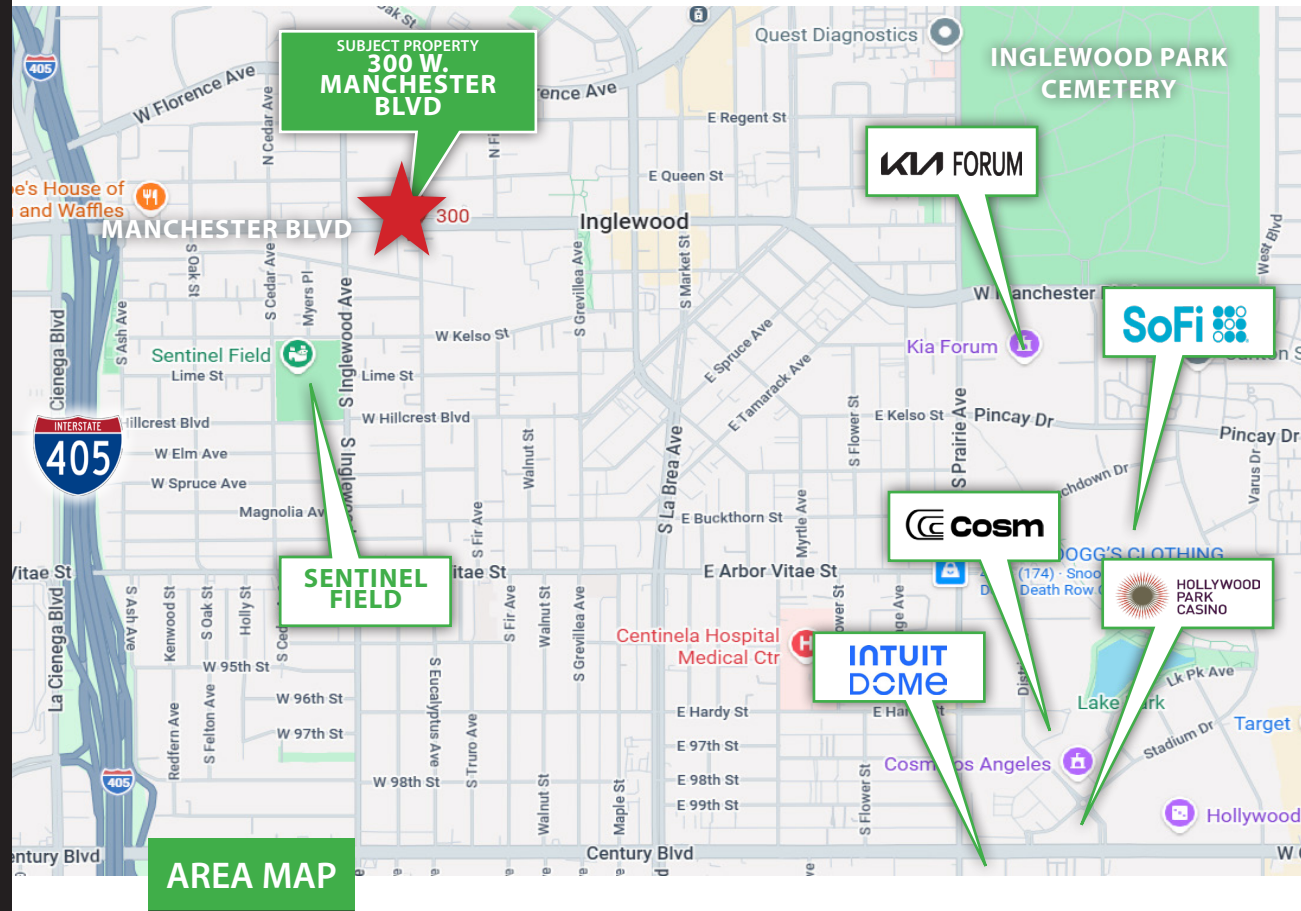
Situated in the heart of Inglewood, the subject property for sale is a retail building located at the signalized corner of Manchester Boulevard and Eucalyptus Avenue. The subject property has high traffic counts of 47,628 and is in close proximity to Downtown Inglewood.

The subject was built in 1988, which is well maintained and has approximately 5,253 of rentable square feet situated on a 13,918 square foot lot, zoned for commercial use. The subject is an attractive offer for the discerning buyer.

300 W. Manchester Blvd. is walking distance to numerous amenities including restaurants, cafes, banks and a mix of retailers. Neighbors include Kia Forum (home to 150+ events per year), SoFi Stadium (home of the LA Rams, LA Chargers, and numerous concerts and other sporting events) Intuit Dome (home of the LA Clippers), COSM, Hollywood Park Casino, and proximate to Space X.

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RENT ROLL

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TENANT	UNIT	SIZE (±)	BASE RENT	\$ PSF	EXPIRE	OPTIONS	CAM \$	LEASE TYPE
SUBWAY	101	1,028	\$3,293.60	\$3.20	7/31/2028	3%	\$873.80	NNN
Q NAIL	102 + 103	1,116	\$2,730.00	\$2.45		3%	\$820.00	NNN
EDNA'S CLEANERS	104	550	\$1,259.00	\$2.29	M T M	None	\$441.00	NNN
MARKET	105	2,570	\$4,883.00	\$1.90	2/28/2031	5 YRS FMV 4%/Y	\$2,185.00	NNN
TOTALS:		5,264	\$12,165.60				\$4,319.80	
ANNUAL TOTALS:			\$145,987.20				\$51,837.60	

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AREA DEMOGRAPHICS

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1-MILE RADIUS

MEDIAN HOME VALUE:	\$757,678
HOUSING UNITS:	19,092
APPAREL, FOOD, ENTERTAINMENT:	\$228,488
EDUCATIONAL ATTAINMENT:	27%
ESTIMATED POPULATION:	46,430
AVERAGE HOUSEHOLD INCOME:	\$84,308

	1-MILE RADIUS	3- MILE RADIUS	5-MILE RADIUS
2030 Proj. Popul	46,423	249,563	774,437
2025 Est. Popul	46,430	251,343	779,965
2020 Census	46,280	258,015	800,678
Growth 2025-2030	-0.02%	-0.71%	-0.71%
Growth 2020-2025	0.32%	-2.59%	-2.59%
ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+			
\$50,000-\$74,999	3,107	14,267	40,256
\$75,000-\$99,000	2,436	10,929	32,451
\$100,000+	5,005	18,773	113,042
TOTAL:	10,548	43,969	185,749
2025 EST AVG HH INC	\$84,308	\$108,829	\$111,191
2025 EST HOUSEHOLDS	17,113	90,096	274,423

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