

100 S. Market Street, Inglewood CA 90301
 SEC of Queen St., Between Florence Blvd. & Manchester Blvd.

RETAIL AND OFFICE FOR LEASE IN DOWNTOWN INGLEWOOD

Features

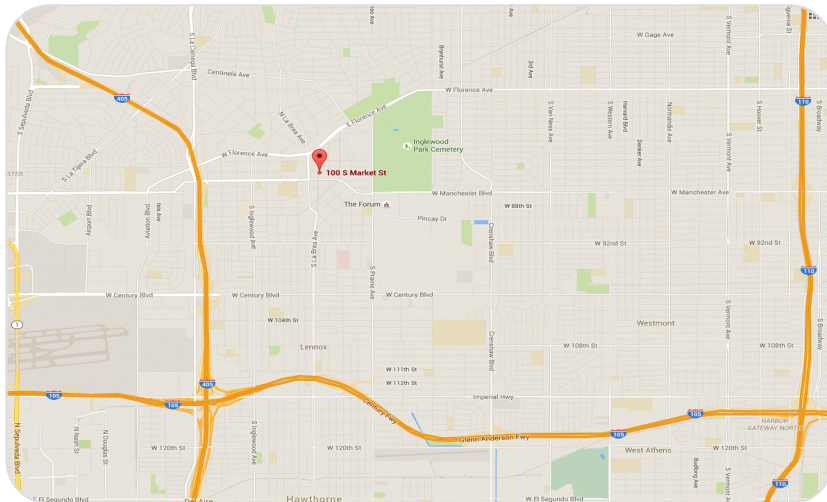
- Approximately 750 SF Retail / Office Available
- Remodeled Façade and Sign Program
- On-Site Parking and Adjacent City Parking Structure

Area Amenities

- Conveniently Located Two Blocks East of Inglewood City Hall, Police Station and the County of Los Angeles Superior Court House
- Two Blocks South of the Future Metro Rail Station
- Centrally Located in Developing in Downtown Inglewood
- Convenient Access to 405, 105, 10 and 110 Freeways



Demos	1 mile	3 mile	5 mile
Population	42,934	278,875	851,843
Avg. HH Income	\$49,949	\$66,145	\$62,492
Daytime Pop.	15,061	108,630	305,565



EXCLUSIVE LEASING AGENTS
818.501.2212

Todd Nathanson x101, todd@illicre.com, BRE #00932779
Greg Offsay x104, greg@illicre.com, DRE #01837719



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



COMMERCIAL
REAL ESTATE

LOCAL POINTS OF INTEREST AND DEVELOPMENT SITES





Business Summary

100 S Market St, Inglewood, California, 90301
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.96286
Longitude: -118.35196

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,695	10,129	26,726
Total Employees:	15,061	108,630	305,565
Total Residential Population:	42,934	278,875	851,843
Employee/Residential Population Ratio:	0.35:1	0.39:1	0.36:1

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	12	0.7%	152	1.0%	74	0.7%	503	0.5%	240	0.9%	1,814	0.6%
Construction	77	4.5%	443	2.9%	431	4.3%	4,120	3.8%	1,298	4.9%	9,711	3.2%
Manufacturing	43	2.5%	610	4.1%	233	2.3%	4,056	3.7%	875	3.3%	26,850	8.8%
Transportation	97	5.7%	917	6.1%	785	7.8%	11,234	10.3%	1,356	5.1%	19,307	6.3%
Communication	14	0.8%	91	0.6%	102	1.0%	1,663	1.5%	282	1.1%	4,453	1.5%
Utility	4	0.2%	35	0.2%	13	0.1%	76	0.1%	33	0.1%	394	0.1%
Wholesale Trade	70	4.1%	836	5.6%	336	3.3%	2,690	2.5%	961	3.6%	9,956	3.3%
Retail Trade Summary	331	19.5%	2,049	13.6%	2,231	22.0%	23,023	21.2%	6,253	23.4%	62,513	20.5%
Home Improvement	15	0.9%	91	0.6%	82	0.8%	901	0.8%	298	1.1%	3,010	1.0%
General Merchandise Stores	17	1.0%	52	0.3%	87	0.9%	2,518	2.3%	240	0.9%	6,010	2.0%
Food Stores	45	2.7%	571	3.8%	265	2.6%	2,506	2.3%	798	3.0%	7,473	2.4%
Auto Dealers, Gas Stations, Auto Aftermarket	23	1.4%	128	0.8%	214	2.1%	1,684	1.6%	586	2.2%	5,318	1.7%
Apparel & Accessory Stores	45	2.7%	100	0.7%	235	2.3%	1,395	1.3%	574	2.1%	3,483	1.1%
Furniture & Home Furnishings	24	1.4%	107	0.7%	197	1.9%	1,444	1.3%	592	2.2%	5,641	1.8%
Eating & Drinking Places	81	4.8%	648	4.3%	619	6.1%	8,746	8.1%	1,689	6.3%	21,729	7.1%
Miscellaneous Retail	82	4.8%	351	2.3%	532	5.3%	3,828	3.5%	1,477	5.5%	9,850	3.2%
Finance, Insurance, Real Estate Summary	164	9.7%	776	5.2%	997	9.8%	5,181	4.8%	2,688	10.1%	15,225	5.0%
Banks, Savings & Lending Institutions	36	2.1%	127	0.8%	247	2.4%	1,043	1.0%	731	2.7%	4,299	1.4%
Securities Brokers	13	0.8%	35	0.2%	101	1.0%	477	0.4%	275	1.0%	2,624	0.9%
Insurance Carriers & Agents	23	1.4%	71	0.5%	167	1.6%	816	0.8%	479	1.8%	2,321	0.8%
Real Estate, Holding, Other Investment Offices	91	5.4%	543	3.6%	481	4.7%	2,846	2.6%	1,202	4.5%	5,981	2.0%
Services Summary	750	44.2%	7,861	52.2%	4,384	43.3%	50,797	46.8%	11,386	42.6%	133,333	43.6%
Hotels & Lodging	7	0.4%	17	0.1%	86	0.8%	4,223	3.9%	196	0.7%	6,420	2.1%
Automotive Services	64	3.8%	382	2.5%	437	4.3%	3,781	3.5%	1,247	4.7%	7,033	2.3%
Motion Pictures & Amusements	34	2.0%	437	2.9%	229	2.3%	3,712	3.4%	731	2.7%	18,263	6.0%
Health Services	145	8.6%	3,513	23.3%	508	5.0%	7,634	7.0%	1,109	4.1%	16,206	5.3%
Legal Services	19	1.1%	52	0.3%	183	1.8%	1,073	1.0%	379	1.4%	2,107	0.7%
Education Institutions & Libraries	34	2.0%	1,185	7.9%	206	2.0%	6,986	6.4%	558	2.1%	22,986	7.5%
Other Services	447	26.4%	2,277	15.1%	2,735	27.0%	23,387	21.5%	7,166	26.8%	60,319	19.7%
Government	47	2.8%	1,231	8.2%	113	1.1%	4,444	4.1%	280	1.0%	19,760	6.5%
Unclassified Establishments	86	5.1%	60	0.4%	430	4.2%	843	0.8%	1,073	4.0%	2,249	0.7%
Totals	1,695	100.0%	15,061	100.0%	10,129	100.0%	108,630	100.0%	26,726	100.0%	305,565	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



Business Summary

100 S Market St, Inglewood, California, 90301
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.96286
Longitude: -118.35196

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	7	0.1%	45	0.0%	26	0.1%	121	0.0%
Mining	0	0.0%	0	0.0%	2	0.0%	73	0.1%	7	0.0%	103	0.0%
Utilities	1	0.1%	25	0.2%	6	0.1%	43	0.0%	13	0.0%	179	0.1%
Construction	87	5.1%	486	3.2%	485	4.8%	4,550	4.2%	1,436	5.4%	11,814	3.9%
Manufacturing	52	3.1%	627	4.2%	248	2.4%	3,976	3.7%	918	3.4%	26,716	8.7%
Wholesale Trade	69	4.1%	833	5.5%	329	3.2%	2,667	2.5%	919	3.4%	9,774	3.2%
Retail Trade	238	14.0%	1,360	9.0%	1,537	15.2%	13,891	12.8%	4,375	16.4%	39,759	13.0%
Motor Vehicle & Parts Dealers	21	1.2%	123	0.8%	143	1.4%	1,373	1.3%	412	1.5%	4,600	1.5%
Furniture & Home Furnishings Stores	15	0.9%	41	0.3%	64	0.6%	263	0.2%	199	0.7%	1,308	0.4%
Electronics & Appliance Stores	10	0.6%	65	0.4%	120	1.2%	1,085	1.0%	347	1.3%	4,178	1.4%
Bldg Material & Garden Equipment & Supplies Dealers	15	0.9%	91	0.6%	81	0.8%	899	0.8%	298	1.1%	3,005	1.0%
Food & Beverage Stores	42	2.5%	559	3.7%	257	2.5%	2,349	2.2%	790	3.0%	6,916	2.3%
Health & Personal Care Stores	21	1.2%	160	1.1%	128	1.3%	1,308	1.2%	339	1.3%	2,554	0.8%
Gasoline Stations	3	0.2%	5	0.0%	70	0.7%	311	0.3%	174	0.7%	718	0.2%
Clothing & Clothing Accessories Stores	53	3.1%	121	0.8%	275	2.7%	1,853	1.7%	656	2.5%	4,097	1.3%
Sport Goods, Hobby, Book, & Music Stores	12	0.7%	49	0.3%	70	0.7%	326	0.3%	217	0.8%	1,791	0.6%
General Merchandise Stores	17	1.0%	52	0.3%	87	0.9%	2,518	2.3%	240	0.9%	6,010	2.0%
Miscellaneous Store Retailers	27	1.6%	70	0.5%	206	2.0%	1,197	1.1%	605	2.3%	3,504	1.1%
Nonstore Retailers	4	0.2%	22	0.1%	35	0.3%	408	0.4%	99	0.4%	1,078	0.4%
Transportation & Warehousing	83	4.9%	842	5.6%	631	6.2%	10,142	9.3%	1,084	4.1%	17,348	5.7%
Information	28	1.7%	271	1.8%	258	2.5%	2,789	2.6%	775	2.9%	19,199	6.3%
Finance & Insurance	73	4.3%	234	1.6%	527	5.2%	2,365	2.2%	1,522	5.7%	9,346	3.1%
Central Bank/Credit Intermediation & Related Activities	33	1.9%	113	0.8%	237	2.3%	997	0.9%	727	2.7%	4,257	1.4%
Securities, Commodity Contracts & Other Financial	17	1.0%	51	0.3%	119	1.2%	542	0.5%	305	1.1%	2,739	0.9%
Insurance Carriers & Related Activities; Funds, Trusts &	23	1.4%	71	0.5%	171	1.7%	826	0.8%	489	1.8%	2,350	0.8%
Real Estate, Rental & Leasing	99	5.8%	511	3.4%	605	6.0%	4,075	3.8%	1,494	5.6%	8,003	2.6%
Professional, Scientific & Tech Services	126	7.4%	481	3.2%	1,093	10.8%	12,251	11.3%	2,669	10.0%	28,729	9.4%
Legal Services	24	1.4%	58	0.4%	205	2.0%	1,118	1.0%	441	1.7%	2,290	0.7%
Management of Companies & Enterprises	2	0.1%	4	0.0%	4	0.0%	10	0.0%	19	0.1%	98	0.0%
Administrative & Support & Waste Management & Remediation	90	5.3%	490	3.3%	484	4.8%	4,142	3.8%	1,117	4.2%	9,447	3.1%
Educational Services	41	2.4%	1,165	7.7%	248	2.4%	7,009	6.5%	644	2.4%	23,001	7.5%
Health Care & Social Assistance	197	11.6%	4,138	27.5%	791	7.8%	11,271	10.4%	1,828	6.8%	24,089	7.9%
Arts, Entertainment & Recreation	24	1.4%	421	2.8%	145	1.4%	3,375	3.1%	444	1.7%	6,828	2.2%
Accommodation & Food Services	90	5.3%	673	4.5%	735	7.3%	13,110	12.1%	1,961	7.3%	28,441	9.3%
Accommodation	7	0.4%	17	0.1%	86	0.8%	4,223	3.9%	196	0.7%	6,420	2.1%
Food Services & Drinking Places	83	4.9%	657	4.4%	649	6.4%	8,886	8.2%	1,764	6.6%	22,021	7.2%
Other Services (except Public Administration)	258	15.2%	1,182	7.8%	1,448	14.3%	7,534	6.9%	4,103	15.4%	20,338	6.7%
Automotive Repair & Maintenance	52	3.1%	277	1.8%	280	2.8%	1,209	1.1%	965	3.6%	3,566	1.2%
Public Administration	49	2.9%	1,253	8.3%	115	1.1%	4,466	4.1%	284	1.1%	19,907	6.5%
Unclassified Establishments	87	5.1%	63	0.4%	431	4.3%	847	0.8%	1,087	4.1%	2,327	0.8%
Total	1,695	100.0%	15,061	100.0%	10,129	100.0%	108,630	100.0%	26,726	100.0%	305,565	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



Executive Summary

100 S Market St, Inglewood, California, 90301
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.96286
Longitude: -118.35196

	1 mile	3 miles	5 miles
Population			
2000 Population	43,921	282,391	811,443
2010 Population	42,524	276,927	836,648
2015 Population	42,934	278,875	851,843
2020 Population	43,695	283,548	871,939
2000-2010 Annual Rate	-0.32%	-0.20%	0.31%
2010-2015 Annual Rate	0.18%	0.13%	0.34%
2015-2020 Annual Rate	0.35%	0.33%	0.47%
2015 Male Population	47.3%	47.4%	48.1%
2015 Female Population	52.7%	52.6%	51.9%
2015 Median Age	33.6	35.3	33.4

In the identified area, the current year population is 851,843. In 2010, the Census count in the area was 836,648. The rate of change since 2010 was 0.34% annually. The five-year projection for the population in the area is 871,939 representing a change of 0.47% annually from 2015 to 2020. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 33.6, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	24.8%	24.7%	30.3%
2015 Black Alone	41.7%	43.0%	32.5%
2015 American Indian/Alaska Native Alone	0.8%	0.6%	0.7%
2015 Asian Alone	2.0%	2.9%	4.4%
2015 Pacific Islander Alone	0.2%	0.4%	0.3%
2015 Other Race	26.2%	23.9%	27.0%
2015 Two or More Races	4.4%	4.6%	4.7%
2015 Hispanic Origin (Any Race)	52.4%	45.1%	50.6%

Persons of Hispanic origin represent 50.6% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 90.0 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	15,167	96,214	268,569
2010 Households	14,957	95,108	275,104
2015 Total Households	15,120	95,634	279,092
2020 Total Households	15,426	97,267	285,622
2000-2010 Annual Rate	-0.14%	-0.12%	0.24%
2010-2015 Annual Rate	0.21%	0.11%	0.27%
2015-2020 Annual Rate	0.40%	0.34%	0.46%
2015 Average Household Size	2.79	2.89	3.02

The household count in this area has changed from 275,104 in 2010 to 279,092 in the current year, a change of 0.27% annually. The five-year projection of households is 285,622, a change of 0.46% annually from the current year total. Average household size is currently 3.02, compared to 3.01 in the year 2010. The number of families in the current year is 189,606 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Executive Summary

100 S Market St, Inglewood, California, 90301
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.96286
Longitude: -118.35196

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$37,183	\$46,954	\$42,051
2020 Median Household Income	\$40,315	\$53,340	\$48,755
2015-2020 Annual Rate	1.63%	2.58%	3.00%
Average Household Income			
2015 Average Household Income	\$49,949	\$66,145	\$62,492
2020 Average Household Income	\$56,467	\$74,983	\$71,342
2015-2020 Annual Rate	2.48%	2.54%	2.68%
Per Capita Income			
2015 Per Capita Income	\$18,034	\$22,852	\$20,709
2020 Per Capita Income	\$20,375	\$25,887	\$23,604
2015-2020 Annual Rate	2.47%	2.53%	2.65%

Households by Income

Current median household income is \$42,051 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$48,755 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$62,492 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$71,342 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$20,709 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$23,604 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	15,877	101,157	284,772
2000 Owner Occupied Housing Units	3,657	42,198	109,469
2000 Renter Occupied Housing Units	11,509	54,016	159,100
2000 Vacant Housing Units	711	4,943	16,203
2010 Total Housing Units	15,900	100,535	292,628
2010 Owner Occupied Housing Units	3,701	41,373	110,368
2010 Renter Occupied Housing Units	11,256	53,735	164,736
2010 Vacant Housing Units	943	5,427	17,524
2015 Total Housing Units	16,117	101,976	298,747
2015 Owner Occupied Housing Units	3,467	39,606	106,299
2015 Renter Occupied Housing Units	11,652	56,028	172,794
2015 Vacant Housing Units	997	6,342	19,655
2020 Total Housing Units	16,438	103,766	305,510
2020 Owner Occupied Housing Units	3,468	39,923	107,866
2020 Renter Occupied Housing Units	11,958	57,344	177,756
2020 Vacant Housing Units	1,012	6,499	19,888

Currently, 35.6% of the 298,747 housing units in the area are owner occupied; 57.8%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 292,628 housing units in the area - 37.7% owner occupied, 56.3% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 0.92%. Median home value in the area is \$381,379, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.59% annually to \$477,290.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.