

- Move in ready
- Low rate of \$2.75/SF



FOR LEASE
5544 W 119TH ST

INGLEWOOD, CA 90304-1024

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PROPERTY INFORMATION

5544 W 119th St - Inglewood, CA 90304-1024

THE OFFERING



5544 W 119th St presents a rare restaurant and business opportunity offered for lease at **\$2.75/SF** in an Inglewood location that functions like an El Segundo/South Bay trade area. The property sits just east of the El Segundo border and is positioned near one of the strongest aerospace, defense, engineering, and airport employment corridors in Los Angeles, with nearby demand drivers including Raytheon, Northrop Grumman, Boeing, LAX, and the broader El Segundo business district.

This gives an operator access to a large daytime workforce of engineers, aerospace employees, office users, airport workers, and nearby residents. The opportunity includes the ability to take over the current business, with an existing restaurant use permit in place, beer and wine license included in the sale, strong parking, and an oversized lot with future development potential.

PROPERTY INFORMATION AERIAL MAP



5544 W 119th St - Inglewood, CA 90304-1024

PROPERTY INFORMATION

PROPERTY DETAILS

Total Building Sqft.	2,770 SF
Total Lot Size	16,445 SF
Year Built	1953
Zoning	LCC1YY
APN	4140-006-002



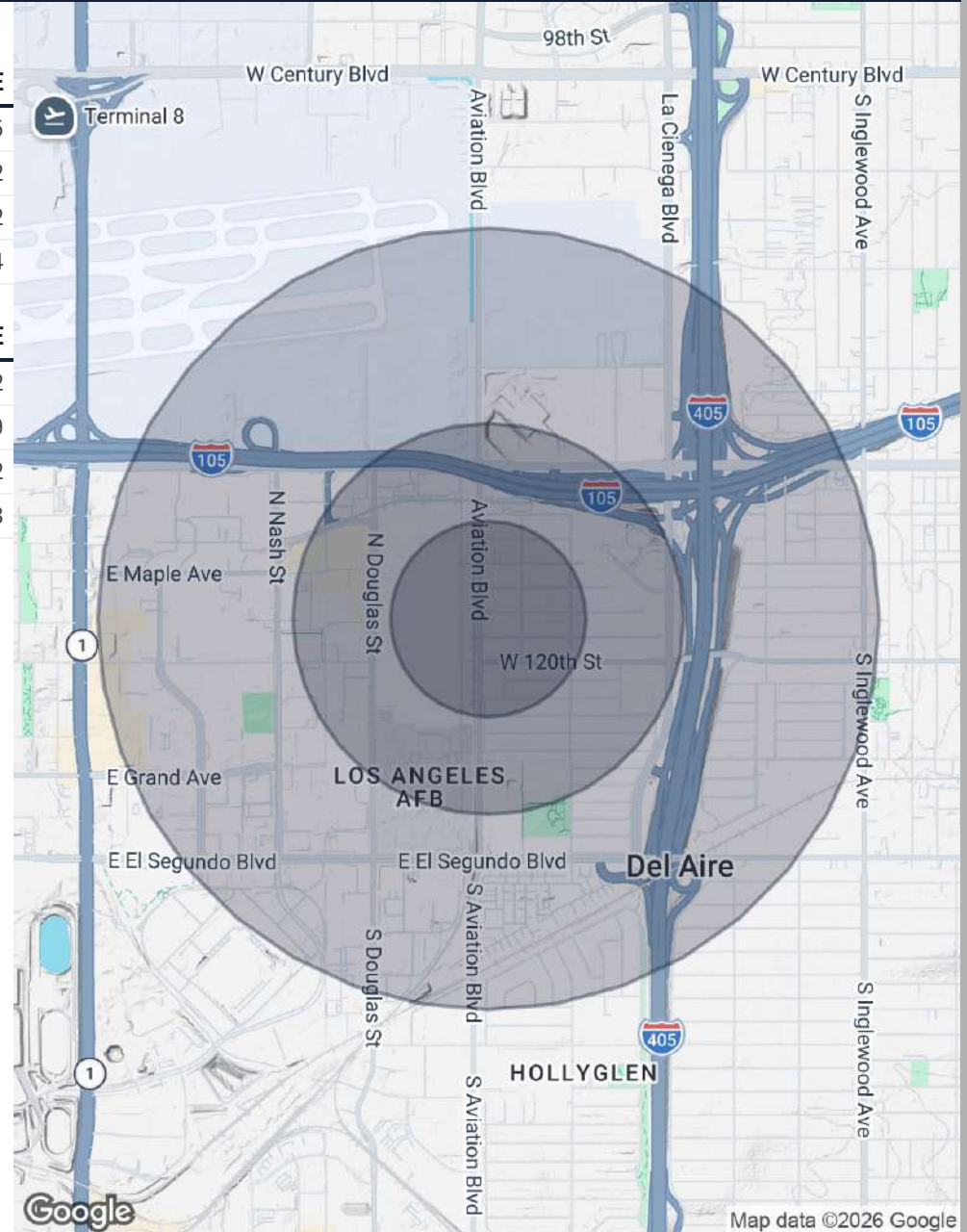
INVESTMENT HIGHLIGHTS

- **Prime Location:** West 119th St, Inglewood near LAX, SoFi Stadium, I-405. Close to major aerospace and tech employers: SpaceX, Boeing, Northrop Grumman, and Raytheon/RTX.
- **Lease: \$2.75/SF NNN**
- **Ready Buildout:** Ex-restaurant; reconfigurable kitchen/dining. Beer and Wine license included in sale.
- **Market:** Strong demand, low vacancy, rising values.

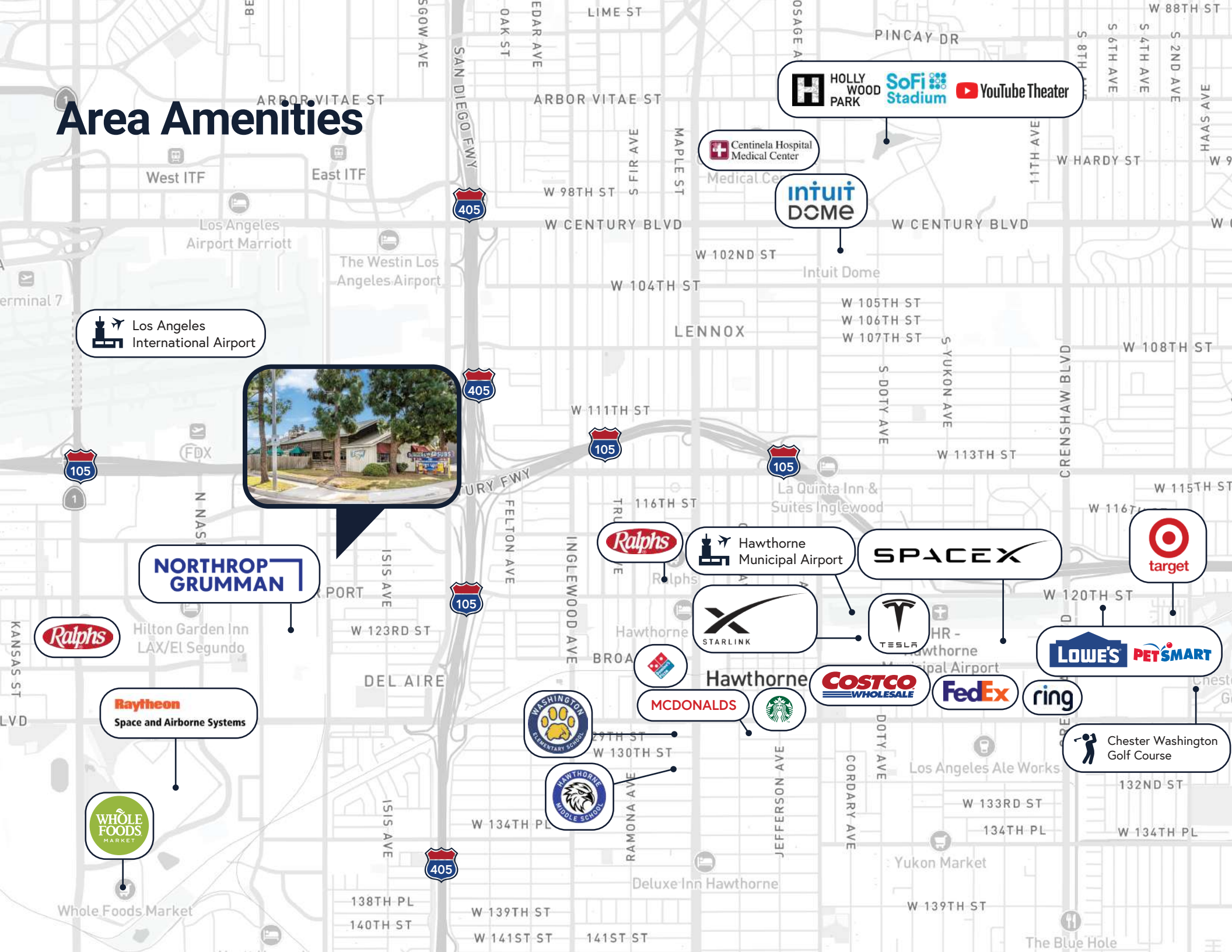
PROPERTY INFORMATION DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,141	2,498	10,895
Average Age	34.5	35.7	39.2
Average Age (Male)	32.0	33.8	38.2
Average Age (Female)	35.6	38.4	40.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	399	923	3,782
# of Persons per HH	2.9	2.7	2.9
Average HH Income	\$145,754	\$153,716	\$145,072
Average House Value	\$1,040,146	\$971,903	\$905,578

2023 American Community Survey (ACS)



Area Amenities



H HOLLY WOOD PARK
SoFi Stadium
YouTube Theater

Centinela Hospital Medical Center

INTUIT DOME

Los Angeles International Airport



NORTHROP GRUMMAN

Ralphs

Hawthorne Municipal Airport

SPACEX

target

STARLINK

TESLA

LOWE'S PETSMART

Raytheon Space and Airborne Systems

MCDONALDS

Starbucks

COSTCO WHOLESALE

FedEx

ring

Chester Washington Golf Course

WHOLE FOODS MARKET

WASHINGTON ELEMENTARY SCHOOL

HAWTHORNE MIDDLE SCHOOL

Whole Foods Market

138TH PL
140TH ST

W 139TH ST
W 141ST ST

141ST ST

Deluxe Inn Hawthorne

Yukon Market

W 139TH ST

132ND ST
134TH PL

Los Angeles Ale Works

132ND ST

W 134TH PL

The Blue Hole

PROPERTY PHOTOS



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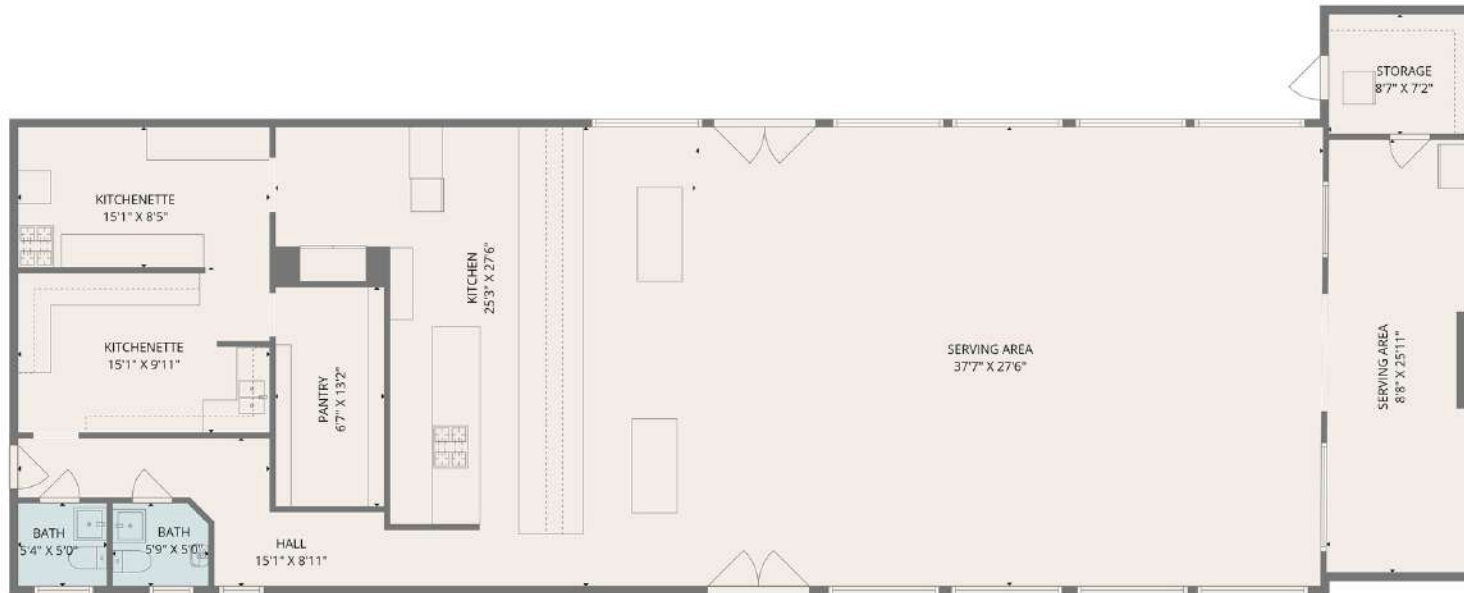
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5544 W 119th St

Inglewood, CA 90304



Main Floorplan

DISCLAIMER: Floorplan rendering created by The Luxury Level. Measurements are approximate and fairly exact but not State authorized. It is the responsibility of the buyer to verify the property's measurements and square footage independently. Multiple independent floors or spaces may not be representative of actual location on property.

PROPERTY PHOTOS
PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS
PROPERTY PHOTOS - INTERIOR



LOCATION OVERVIEW



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LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



LOCATION OVERVIEW LOS ANGELES



100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.



EL SEGUNDO

El Segundo is a well-established coastal South Bay submarket within Los Angeles County, supported by a deep base of aerospace, defense, and technology employment. Major employers such as Boeing, Northrop Grumman, Raytheon (RTX), and Mattel's global headquarters contribute to a highly educated, high-income workforce and sustained housing demand. Strong employment fundamentals have historically supported low multifamily vacancy and stable rent growth.

The city benefits from exceptional regional connectivity, located approximately two miles south of Los Angeles International Airport with immediate access to Interstates 105 and 405. Public transit options include the Metro C Line (Douglas Station), with future enhancements anticipated through LAX modernization initiatives. Walkable commercial areas, coastal amenities, and access to parks and recreation further enhance livability and tenant retention.

Supported by ongoing infrastructure investment and durable employment drivers, El Segundo remains a resilient multifamily submarket with favorable long-term investment fundamentals.



LOS ANGELES INTERNATIONAL AIRPORT



LAX

Los Angeles International Airport continues its \$15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.



LOCATION OVERVIEW
SOFI STADIUM



SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

LOCATION OVERVIEW

HOLLYWOOD PARK

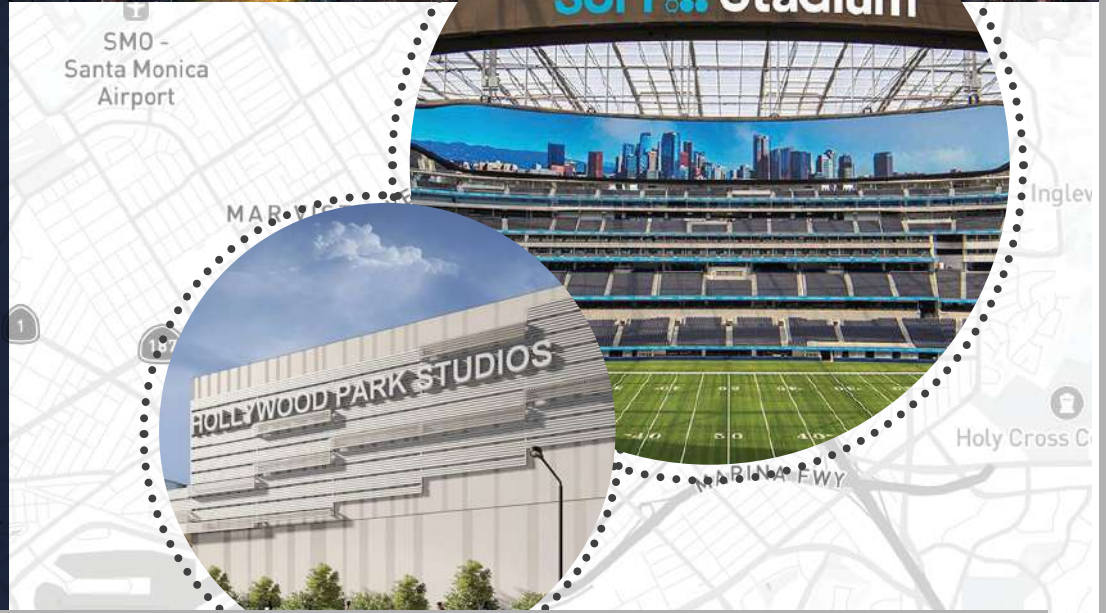
HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



EXCLUSIVELY MARKETED BY

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