

4701 W Imperial Hwy

Inglewood, CA 90304



BILL RUANE

📞 310-877-2374 ✉️ bill@billruane.net

DRE #00972400

MATT CRABBS

📞 310-864-9034 ✉️ mattcrabbs@compass.com

DRE #01120751

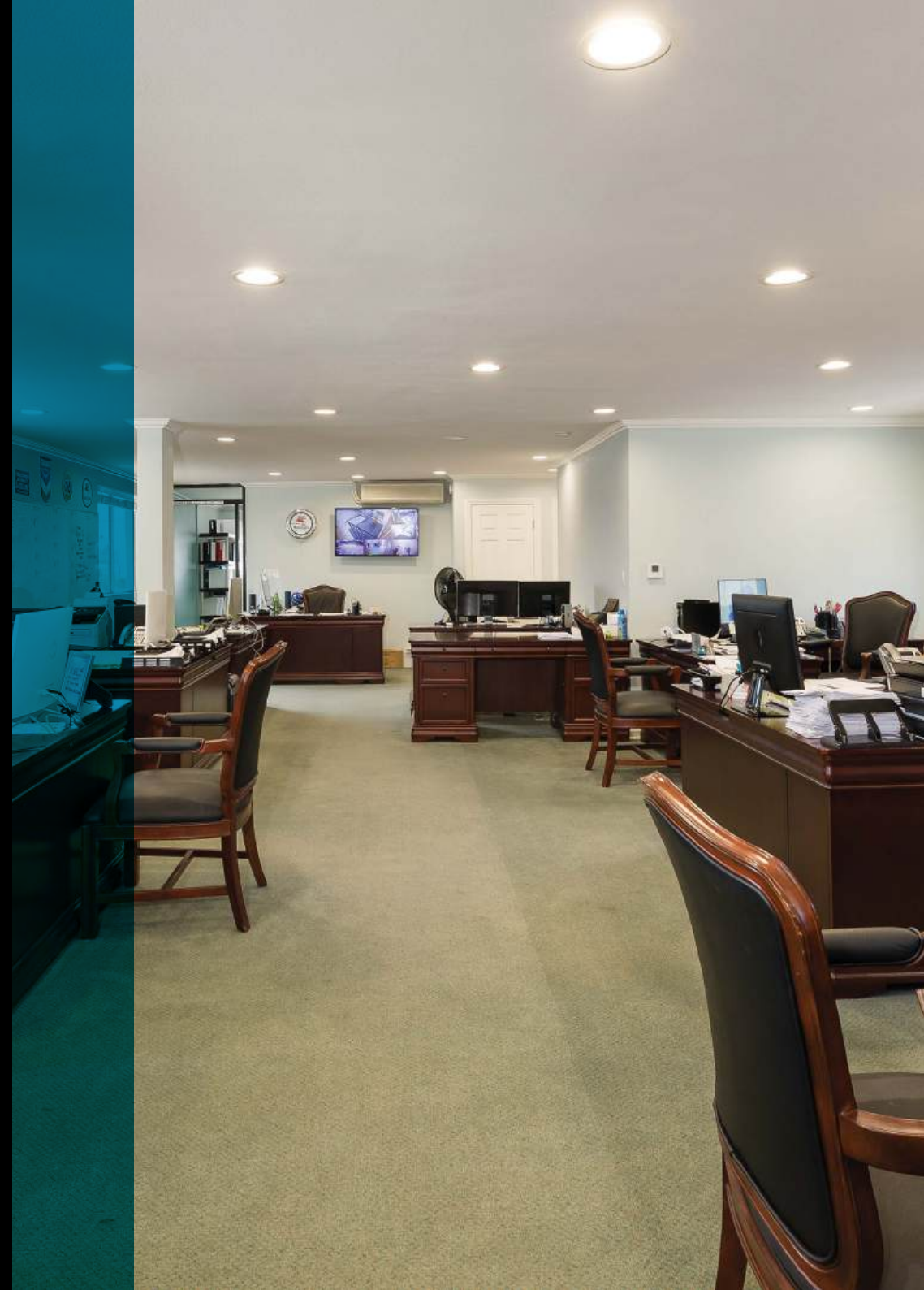
RE/MAX ESTATE PROPERTIES
COMMERCIAL

COMPASS COMMERCIAL

FOR SALE
\$1,600,000

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EXECUTIVE SUMMARY

Classic, Inglewood, brick and mortar, wood frame, 60s modern architecture. The second level elevated above the parking lot to create 12 private enclosed parking spaces. First floor has six private offices, a reception area leading to open bullpen areas, two bathrooms, a kitchenette, and is completely open for a retail experience of your choice. Second floor has seven private offices, a large open bullpen area, full kitchen and two bathrooms.. The property offers a chic lifestyle with restaurants and shops within walking distance.



PROPERTY DETAILS

Building Size 4,888 SF

Lot Size 7,632 SF



SPACE

12 parking spaces

PROPERTY HIGHLIGHTS



Inglewood has a proven track record as a business-friendly community where opportunity is in abundance



Close to fortune 500 companies and new tech startups



In the Downtown area walk to resturants, shops, and bistros.



Proximity to the airport, the Los Angeles and Long Beach Harbors, and four major freeways facilitate

PHOTOS



RETAIL MAP



PLAYA VISTA

Playa Vista Medical Center

Public Storage 740 Verizon media

HONEST Regus Microsoft

IMAX FULLSCREEN

Silicon Beach Medical BANK OF AMERICA

MedR DIGITAL feat CEMEX US STORAGE AutoZone

FAITHFUL CENTRAL BIBLE CHURCH Walgreens & Pollo Loco

Glen's Dog Inn FedEx The Marvin Group metro by T-Mobile

BLUE DIAMOND K.BELL LAZER IMAGE INC. One Stop Sign Company

LAX
Los Angeles World Airports

Arby's Pollo Loco

SPARTAN VORTEX

Signarama B&W BLACK & WHITE CAR RENTAL

CARMAX Alamo US VETS

CycleSports enterprise

ARCO ADVANTAGE RENT A CAR

Shakeys Propack T & I EXPRESS

Denny's TRAVELCAR ACE RENT A CAR

FORUM
LA Clippers Arena

COSTCO JBJ

ups Church's

ExtraSpace Storage CAMPERO

aramex delivery unlimited

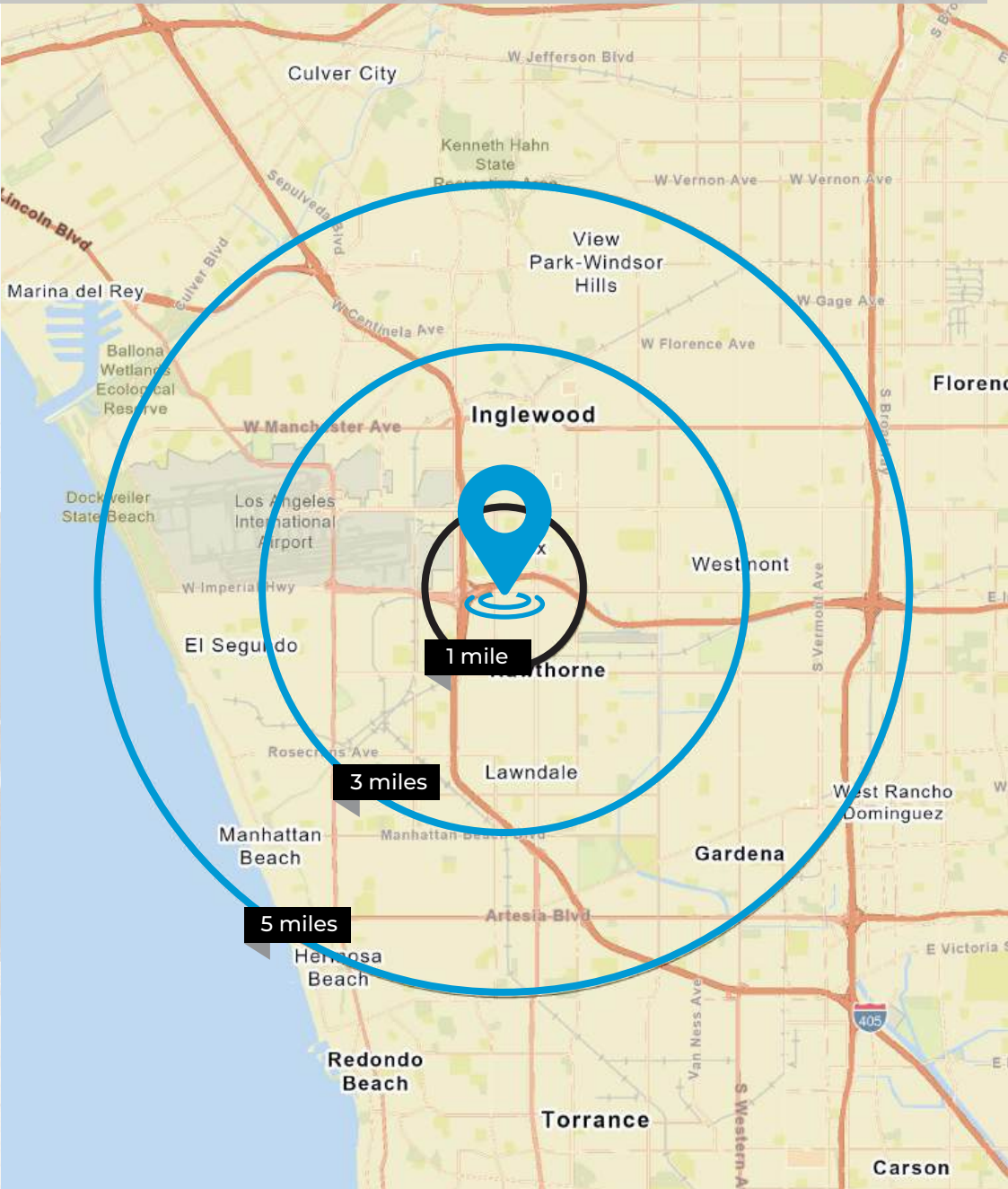


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EMPLOYER MAP



DEMOGRAPHICS



2024 Summary

	1 MILE	3 MILES	5 MILES
Population	44,146	257,553	709,015
Households	13,922	91,299	256,110
Families	9,965	60,552	166,045
Average Household Size	3.15	2.80	2.73
Owner Occupied Housing Units	3,563	32,572	112,448
Renter Occupied Housing Units	10,359	58,727	143,662
Median Age	34.5	37.4	38.3
Median Household Income	\$66,405	\$77,050	\$88,284
Average Household Income	\$86,072	\$105,660	\$130,552

2029 Summary

	1 MILE	3 MILES	5 MILES
Population	42,735	251,900	692,886
Households	13,898	92,136	257,349
Families	9,978	61,225	167,318
Average Household Size	3.05	2.71	2.66
Owner Occupied Housing Units	3,696	33,310	114,882
Renter Occupied Housing Units	10,202	58,826	142,467
Median Age	35.7	38.7	39.4
Median Household Income	\$79,098	\$89,866	\$103,648
Average Household Income	\$102,318	\$124,694	\$152,106

INGLEWOOD MARKET OVERVIEW

Inglewood is a city in southwestern Los Angeles County, California, in the Los Angeles metropolitan area. It is in the South Bay region of Los Angeles County, near Los Angeles International Airport.

The Inglewood area was developed following the opening of the Venice–Inglewood railway in 1887 and incorporated as a city on February 14, 1908. The city is a major hub for professional sports with several teams that have played in Inglewood's venues. The Forum, an indoor arena, opened in 1967 and hosted the Los Angeles Lakers of the National Basketball Association, Los Angeles Kings of the National Hockey League, and Los Angeles Sparks of the Women's National Basketball Association until the opening of the Staples Center in 1999. Two National Football League teams—the Los Angeles Chargers and Los Angeles Rams—have played at SoFi Stadium since it opened in 2020; the stadium will also host the opening and closing ceremonies of the 2028 Summer Olympics. The Los Angeles Clippers of the National Basketball Association will begin play at the Intuit Dome in 2024.

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