



Universal Capital Investments

292 S. La Cienega Blvd., Suite# 308, Beverly Hills, CA 90211
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FOR LEASE

**Two Separate Retail Spaces
(Former Wireless Provider & Former Office)
3530 W Century Blvd. Units #103 & #106,
Inglewood, CA 90303**



ELIAS DONAY

Universal Capital Investments

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Please call us with any further questions regarding this or any other property.

PROPERTY DESCRIPTION

Prime signalized location in the center of the new Los Angeles Sports and Concert Hub

- Chase Bank Anchor Store
- Excellent car traffic and pedestrian counts and demographics

Major tenants on the center and nearby are:

Chase Bank, Wendy's, DelTaco, Costco, Home Depot, Lowes, In-N-Out Burger, Old Navy.

The subject property is in an extremely dense demographic location, with an immediate population upward of 103,000 people within a five-mile radius and boasts high traffic counts exceeding 40,000 cars daily. In addition, the property benefits from the development of the SoFi Stadium, Youtube Arena, surrounding strip malls, and the developing Clipper Stadium just down the street. Built in 2005, the Century Plaza is a 100 percent leased multi-tenant strip center, not withstanding the two spaces available for lease.

HIGHLIGHTS

- Adjacent to Costco and Old Navy and Anchor Chase Bank
- “Ideal Strip Center”
- Strong & Seasoned Mix of Corporate & Local Tenants
- High Daily Traffic and Pedestrian Counts
- Historically Very High Occupancy

LEASE TERMS

3530 W Century Blvd. Units #103 & #106, Inglewood, CA 90303

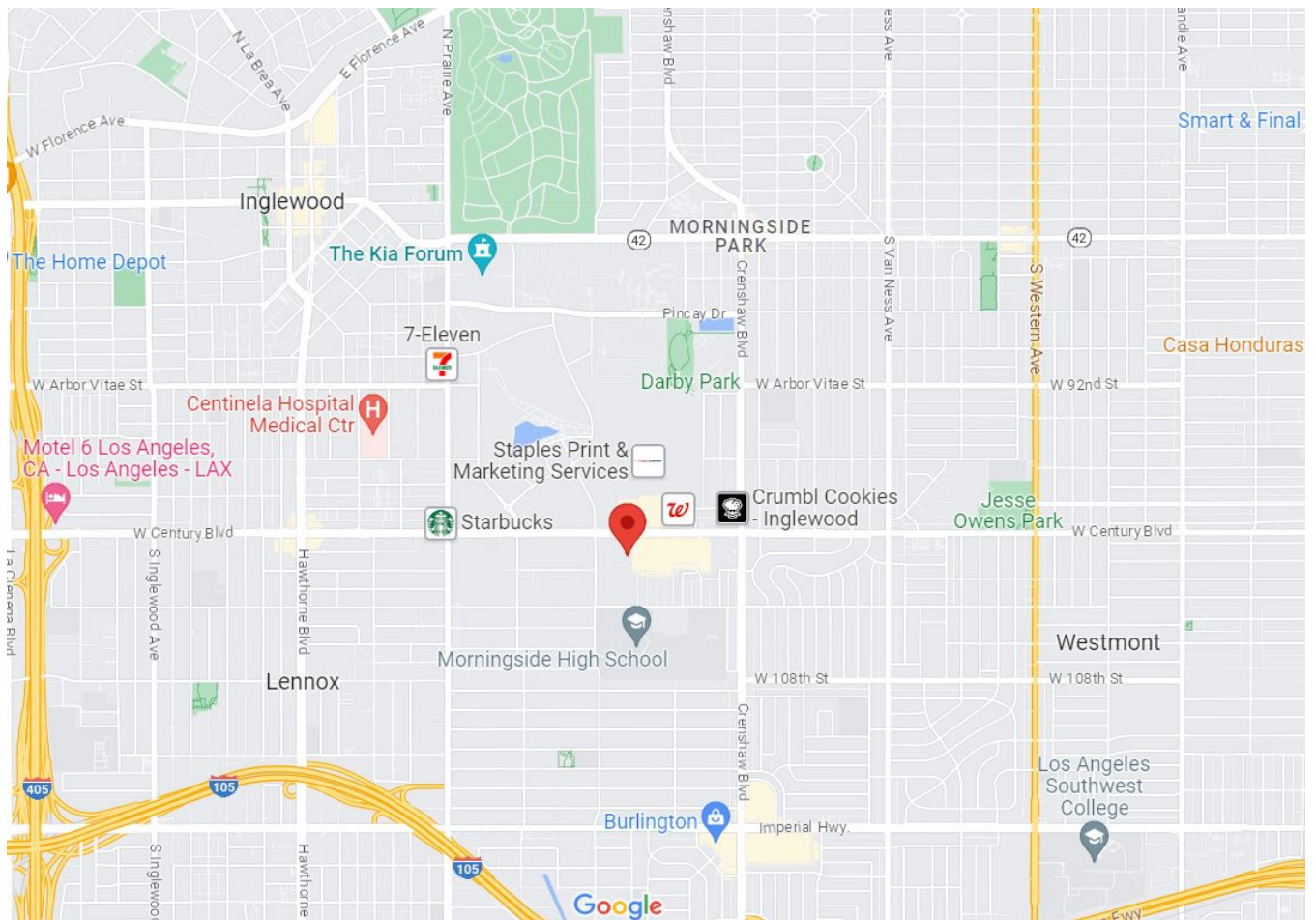
UNIT #103 (Former Office Space) :

LEASEABLE SQ. FT.:	1,200 Sq. Ft.
PRICE PER SQ. FT. (\$):	\$3.00
LEASE TYPE:	Triple NET (NNN)

Unit #106 (Former Wireless Provider) :

LEASEABLE SQ. FT.:	1,250 Sq. Ft.
PRICE PER SQ. FT. (\$):	\$3.00
LEASE TYPE:	Triple NET (NNN)

MAP



IMAGES



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