

Conceptual Rendering

Legacy  
Commercial Real Estate



**FOR SALE**

1612 CENTINELA AVE, INGLEWOOD, CA 90302

EXCLUSIVELY LISTED BY:

Nick Day

424.400.1380

Lic No. 02045449

[nickday@legacycr.net](mailto:nickday@legacycr.net)

Alex Rusu

424.768.4890

Lic No. 02233520

[alexrusu@legacycr.net](mailto:alexrusu@legacycr.net)



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## PROPERTY FEATURES

Seller is performing a full renovation and buildout for restaurant use, Property will be delivered with all approved permits/plans, and full kitchen including grease/hood. Renovations to include:

- Updated building interior and exterior
- New windows
- New plumbing and electrical systems
- 12' x 4' Type 1 hood, grease trap & 3-compartment sink
- Two ADA-compliant restrooms
- HVAC installation
- ADA-compliant entry ramp
- Newly surfaced parking lot with two vehicle entry/exit points
- Potential to add rear patio



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## INVESTMENT HIGHLIGHTS

**Offering Price:** \$2,100,000

**APN:** 4206-027-007

**Building Size:** 1,450sf

**Lot Size:** 6,011sf (0.14 AC)

**Type:** Restaurant (Fully Permitted)

**Parking:** 15 spaces

**Currently:** Vacant

**Zoning:** C2

CASA DE ADA



LA BREA 70,000 VPD

CENTINELA AVE 32,000 VPD

amazonfresh

Chick-fil-A

BURGER KING

SINCE 1956  
Jersey Mike's  
SUBS

DUNKIN'

Marshalls

KFC

Ralphs

ROSS  
DRESS FOR LESS

petco

CHIPOTLE  
MEXICAN GRILL

DAVE'S HOT CHICKEN

♥ CVS pharmacy

CHASE

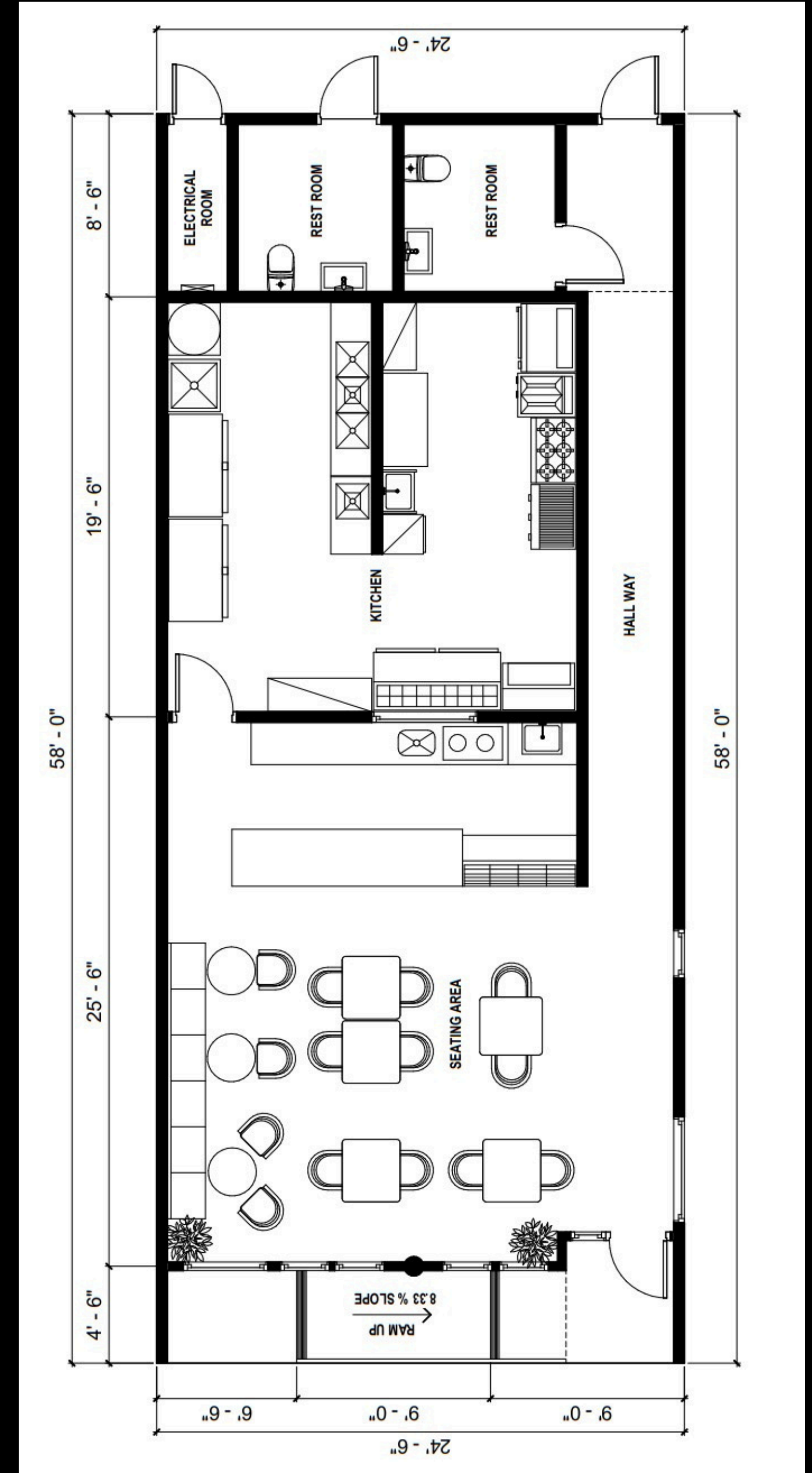








# Floor Plan





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#### CONFIDENTIALITY AGREEMENT & DISCLAIMER

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