

Conceptual Rendering

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Commercial Real Estate



FOR SALE

1612 CENTINELA AVE, INGLEWOOD, CA 90302

EXCLUSIVELY LISTED BY:

Nick Day
424.400.1380
Lic No. 02045449
nickday@legacycre.net

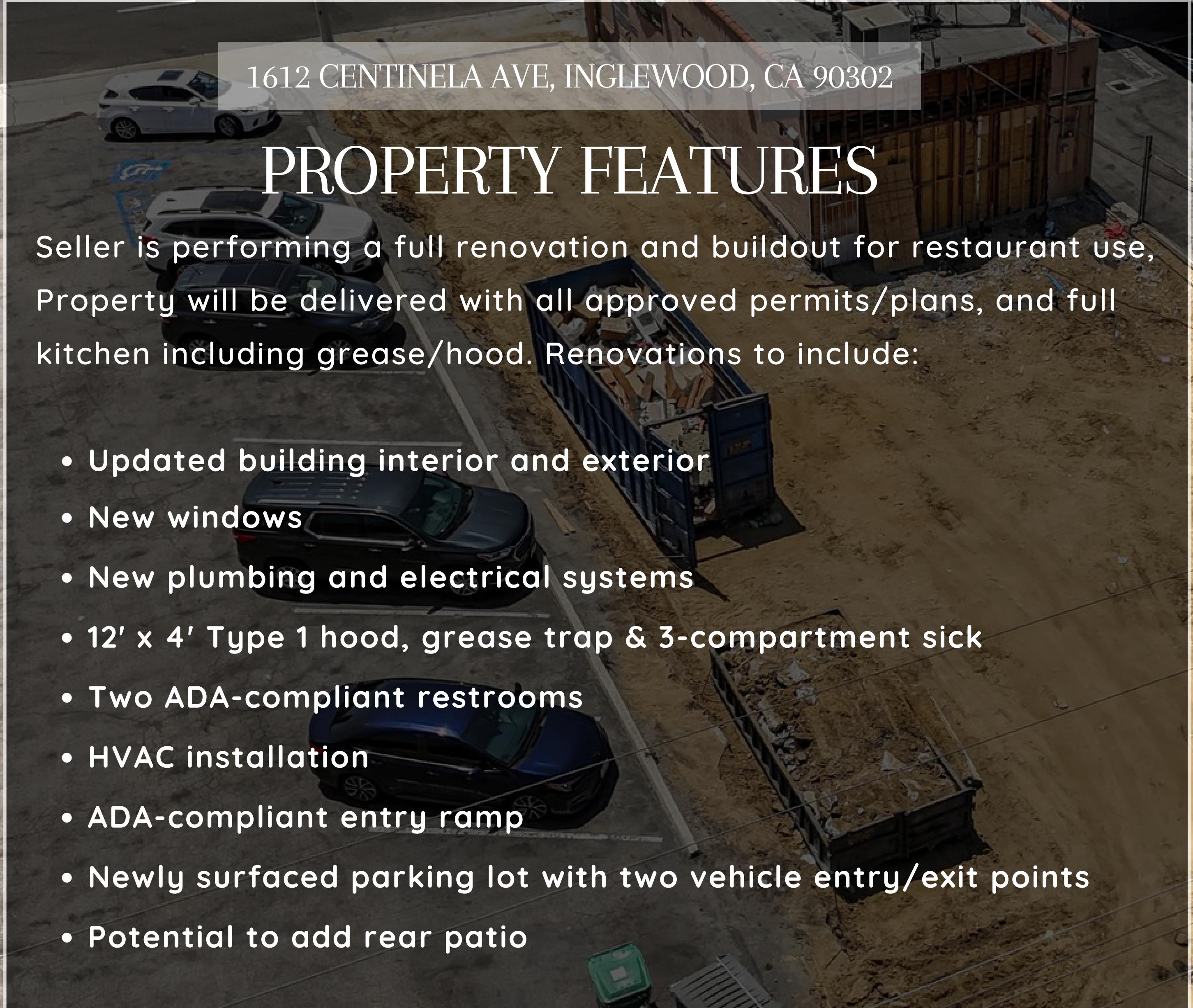
Alex Rusu
424.768.4890
Lic No. 02233520
alexrusu@legacycre.net

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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

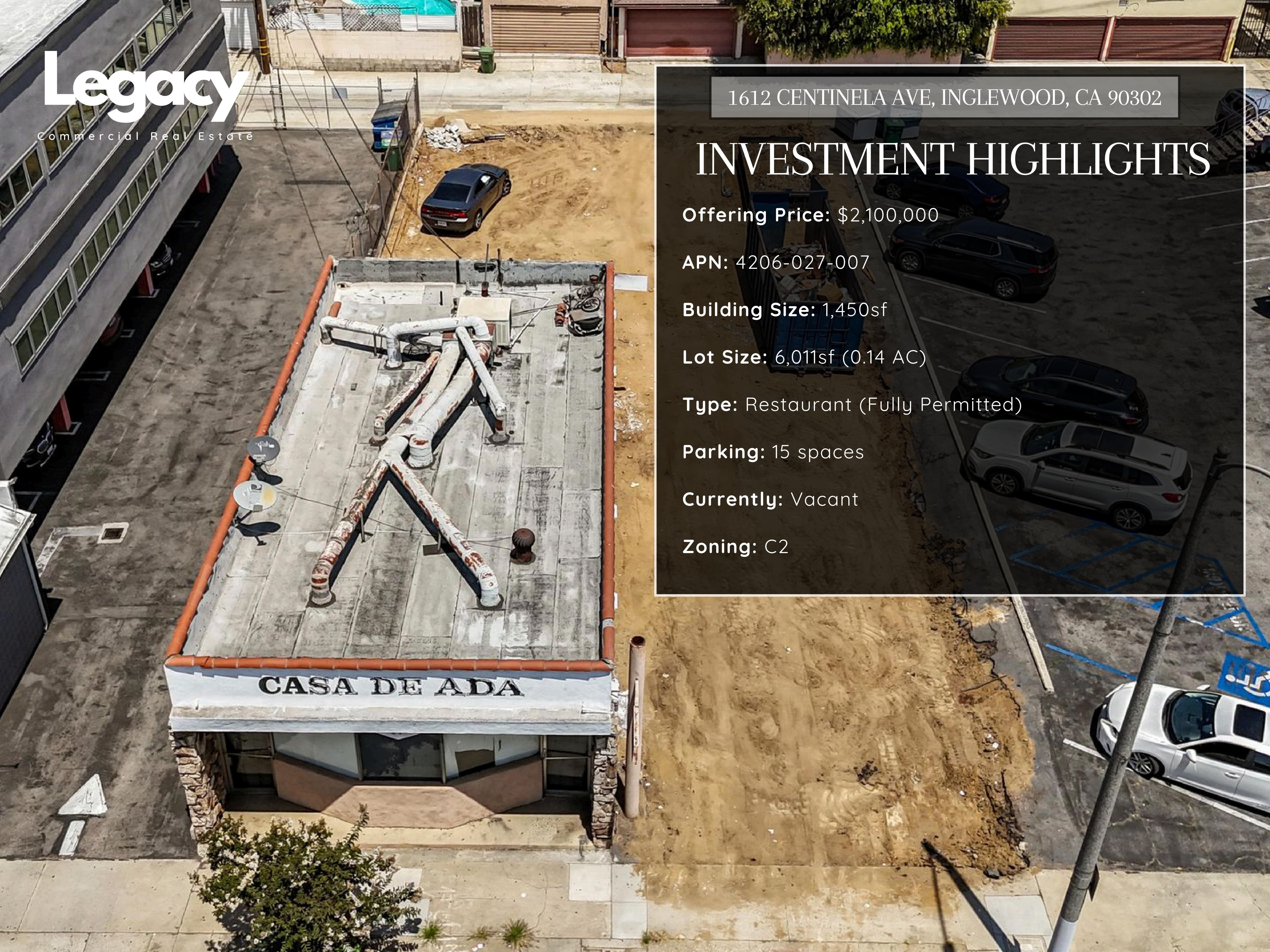
Lot Size: 6,011sf (0.14 AC)

Type: Restaurant (Fully Permitted)

Parking: 15 spaces

Currently: Vacant

Zoning: C2



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LA BREA 70,000 VPD

CENTINELA AVE 32,000 VPD



Marshalls

KFC

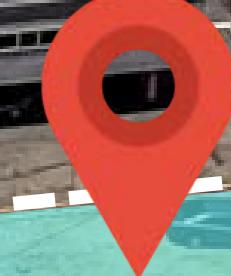


DUNKIN'



CVS pharmacy

CHASE



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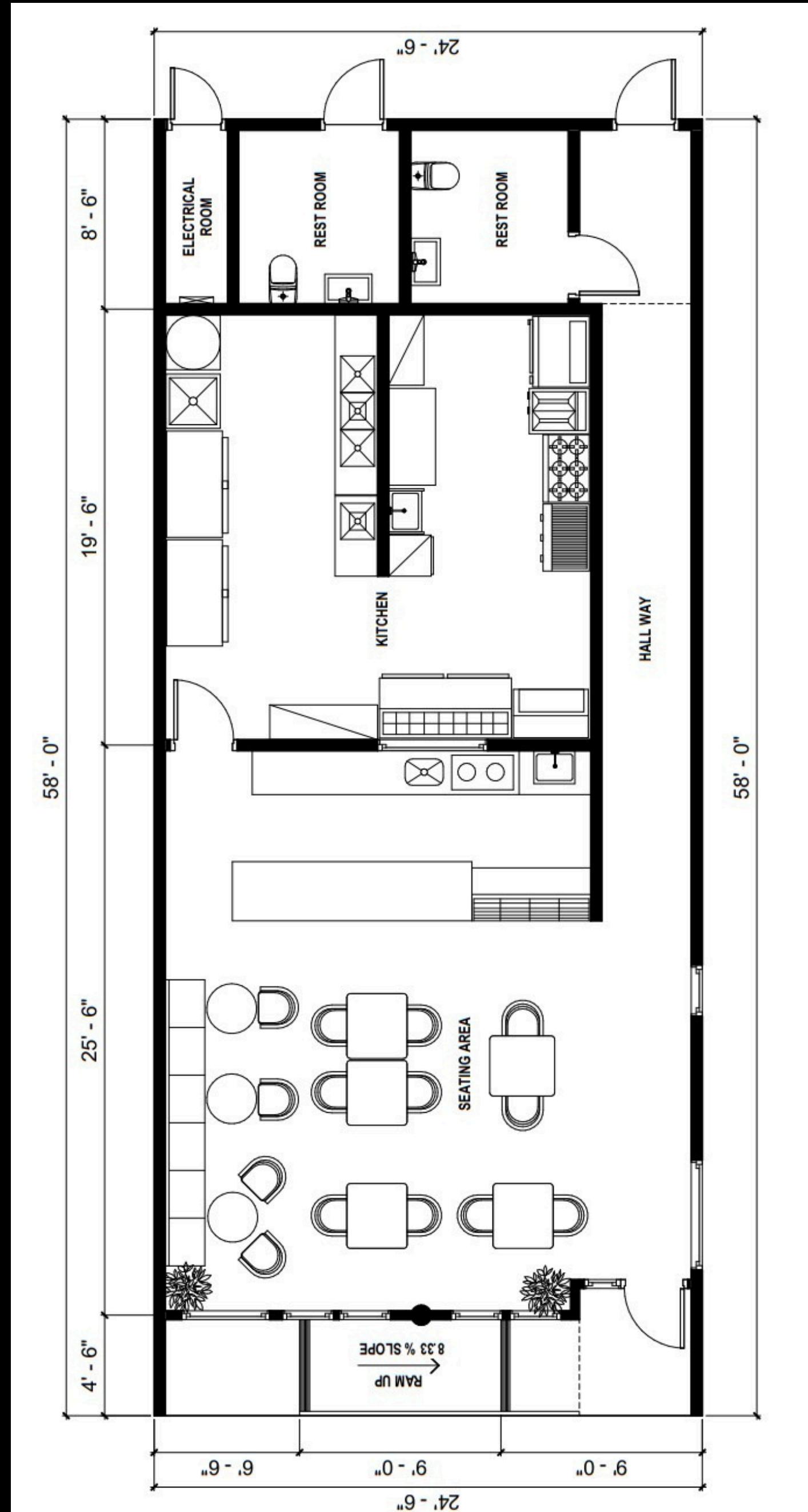
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Floor Plan



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CASS DE ADN
PARKING

The Largest Retail
In Inglewood & L.A.



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