

PRIME INGLEWOOD INVESTMENT PROPERTY

10020 S Inglewood Ave, Inglewood, CA 90304 | High Income & Exceptional Cap Rate

\$2,680,000

BUILDING SIZE

3,878 SF

LOT SIZE (2 PARCELS)

14,885 SF

TOTAL UNITS

7 Units

NET OPERATING INCOME

\$209,650

PROPERTY OVERVIEW & LOCATION HIGHLIGHTS

Positioned at the highly visible, heavy-traffic corner of **Century Boulevard and Inglewood Avenue**, this exceptional commercial property features two parcels (APN: 4036-001-006 & 4036-001-007) spanning approximately 0.34 acres with ~18 dedicated parking spaces.

Unbeatable Location & Accessibility: Situated directly off the 405 Freeway, the property is 5 to 7 minutes from Los Angeles International Airport (LAX) and less than 5 minutes from Southern California's premier sports and entertainment hub—including SoFi Stadium, the Kia Forum, and the new Intuit Dome. Ideal for owner-users, investors, or developers looking to capitalize on Inglewood's vibrant expansion.

TENANT & RENT ROLL BREAKDOWN

Unit	Description / Tenant	Monthly Rent
1	Chenta Seafood Restaurant	\$4,500
2	Ilobasco Restaurante	\$6,000
3	Beauty Shop	\$1,500
4	Dental Workshop	\$1,500
5	Commercial / Misc Unit	\$6,000
6	Residential Studio A	\$700
7	Residential Studio B	\$800
Total Monthly Gross Rent		\$21,000

FINANCIAL PERFORMANCE

Gross Scheduled Rent (Annual):	\$252,000
Total Operating Expenses:	(\$42,350)
Net Operating Income (NOI):	\$209,650

ANNUAL OPERATING EXPENSES

Real Estate Taxes	\$28,350
Insurance	\$12,000
Maintenance	\$2,000
Total Expenses	\$42,350

KEY PROPERTY DETAILS

Listing ID: DW26160586	Year Built: 1944
Property Type: Mixed Use	Price / SqFt: \$691.08
Parking Spaces: ~18 Uncovered	Water Utility: Public