

# COFFEE HOUSE



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*



## PRIME RETAIL AND CAFE LOCATION ON MARKET STREET

108 South Market Street, Inglewood, CA 90301



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REAL ESTATE**

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2ND GENERATION CAFE  
INGLEWOOD, CA

# PROPERTY FEATURES

108 South Market Street, Inglewood, CA 90301







## APPROX. 2,600 SF

### SECOND GENERATION CAFE SPACE

- ✓ Possibility of beer & wine license
- ✓ High exposed beam ceilings
- ✓ Two restrooms
- ✓ Large stockroom
- ✓ Remodeled façade and upgraded sign program
- ✓ On-site parking and adjacent city parking structure
- ✓ Do not to disturb the current tenant or discuss the lease with any staff or patrons

## AREA AMENITIES

- ✓ Centrally located in developing in Downtown Inglewood
- ✓ Conveniently located two blocks east of Inglewood City Hall, police station and the County of Los Angeles Superior Court House
- ✓ Two blocks south of the future Metro Rail Station
- ✓ 1-mile from SoFi Stadium and Entertainment Complex and The Forum
- ✓ Convenient access to 405, 105, 10, and 110 Freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	41,144	147,099	269,072
 Avg. HH Income	\$68,023	\$82,762	\$90,446
 Daytime Pop	38,040	139,095	253,068
 Traffic Count	± 27,279 CPD ON LA BREA AVE & E QUEEN ST		



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# INTERIOR PHOTOS

108 South Market Street, Inglewood, CA 90301







**AERIAL MAP**



COFFEE HOUSE



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.