

510 S La Brea Ave, Inglewood 90301

102 - South Inglewood

STATUS: Active

LIST CONTRACT DATE: 09/10/25

LISTING ID: PW25215699

LIST PRICE: \$7,500

PROP TYPE: Commercial Lease

PROP SUB TYPE: Business

PARCEL #: 4021020004

SECONDARY PARCEL #: 4021-020-003



SQFT(SRC): **2,610**
 SQFT LOT: **7,750**
 ACRES: **0.178**
 BUSINESS NAME:
 BUSINESS TYPE:
 YEAR ESTABLISHED:
 YEAR BUILT: **1973**
 SLC:
 LEVELS: **1**
 CURRENT USE:
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR: **\$2.49 - \$3.00**
 NUMBER OF UNITS:
 ENTRY LEVEL: **1**
 BUILDING STATUS:
 OCCUPANCY:
 BUILDING \$/PER SQFT: **\$2.87**
 LAND \$/PER SQFT:
 DAYS ACTIVE IN MLS: **33**
 COUNTY: **Los Angeles**
 PARCEL MASTER:
 INVEST?: A/C?:
 FENCE?: **Yes** HEAT?:

DESCRIPTION

Prime Commercial Lease Opportunity in the city of Inglewood on La Brea! This open-concept building, situated on a 7,750 sq. ft. lot, offers a creative canvas for your business vision. The property features impressive 22 on-site parking spaces, providing convenience for customers and staff. Located in a high-visibility corridor with excellent street frontage, it's just minutes from Downtown Los Angeles and world-class venues like Crypto.com Arena, BMO Stadium, SoFi Stadium, and the Los Angeles Memorial Coliseum. A USPS Post Office is only 0.3 miles away, and the property offers easy access to major freeways, making it ideal for retail, creative office, or specialty use. This is a rare opportunity to establish your business in one of LA's most dynamic and connected areas.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING:
 LAUNDRY:
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY

OFFICE CLASS:
 ROOFING:
 SECURITY:
 CONSTRUCTION:
 LOT: **Close to Clubhouse, Front Yard, Landscaped, Level with Street, Near Public Transit**

ELECTRICITY:
 AMPERAGE:
 VOLTS:
 UTILITIES:
 WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT:
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT: **2,610**
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPORT:
 PARKING RATIO:

LAND

COMMON INTEREST:
 LAND USE: **Office, Other, Retail**
 LOT SIZE DIM:
 TOPOGRAPHY:
 PARCEL #: **4021020004**
 ADDITIONAL PARCEL(s): **No**

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS:
EXISTING LEASE TYPE: **Net, NN, NNN**
INCLUSIONS:
EXCLUSIONS:

ASSIGNABLE:
FINANCING:
CLOSE DATE:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS: **None**
TENANT PAYS: **All Utilities, Taxes**

of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: **Brian Arzate**
CO-LISTING AGENT: **Carlos Barron**

LISTING AGENT STATE LICENSE: **01871542** LISTING AGENT MLS ID: **PWBARZATE**
CO-LISTING AGENT STATE LICENSE: **01887430** CO-LISTING AGENT MLS ID: **PBARRCAR**

CONTACT

1.OTHER: **RE Assistant/714-331-7591**
2.LA CELL: **714-727-5204**
3.LA EMAIL: **arzate.care@gmail.com**
4.LO PHONE: **562-905-6033**

OFFICE

LISTING OFFICE: **T.N.G. Real Estate Consultants**
LISTING OFFICE PHONE: **562-905-6033**
CO-LISTING OFFICE: **T.N.G. Real Estate Consultants**
CO-LISTING OFFICE PHONE: **562-905-6033**

LISTING OFFICE STATE LICENSE: **01886242**
LISTING OFFICE FAX: **562-905-6034** LISTING OFFICE MLS ID: **PB17755**
CO-LISTING OFFICE STATE LICENSE: **01886242**
CO-LISTING OFFICE FAX: **562-905-6034** CO-LISTING OFFICE MLS ID: **PB17755**

MLS

BAC:
LISTING CONTRACT DATE: **09/10/25**
ON MARKET DATE: **09/11/25**

DUAL/VARI COMP?: **No**
EXPIRATION DATE: **01/31/26**
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes/**
MOD TIMESTAMP: **10/01/25**

BAC REMARKS:
PRIVATE REMARKS: Property is prepared and ready for rehabilitation. Be Cautious when showing and watch your steps. Agent to verify all information including but not limited to square footage, city zoning and building use/permitting. All information is provided based on public records. Owner willing to provided repair concessions.

SHOWING INFORMATION

SHOW INSTRUCTIONS: Go Direct or by scheduled appointment. To view property, you must pull into the driveway on La Brea. There is a lock on the chain link. Call RE Assistant to get chain lock combo and main lock box combo. Showing agent must call listing agent or RE Assistant after showing to confirm property is has been locked up properly.

DIRECTIONS: On La Brea, between Hillcrest Blvd and S. Market St.

PHOTOS

