

## 320 South La Brea Ave

Inglewood, California 90301

**\$2.00** /SF/MO NNN | 4,200 SF Building  
2022 NNN Expense: **\$ .17** /SF/MO

### Property Highlights

- Landmark 1940's Art Deco Single Tenant Building Located in Downtown Inglewood's Historic Core Area - Near Metro Transit, Restaurants, The Forum and So-Fi Stadium
- Large Open Space Area with Open-Beam Truss Ceilings and Brick Walls
- Custom Roll-Up Door Approx. 9' Tall by 8' 6" Wide
- Approx. 13 Parking Spaces (4 in Front, 3 Alley & 6 Tandem)
- Lobby / Reception Area, Private Office Space, Store Front & Storage
- Large Eye-Catching Signage Opportunity on the Front of the Building
- Zoned Historic Core Provides a Mix of Uses Including: Retail, Restaurants, Services, & Offices
- Potential Drive-Thru Opportunity
- High Traffic Volume: 21,657 Cars Per Day on La Brea Ave



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## **320 South La Brea Ave: 1948 Post-War Gem**

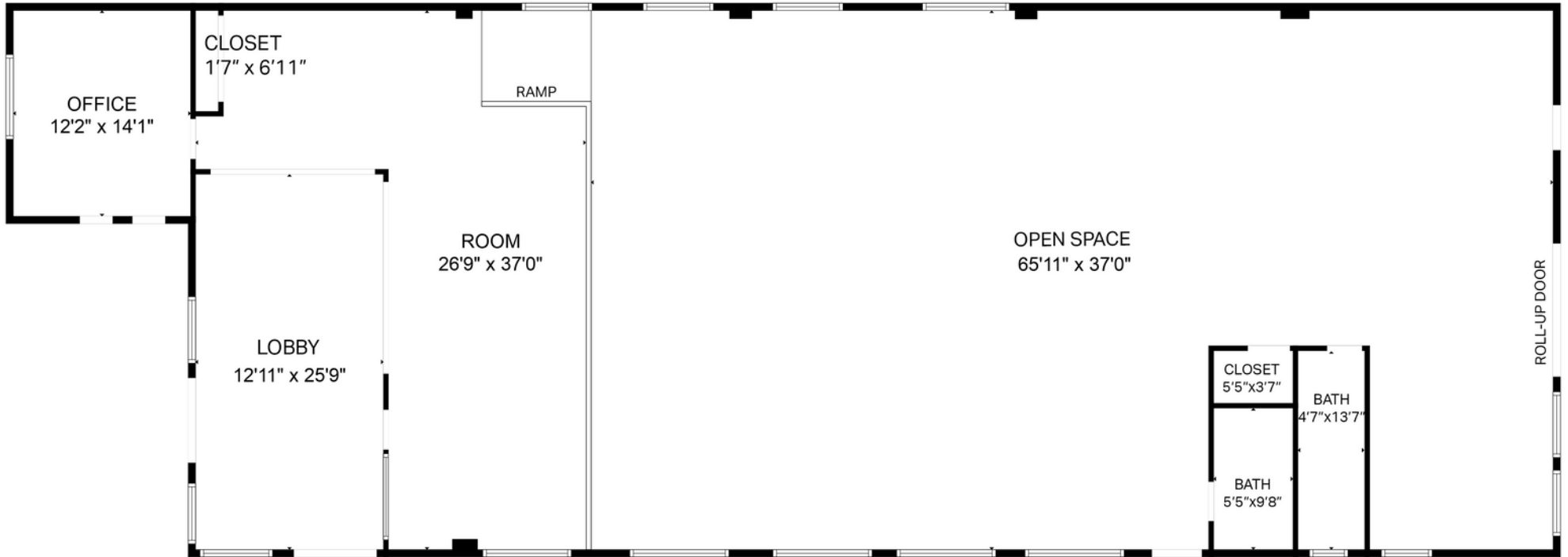
Identified as the "second most" architecturally relevant building in the Historic District, this building's unique attributes offer businesses the opportunity for excellent signage, great parking and a large open space area that has many possibilities.

[Click Here to See Approved Uses](#)

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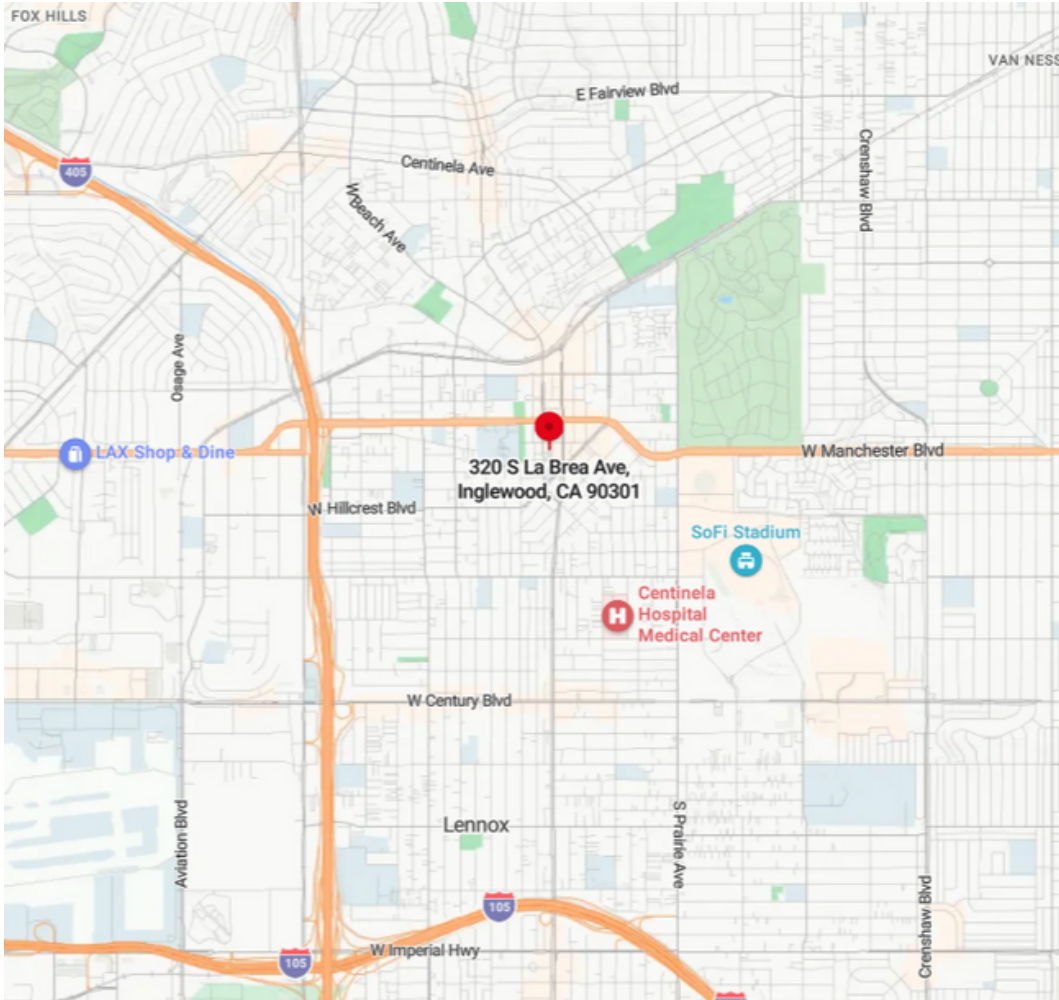
# 320 S LA BREA AVE

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





## LOCATION MAP





[CLICK HERE FOR FULL SIZED PHOTOS](#)



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