

# \$2,200,000

Prime Inglewood corridor

Location near SoFi Stadium and Intuit Dome, benefiting from the upcoming **FIFA World Cup 2026 and 2028 Summer Olympics**. Surrounded by numerous new apartment

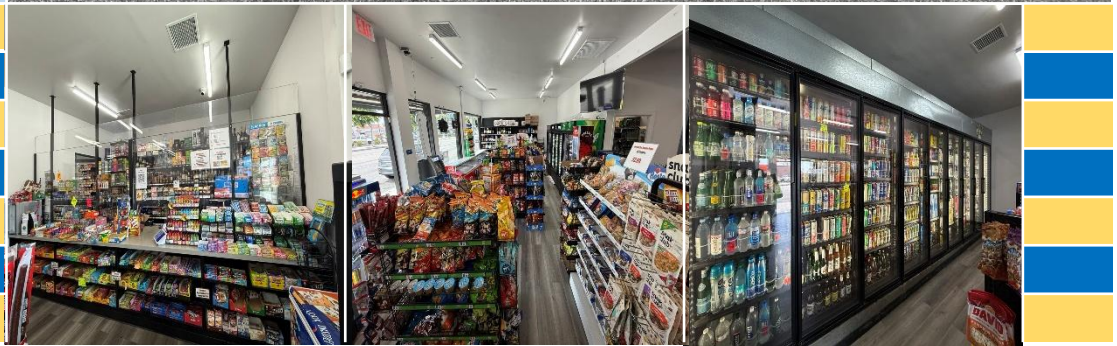
developments with **heavy traffic and excellent visibility**. Turnkey liquor store, fully remodeled in 2023–2024 and reopened in 2024, featuring a modern layout and updated fixtures.

**Real Property:** ±9,510 SF lot with ±2,561 SF improvements (liquor store + rear structure). **Sales:** Approx. \$60,000/month, reflecting ~23% growth year-over-year. 2 short term street parking spaces. **Business Hours:** Sun–Thu: 9 AM – 11 PM; Fri–Sat: 9 AM – 12 Midnight. Can extend business hours until 2 AM, if desired.

Buyer may take advantage of **mixed-use zoning** and build new apartments with larger liquor/market on street level.

For  
SALE

## Liquor Store with Real Property & Development Upside



420 N La Brea Ave, Inglewood, CA 90302

**ICOA, INC.**

Gas Station Sales  
Specialist

**Features Include:** Gross close of \$60k, plus Lottery. Sales are up 23% compare to last year. 1500 SF of brand new store with large walk-in cooler. Located next to a busy El Pollo Loco store. Possible to build a least 8 units in the back of the store and collect high rent.

**Value-Add Opportunity:** Includes a ±1,300 SF unused rear house, ideal for renovation as rental income or owner occupancy, or build at least 8 new apartments in the rear and enjoy high rental income.

For more information please call: Alex Shapouri (310) 985-8777 - [ICOA1@AOL.COM](mailto:ICOA1@AOL.COM)