

# FOR LEASE

## *Turnkey Restaurant*

429 W Arbor Vitae St, Inglewood, CA 90301



**Laura Alice Scaturro**  
(424) 404 -9993  
lauraalice@evecap.com  
DRE#01942167



# PROPERTY FEATURES

---

Lot Area (SF): 2,616

---

Lot Area (Acre): 0.06

---

Building Area: 888

---

Al Fresco Dining Area: 888

---

Total Rentable SF: 1,776

---

Year Built: 1952

---

Number of Buildings: 1

---

Stories: 1

---

Total Units: 1

---

Zoning: INC2YY

---

Frontage: 25ft

---



EVE  
CAPITAL

# LOCATION HIGHLIGHTS

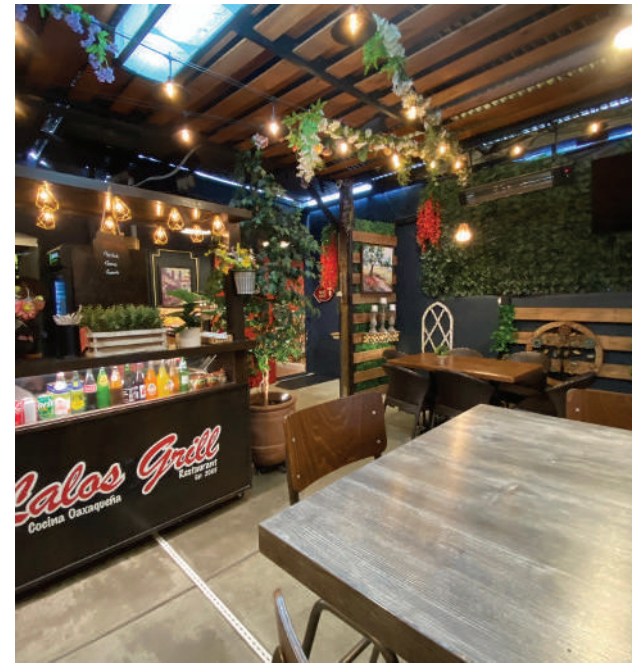
- The property is located in Inglewood, CA, a city in southwestern Los Angeles County known for its proximity to major attractions such as SoFi Stadium, The Forum, Intuit Dome, and Hollywood Park Casino.
- Inglewood has been undergoing significant redevelopment and revitalization efforts in recent years, including new residential developments, retail spaces, and entertainment venues.
- The property is situated near major transportation routes, such as Interstate 405 and Interstate 105, providing convenient access for commuters and customers.
- The surrounding neighborhood features a mix of commercial and residential properties, with diverse retail offerings, restaurants, and services in the vicinity.
- Inglewood's strategic location between Los Angeles and the South Bay area makes it a desirable location for businesses seeking to serve a diverse and growing customer base.



# INVESTMENT HIGHLIGHTS

- Boasting a strategic location with a steady stream of foot traffic. Accessible via major highways and public transportation, enhancing customer flow.
- Rising property values and increased demand for commercial spaces due to the influx of businesses and residents.
- The operational business, with an existing customer base, offers potential for revenue generation from day one and presents an opportunity to expand services, menu offerings, or hours of operation to increase profitability.
- Inglewood's ongoing developments, such as the Crenshaw/LAX Transit Project, SoFi Stadium, and Intuit Dome are attracting more visitors, and driving customer traffic to the area.





- Property for Lease with all **FF&Es (Furniture, Fixtures & Equipment)** included
- Key Money: **\$350,000**
- Lease Term: **\$5,500/month + NNN (Triple Net Lease)**
- Ideal for businesses seeking a fully equipped space
- Perfect opportunity for a smooth and fast business transition







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	48,737	265,129	711,485
2010 Population	44,339	258,956	724,995
2023 Population	39,928	256,848	746,125
2028 Population	39,506	256,235	743,010
2023 African American	7,917	80,083	208,854
2023 American Indian	975	4,705	12,362
2023 Asian	1,048	13,864	51,157
2023 Hispanic	28,882	123,207	336,632
2023 Other Race	18,728	76,561	216,662
2023 White	4,404	42,546	152,978
2023 Multiracial	6,747	38,051	101,568
2023-2028: Population: Growth Rate	-1.05 %	-0.25 %	-0.40 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,616	10,285	32,353
\$15,000-\$24,999	1,083	6,401	18,244
\$25,000-\$34,999	1,293	6,715	18,043
\$35,000-\$49,999	1,627	8,957	24,128
\$50,000-\$74,999	2,407	14,550	38,985
\$75,000-\$99,999	1,903	11,830	32,883
\$100,000-\$149,999	1,886	15,991	43,672
\$150,000-\$199,999	653	8,096	23,819
\$200,000 or greater	474	10,163	33,706
Median HH Income	\$56,705	\$74,015	\$75,671
Average HH Income	\$76,089	\$106,944	\$114,473

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	15,086	94,288	259,038
2010 Total Households	13,067	88,731	250,797
2023 Total Households	12,944	92,990	265,840
2028 Total Households	12,942	93,717	267,078
2023 Average Household Size	3.06	2.74	2.77
2000 Owner Occupied Housing	3,799	36,757	106,872
2000 Renter Occupied Housing	10,618	53,257	139,233
2023 Owner Occupied Housing	3,692	37,860	112,900
2023 Renter Occupied Housing	9,252	55,130	152,940
2023 Vacant Housing	574	4,989	14,097
2023 Total Housing	13,518	97,979	279,937
2028 Owner Occupied Housing	3,729	38,462	114,686
2028 Renter Occupied Housing	9,213	55,256	152,392
2028 Vacant Housing	686	5,444	15,757
2028 Total Housing	13,628	99,161	282,835
2023-2028: Households: Growth Rate	0.00 %	0.80 %	0.45 %





2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	3,257	19,874	57,439
2023 Population Age 35-39	2,861	17,698	52,576
2023 Population Age 40-44	2,593	16,729	48,969
2023 Population Age 45-49	2,208	15,022	43,747
2023 Population Age 50-54	2,273	15,963	46,219
2023 Population Age 55-59	2,002	15,053	43,719
2023 Population Age 60-64	1,946	14,808	42,996
2023 Population Age 65-69	1,567	12,516	35,670
2023 Population Age 70-74	1,213	10,156	28,753
2023 Population Age 75-79	736	6,839	19,937
2023 Population Age 80-84	400	4,138	12,569
2023 Population Age 85+	348	3,681	11,340
2023 Population Age 18+	29,621	197,643	575,161
2023 Median Age	32	36	36

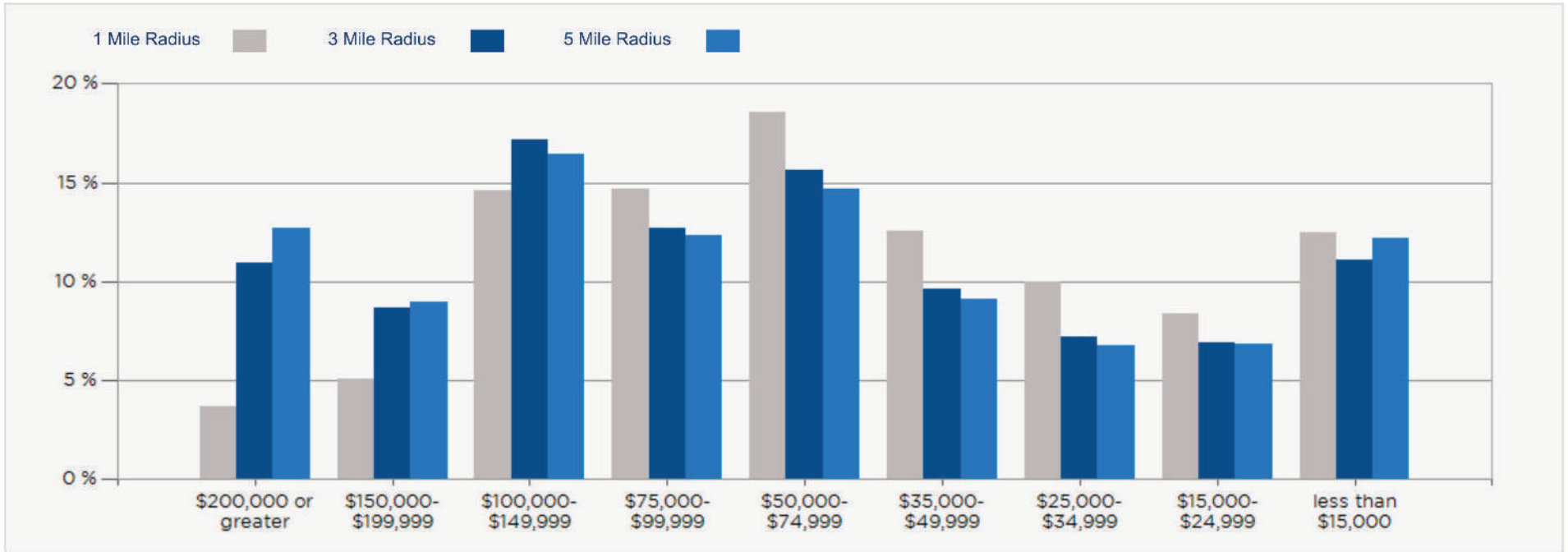
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,418	\$74,993	\$77,691
Average Household Income 25-34	\$76,005	\$98,049	\$106,443
Median Household Income 35-44	\$64,348	\$81,731	\$85,390
Average Household Income 35-44	\$87,373	\$117,959	\$129,751
Median Household Income 45-54	\$65,625	\$88,213	\$92,116
Average Household Income 45-54	\$84,988	\$124,257	\$135,167
Median Household Income 55-64	\$57,418	\$81,200	\$81,179
Average Household Income 55-64	\$73,136	\$118,465	\$125,580
Median Household Income 65-74	\$43,492	\$61,893	\$62,772
Average Household Income 65-74	\$65,683	\$95,424	\$99,537
Average Household Income 75+	\$53,850	\$75,807	\$77,636

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	3,315	19,380	55,711
2028 Population Age 35-39	3,020	19,060	55,141
2028 Population Age 40-44	2,686	17,258	50,656
2028 Population Age 45-49	2,426	16,193	47,124
2028 Population Age 50-54	2,073	14,606	42,475
2028 Population Age 55-59	2,114	15,117	43,715
2028 Population Age 60-64	1,793	13,692	39,612
2028 Population Age 65-69	1,657	13,216	37,921
2028 Population Age 70-74	1,287	10,815	30,696
2028 Population Age 75-79	972	8,328	23,671
2028 Population Age 80-84	563	5,214	15,546
2028 Population Age 85+	437	4,463	13,486
2028 Population Age 18+	29,922	200,397	580,994
2028 Median Age	34	38	38

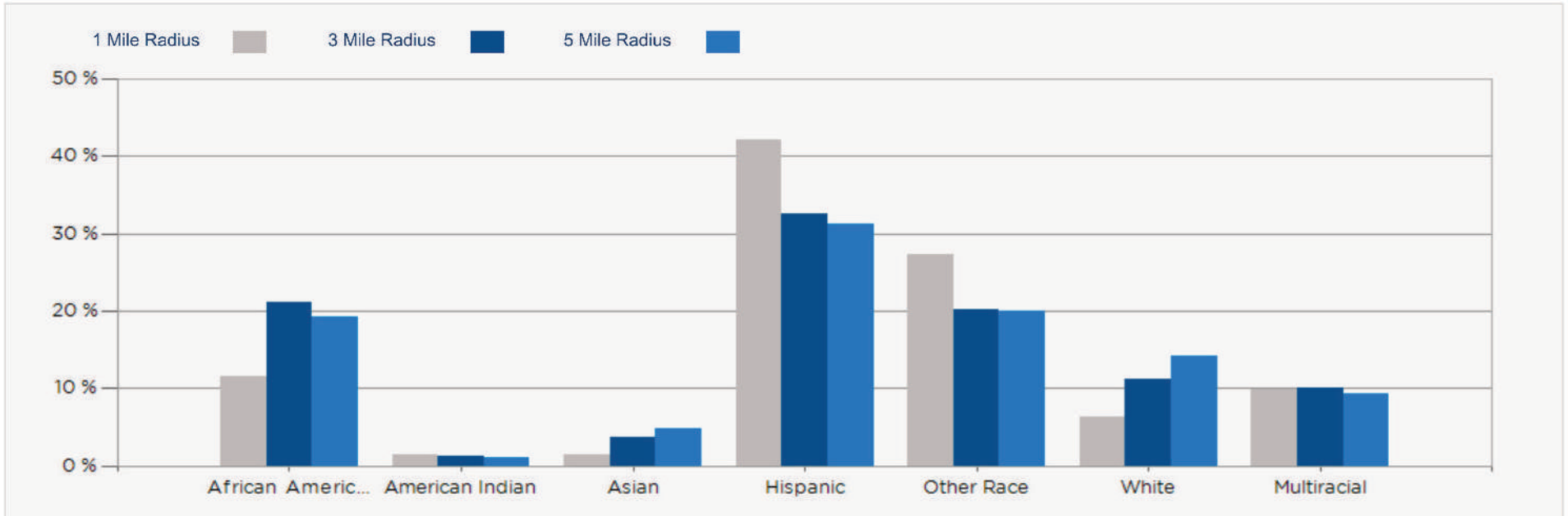
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,565	\$84,942	\$88,219
Average Household Income 25-34	\$87,276	\$113,920	\$123,957
Median Household Income 35-44	\$76,599	\$96,174	\$99,441
Average Household Income 35-44	\$104,099	\$137,680	\$148,691
Median Household Income 45-54	\$77,037	\$101,558	\$104,789
Average Household Income 45-54	\$100,502	\$141,794	\$153,784
Median Household Income 55-64	\$66,211	\$96,007	\$96,773
Average Household Income 55-64	\$85,047	\$137,049	\$144,878
Median Household Income 65-74	\$52,522	\$77,751	\$77,798
Average Household Income 65-74	\$78,313	\$115,393	\$119,211
Average Household Income 75+	\$65,132	\$93,974	\$96,608



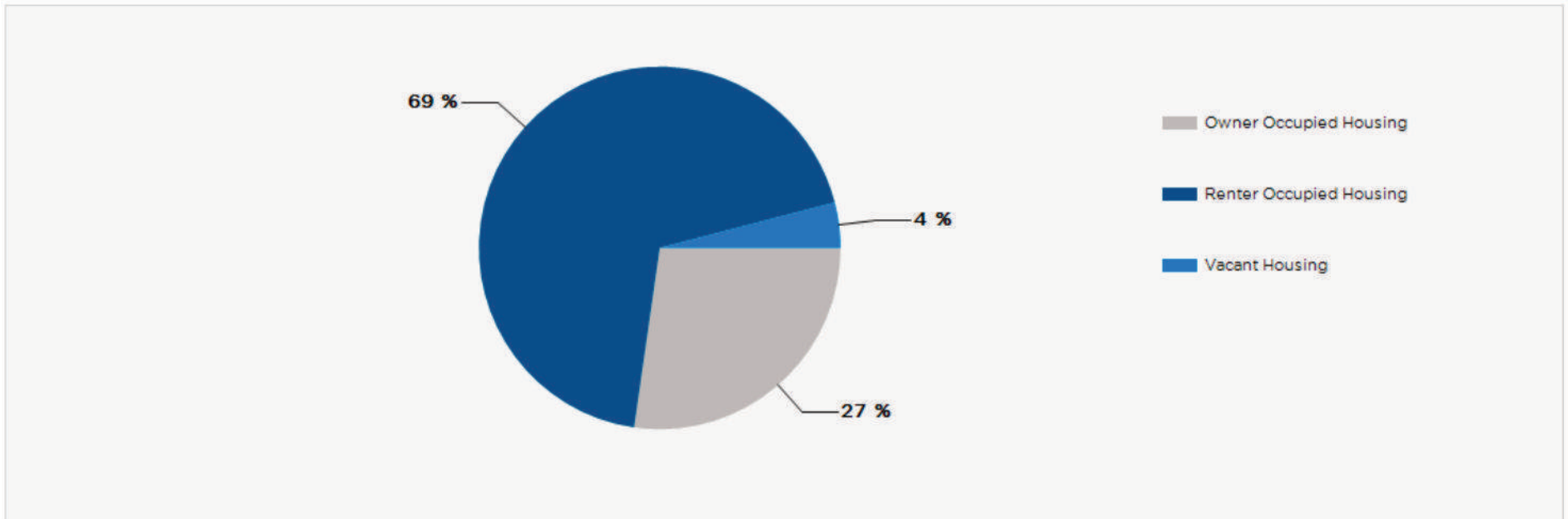
## 2023 Household Income



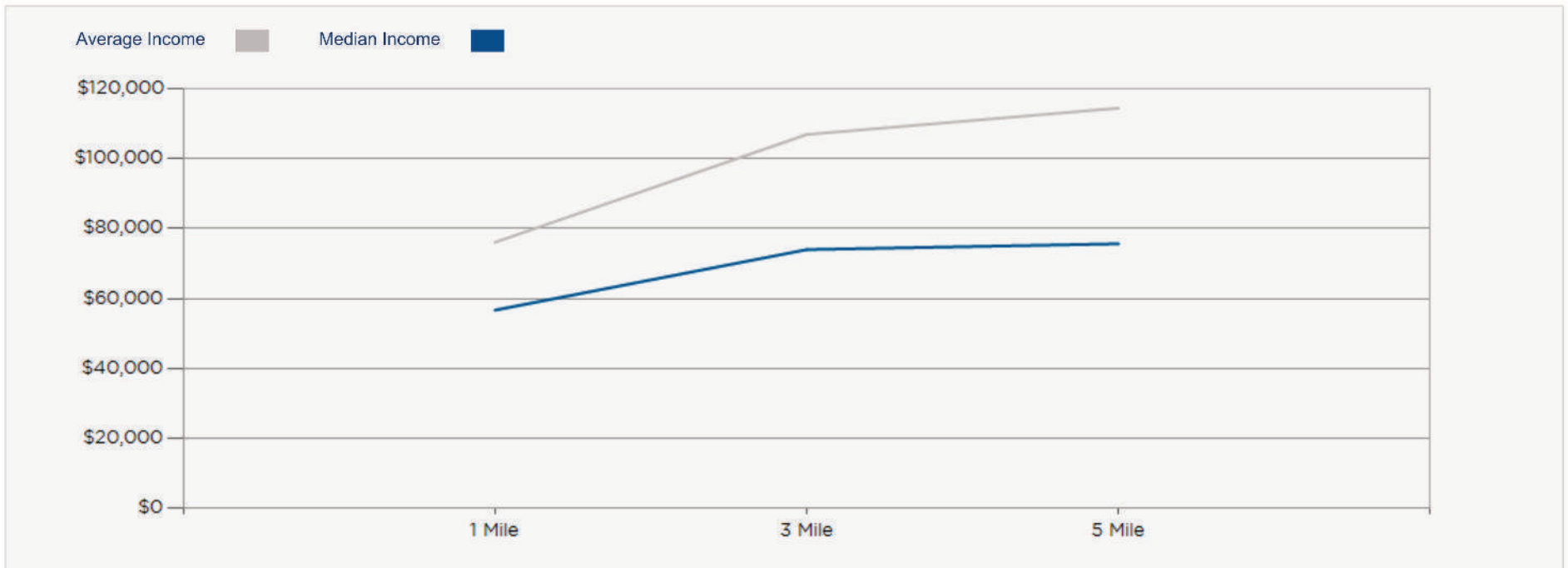
## 2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



## CONFIDENTIALITY and DISCLAIMER

The information contained in the brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Eve Capital and it should not be made available to any other person or entity without the written consent of Eve Capital.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the brochure. If you have no interest in the subject property, please promptly return this brochure to Eve Capital. This brochure has been prepared to provide summary and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Eve Capital has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this brochure has been obtained from sources we believe reliable; however, Eve Capital has not verified, and will not verify, any of the information contained herein, nor has Eve Capital conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**Laura Alice Scaturro**

(424) 404 -9993

[lauraalice@evecap.com](mailto:lauraalice@evecap.com)

DRE#01942167

EVE  
CAPITAL