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**LYON STAHL**  
INVESTMENT REAL ESTATE



**INDUSTRIAL WAREHOUSE / SHOWROOM**

**821 OLIVE STREET** Inglewood, CA





# LEASE DETAILS

821 OLIVE STREET  
INGLEWOOD CA 90250

## SIZE

7,500 SF

## RATE

\$1.75/SF MG

## TERM

Negotiable

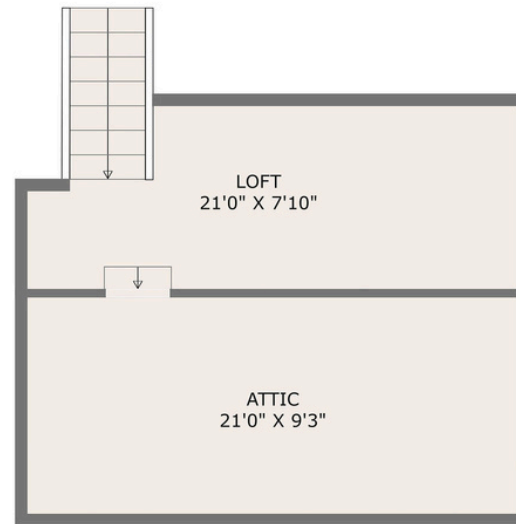
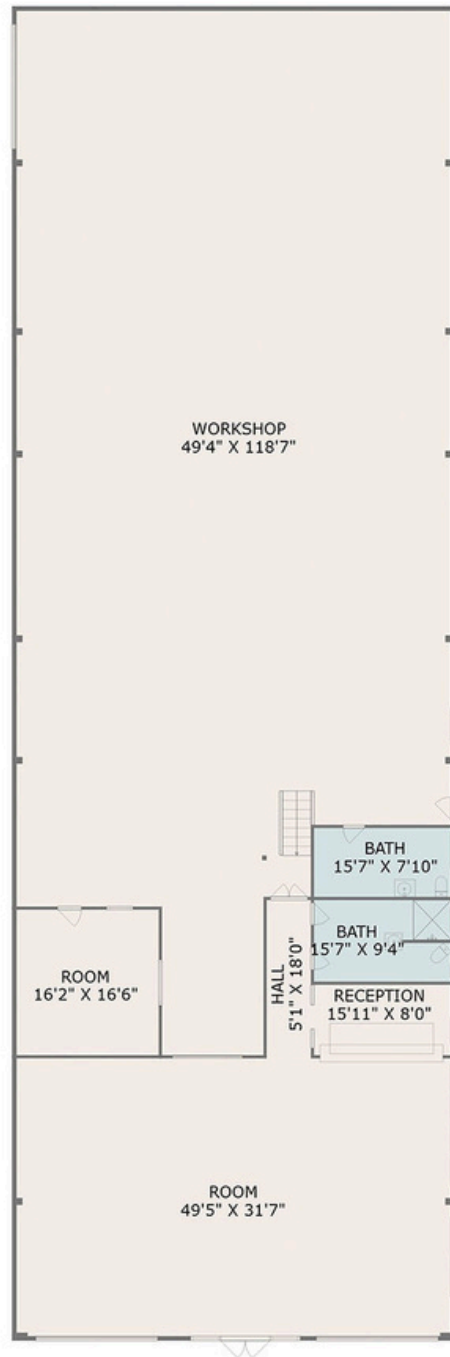
## LOCATION

*Inglewood*

## PROPERTY HIGHLIGHTS

- Large Warehouse & Showroom Space in Inglewood
- Front Glass Doors Open Directly Into Showroom, Back Warehouse is Open-Floor Layout
- Mezzanine Space Above Show Room For Storage
- Great Location in Inglewood - Adjacent to CARMAX & Close Proximity to LAX and the 405

# Floor PLAN





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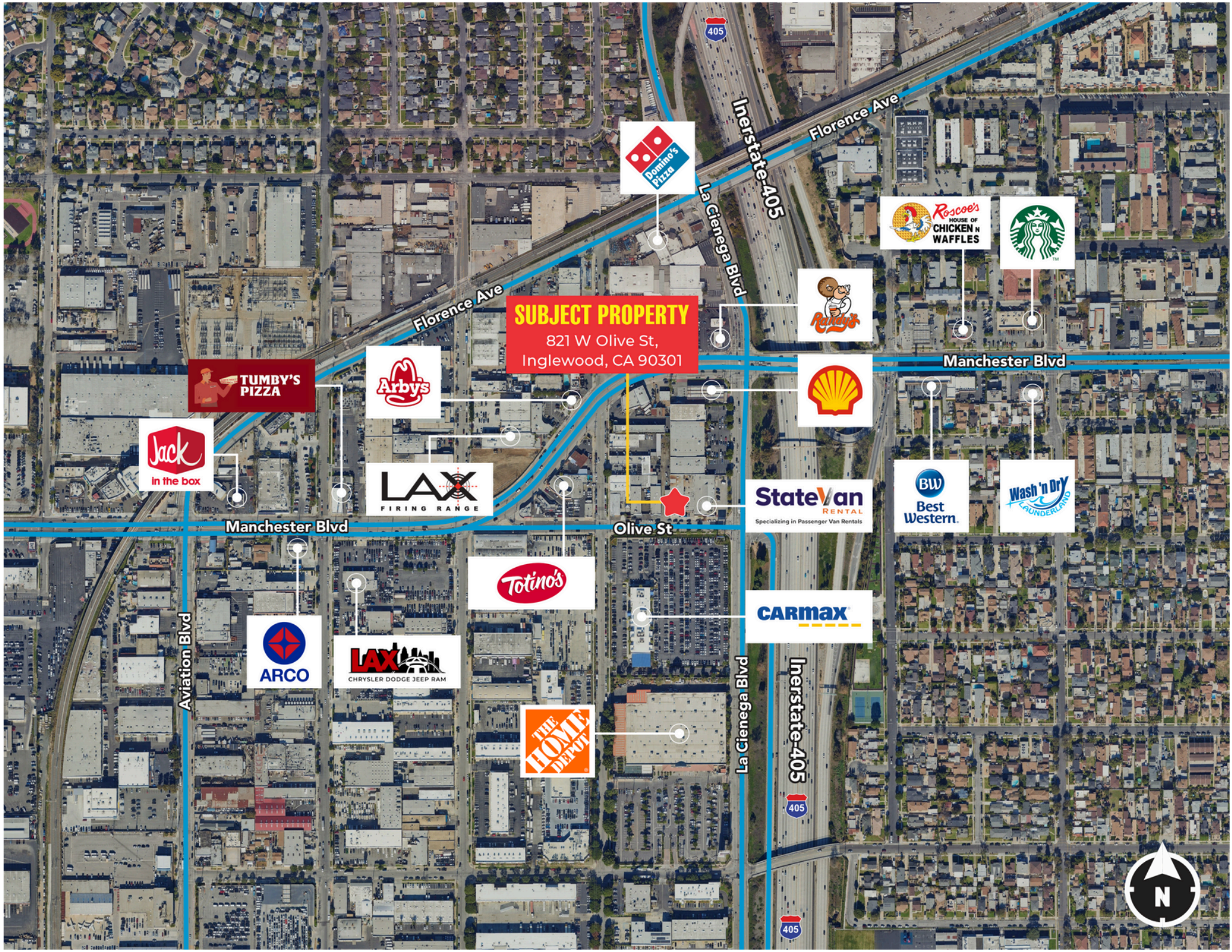




821 OLIVE STREET







**SUBJECT PROPERTY**  
821 W Olive St,  
Inglewood, CA 90301



Manchester Blvd

Olive St



Aviation Blvd



La Cienega Blvd



Inerstate-405





# INGLEWOOD CA

## Area OVERVIEW

Inglewood, California, incorporated in 1888, is a dynamic city with a population of approximately 110,000 residents, spanning about 9.5 square miles. Strategically situated near Los Angeles International Airport, Inglewood enjoys excellent connectivity with direct routes to major freeways including I-405 and I-105, and close proximity to downtown Los Angeles and the Port of Los Angeles. Known as the "City of Champions," Inglewood is undergoing a significant transformation, highlighted by major developments such as the SoFi Stadium, home to the NFL's Los Angeles Chargers and Los Angeles Rams, and the Intuit Dome, soon to be the new venue for the Los Angeles Clippers. These landmark projects, coupled with substantial investments in urban revitalization and infrastructure, are driving economic growth and increasing commercial opportunities. The city's diverse economic base includes a mix of retail, service-oriented businesses, and emerging tech startups, supported by a favorable business environment and strong community engagement. Inglewood's evolving landscape offers promising prospects for commercial real estate investments, particularly in retail, entertainment, and mixed-use developments, making it an attractive location for forward-looking businesses.







**CONTACT FOR MORE DETAILS:**

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