

Special Teaser Rate: \$2.00 per sf per moth

**3 MONTHS**

Available For Qualified Applicants  
Per Landlord's Discretion



# *MEDICAL OFFICES FOR LEASE*



Exclusive Listing by  
Tolj Commercial Real Estate

**8473-8475** South Van Ness Avenue, Inglewood, CA 90305





## **PROPERTY HIGHLIGHTS**

- *Prime Van Ness Location*
- *Tranquil Surroundings*
- *Onsite and Street Parking*
- *Conveniently near 110 & 10 Freeways*
- *Close to Dining & Retail Hotspots*

**8473 - 8475**

South Van Ness Avenue, Inglewood, CA 90305



# LEASE TERMS

Located in the lively Inglewood neighborhood, just south of Los Angeles, this unique single-story medical and office building offers a prime opportunity for businesses. With convenient access to popular dining and retail spots like Wings & Pots, Cobblers Cakes & Kream, Taco Bell, Dollar Tree, and more, it's an ideal spot for companies aiming to thrive in a bustling area. Positioned on a prominent corner of Van Ness Avenue, the building boasts excellent street visibility.

|                           |   |
|---------------------------|---|
| <b>Commercial Space</b>   | Medical / General Offices   |
| <b>Lease Type:</b>        | Modified Gross  |
| <b>Rental Rates:</b>      | Suite 102   \$2.15 per sf per month<br>Suite 103   \$2.30 per sf per month                  |
| <b>Suite # &amp; Size</b> | Suite 102   Approx. 1,450 SF<br>Suite 103   Approx. 850 SF                                  |
| <b>Parking:</b>           | City Curb Street Parking – Van Ness Ave. & Byrd Ave.<br>Back Lot – First Come, First Served |
| <b>Zoning:</b>            | IN-C2-YY  |

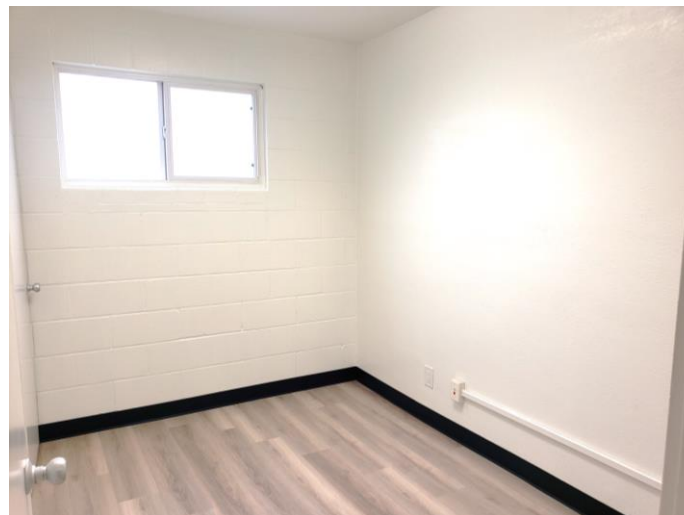
Special teaser rate of \$2.00 per sq. ft. per month, available for qualified applicants, subject to landlord's discretion. Terms and conditions apply. Rates and qualifications are subject to change without notice.

8473 - 8475

South Van Ness Avenue, Inglewood, CA 90305



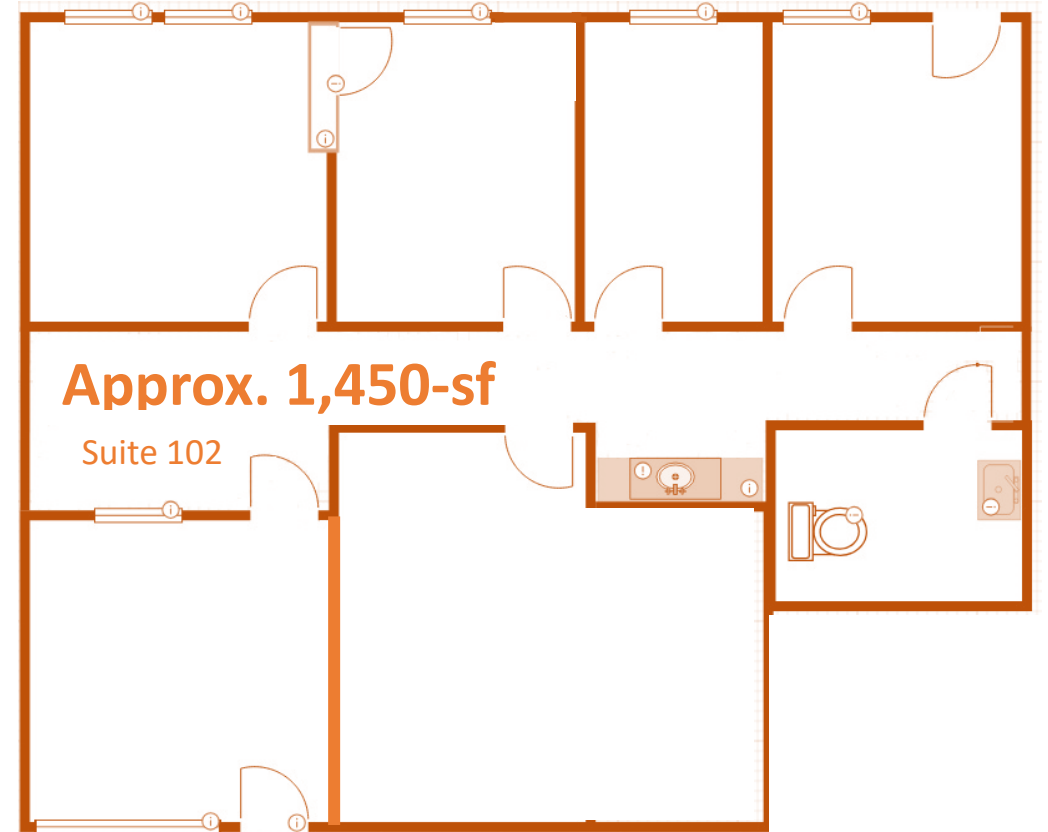
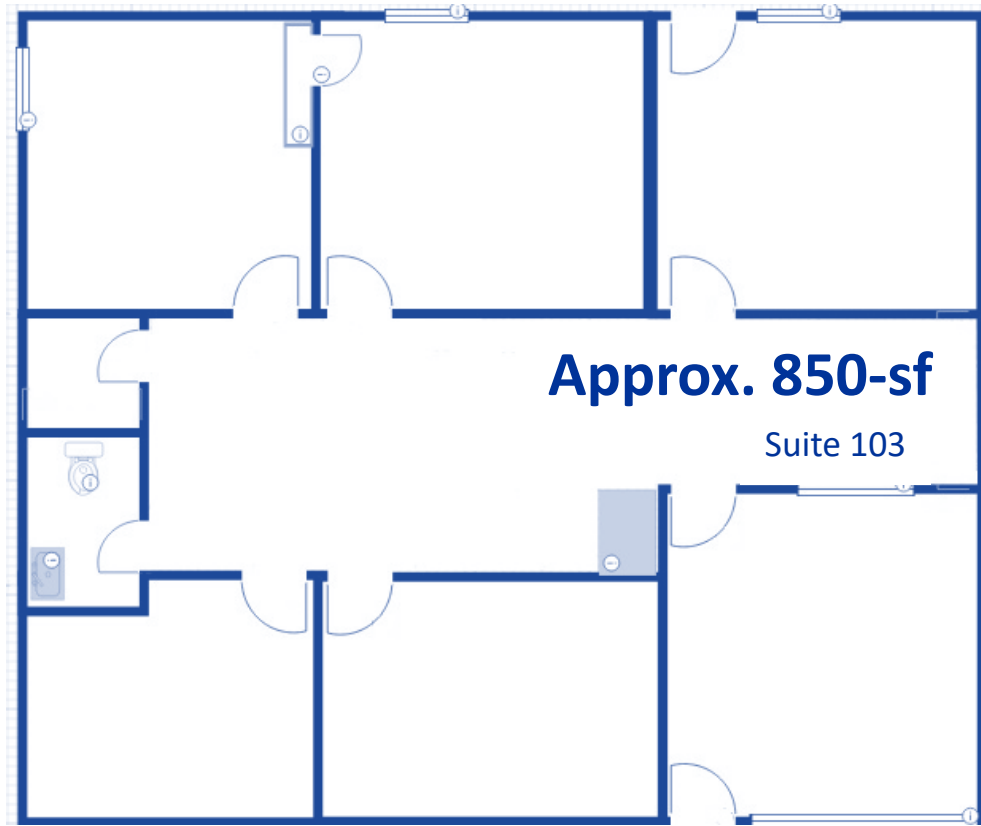
**INTERIOR  
PHOTOS**  
*(Suite 102)*



***INTERIOR  
PHOTOS***  
*(Suite 103)*



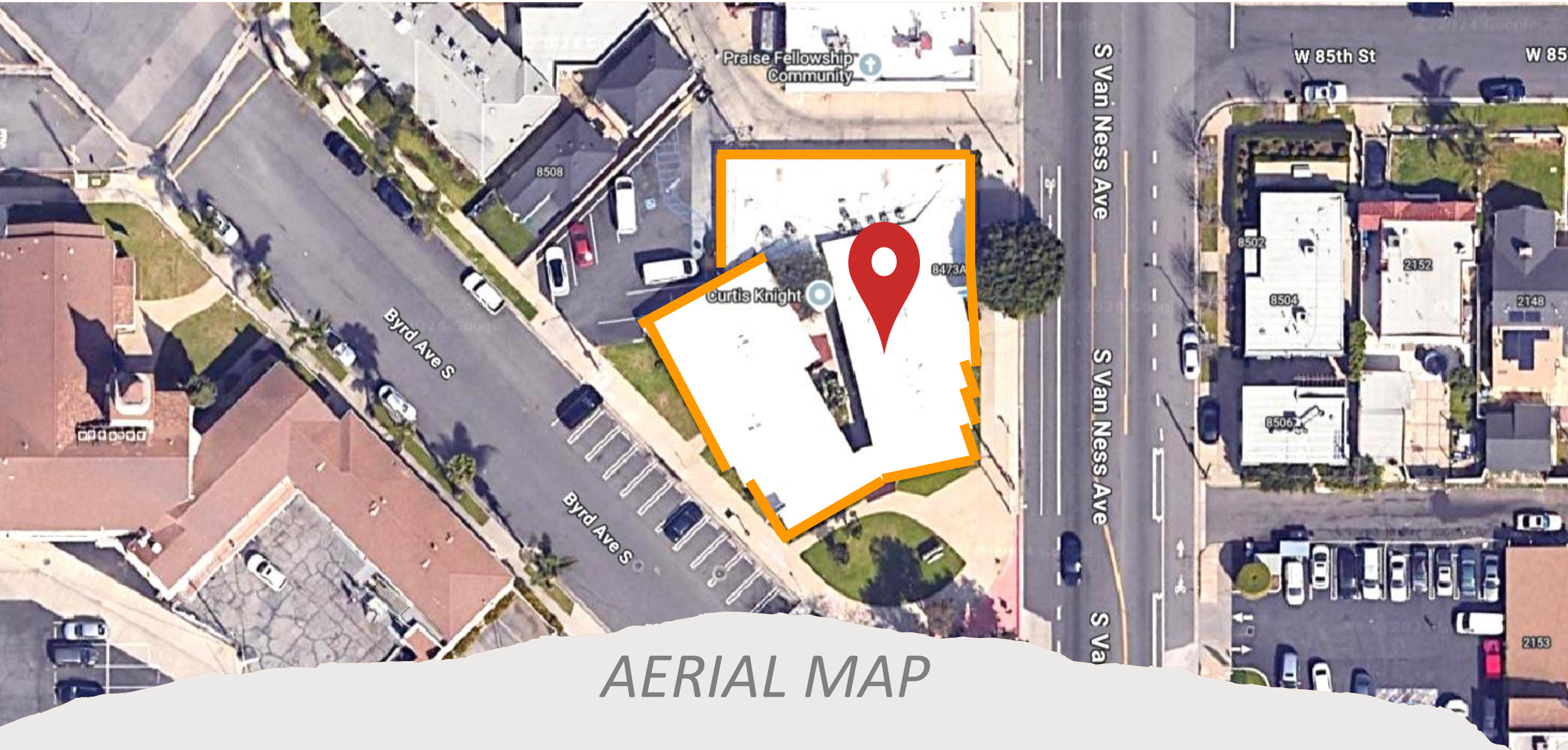
# FLOOR PLANS



*Floor plans are drawn with no scale.*

**8473 - 8475** South Van Ness Avenue, Inglewood, CA 90305





*AERIAL MAP*

**8473 - 8475** South Van Ness Avenue, Inglewood, CA 90305





Inglewood is a city located in southwestern Los Angeles County, California, within the Los Angeles metropolitan area. According to the 2020 U.S. Census, it has a population of 107,762 and lies in the South Bay region, close to Los Angeles International Airport.

The city's development began after the Venice–Inglewood railway opened in 1887, and it was officially incorporated on February 14, 1908. Inglewood is known for its strong connection to professional sports, hosting several teams across various venues. The Forum, which opened in 1967, was home to the Los Angeles Lakers (NBA), Los Angeles Kings (NHL), and Los Angeles Sparks (WNBA) until 1999, when the Staples Center became their new venue.

Since 2020, SoFi Stadium has hosted the Los Angeles Rams and Los Angeles Chargers of the NFL, and it will also be the site for the opening and closing ceremonies of the 2028 Summer Olympics. In 2024, the Los Angeles Clippers began playing at the newly opened Intuit Dome.

Adapted from Wikipedia.

**8473 - 8475** South Van Ness Avenue, Inglewood, CA 90305







# LOCAL AMENITIES

---



## Disclaimer and Information Notice

The information provided in this brochure is for general reference only and is not guaranteed to be accurate or complete. Prospective businesses and tenants should conduct their own independent verification and due diligence. No warranties or representations, either expressed or implied, are made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants, and other parties who receive this document should not rely on it but should use it as a starting point for analysis. They should independently confirm the accuracy of the information through a due diligence review of books, records, files, and documents that constitute reliable sources. Logos are for identification purposes only and may be trademarks of their respective companies. Tolj Commercial Real Estate, RE Lic. #0137646

**8473 - 8475** South Van Ness Avenue, Inglewood, CA 90305



8473-8475 South Van Ness Avenue, Inglewood, CA 90305

**BROKER CONTACT INFORMATION**



**Mike Tolj, MBA**  
**Commercial Broker**  
DRE No. 01373646  
Work: 323.258.4946  
Cell: 323.317.2561  
[mike@toljcommercial.com](mailto:mike@toljcommercial.com)

*Image sources: Unsplash.com - Nick Wright, Flowers, Pexels.com - Vlada Karpovich, Green Palm Tree, Unsplash.com - Mike Von, Bridge & Unsplash.com - Levi Meir Clancy, River Under Bridge, Anthony Bautista, Forum, and Inglewood City Logo*



[www.toljcommercial.com](http://www.toljcommercial.com)