

633 W MANCHESTER BLVD, INGLEWOOD, CA 90301



FOR LEASE



PROPERTY SUMMARY

633 W MANCHESTER BLVD,
INGLEWOOD, CA 90301

Property Type: Kitchen

Year Built: 1991

Parcel Number: 4018-012-010;
4018-012-011

Available for Lease: Restaurant Space

Zoning: INC2



LOCAL COMMUNITY MAP



LAX
Los Angeles World Airports



Pita Café
MEDITERRANEAN GRILL
MIYAKO SUSHI HIGH NOTE
SEVEN Penny's YOSHINOYA



Jack
in the box



Arby's



Westchester / Veterans Station **MK**



Randy's



Domino's
Mobil 7-Eleven

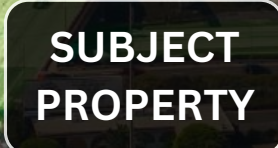


INTERSTATE CALIFORNIA
405

W Florence Ave



BW Best Western
Airpark Hotel
Los Angeles Lax Airport



SUBJECT PROPERTY



Roscoe's
HOUSE OF CHICKEN N WAFFLES

W Manchester Blvd



STARBUCKS
COFFEE



Maria's
RICOS TACOS

Queen St

PROPERTY HIGHLIGHTS

- ✔ Turn Key Kitchen Space
- ✔ Strong Demographics and Traffic Counts
- ✔ Over 35,000+ Cars Per Day
- ✔ Close proximity to freeway 405 and 105
- ✔ High Traffic Area Surrounded by National Tenants
- ✔ Minutes Away from Los Angeles International Airport

W Manchester Blvd

**SUBJECT
PROPERTY**

S Ash Ave

PROPERTY PHOTOS

633 W MANCHESTER BLVD, INGLEWOOD, CA 90301



DEMOGRAPHICS

633 W MANCHESTER BLVD, INGLEWOOD, CA 90301

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	40,618	232,275	730,085
2023 Estimate	41,404	239,263	751,908
2010 Census	40,303	245,319	770,249
Growth 2023 - 2028	-1.90%	-2.92%	-2.90%
Growth 2010 - 2023	2.73%	-2.47%	-2.38%

2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	5,827	14.07%	41,334	17.28%	153,013	20.35%
Black	12,708	30.69%	69,794	29.17%	197,905	26.32%
Am. Indian & Alaskan	607	1.47%	3,558	1.49%	10,752	1.43%
Asian	1,978	4.78%	14,476	6.05%	52,016	6.92%
Hawaiian & Pacific Island	124	0.30%	847	0.35%	2,465	0.33%
Other	20,159	48.69%	109,254	45.66%	335,757	44.65%
U.S. Armed Forces	4		203		350	

HOUSEHOLDS

	1 Mile		3 Mile		5 Mile	
2028 Projection	15,599		84,468		267,493	
2023 Estimate	15,901		87,117		275,903	
2010 Census	15,422		89,563		283,869	
Growth 2023 - 2028	-1.90%		-3.04%		-3.05%	
Growth 2010 - 2023	3.11%		-2.73%		-2.81%	
Owner Occupied	4,156	26.14%	34,625	39.75%	103,744	37.60%
Renter Occupied	11,745	73.86%	52,492	60.25%	172,159	62.40%

DEMOGRAPHICS DETAILED REPORT

633 W MANCHESTER BLVD, INGLEWOOD, CA 90301

2023 POPULATION BY OCCUPATION

	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	1,400	3.33%	7,467	3.16%	22,470	3.03%
Professional & Management	10,654	25.31%	67,436	28.57%	219,273	29.57%
Public Administration	763	1.81%	5,455	2.31%	15,501	2.09%
Education & Health	4,914	11.67%	27,908	11.82%	83,466	11.26%
Services	4,554	10.82%	25,600	10.84%	79,936	10.78%
Information	992	2.36%	4,824	2.04%	18,714	2.52%
Sales	5,818	13.82%	28,245	11.96%	83,374	11.24%
Transportation	970	2.30%	5,980	2.53%	21,828	2.94%
Retail	2,364	5.62%	12,154	5.15%	36,693	4.95%
Wholesale	378	0.90%	2,864	1.21%	8,734	1.18%
Manufacturing	1,593	3.78%	8,651	3.66%	27,764	3.74%
Production	2,890	6.86%	14,402	6.10%	46,631	6.29%
Construction	1,299	3.09%	7,466	3.16%	24,509	3.31%
Utilities	2,261	5.37%	9,719	4.12%	28,490	3.84%
Agriculture & Mining	37	0.09%	312	0.13%	1,138	0.15%
Farming, Fishing, Forestry	13	0.03%	160	0.07%	609	0.08%
Other Services	1,200	2.85%	7,435	3.15%	22,374	3.02%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	4,349	27.68%	19,109	28.10%	62,596	31.29%
2-Person Households	4,846	30.84%	21,557	31.70%	63,922	31.95%
3-Person Households	2,928	18.64%	12,032	17.70%	32,150	16.07%
4-Person Households	2,368	15.07%	10,102	14.86%	25,977	12.99%
5-Person Households	819	5.21%	3,392	4.99%	9,511	4.75%
6-Person Households	255	1.62%	1,146	1.69%	3,448	1.72%
7-or more Person Households	146	0.93%	655	0.96%	2,443	1.22%

EXCLUSIVELY REPRESENTED BY



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