



1117 E Redondo Blvd

1117 E Redondo Blvd, Inglewood, CA 90302



THE CORRALES GROUP



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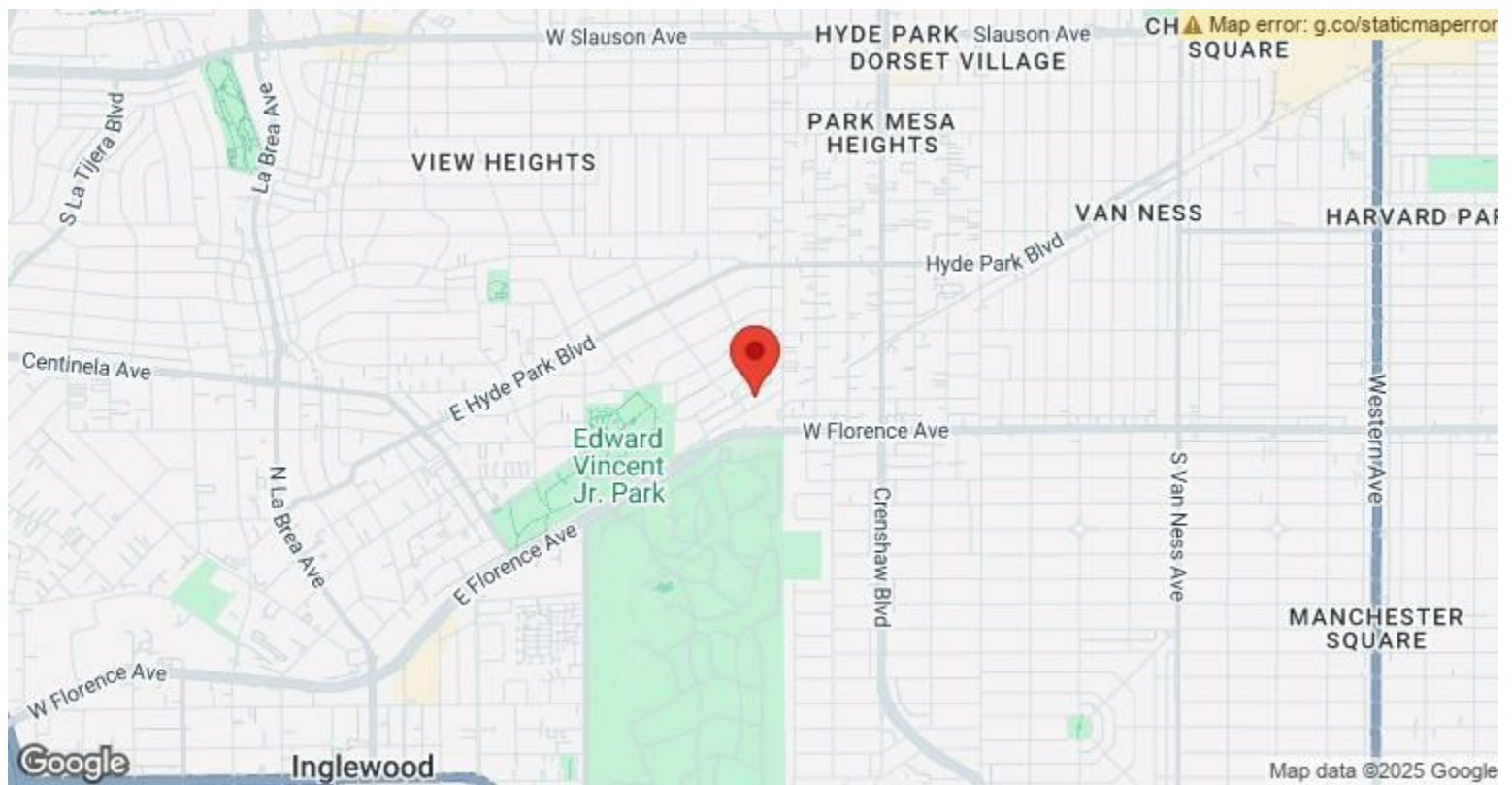
\$1,800,000

Rough and ready. 4 loading dock/garages plus a large steel security gate at the rear of the property. Features a loft area with an artistic coved and beam ceiling. 3 offices and 3 bathrooms. Zoned as MU-3 so it can be used for both residential and commercial purposes (buyer to verify). Great potential for neighborhood retail or warehouse or technology office or architecture firm or athletic facility or much more. 2.1 miles from SoFi Stadium. Incredible space with plenty of neighborhood traffic. A block away from a large newer apartment complex and noticeable security patrol across the street at the Fairfield Heights station....

- Options for retail, warehouse, industrial, auto, or flex space.
- High coved beam ceiling with skylights and garage entry through the front and security gate entrance at the rear.
- Architectural building with store front curb appeal that opens to a grand and open floor plan with loft and office space.



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| Price: | \$1,800,000 |
| Property Type: | Retail |
| Property Subtype: | Storefront |
| Building Class: | C |
| Sale Type: | Investment or Owner User |
| Cap Rate: | 4.18% |
| Lot Size: | 0.14 AC |
| Gross Building Area: | 3,104 SF |
| Sale Conditions: | Build to Suit |
| No. Stories: | 1 |
| Year Built: | 1948 |
| Tenancy: | Single |
| Zoning Description: | INC3YY |
| APN / Parcel ID: | 4013-007-025 |
| Walk Score ®: | 63 (Somewhat Walkable) |



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Property Photos



Interior Photo



Interior Photo

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