

**END CAP SPACE AVAILABLE**

Retail Space

**FOR LEASE**

2165 W. Century Boulevard  
Los Angeles, CA 90047



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## Property Characteristics

2165 CENTURY BOULEVARD, LOS ANGELES, CA 90047

**SIZE:** Approximately 1,000 square feet

**RATE:**

\$2.75 per square foot per month, NNN  
(NNN estimated to be \$0.60 per square foot per month)

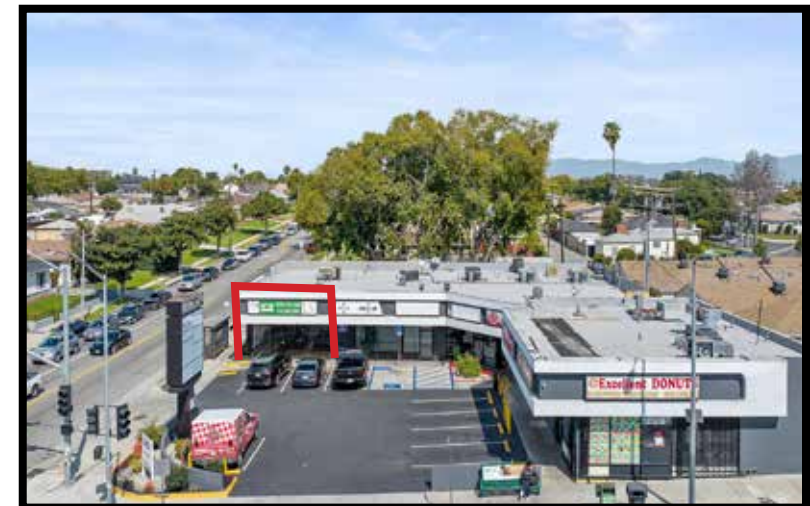
**TERM:**

3 - 5 years

**AVAILABLE:**

Immediately

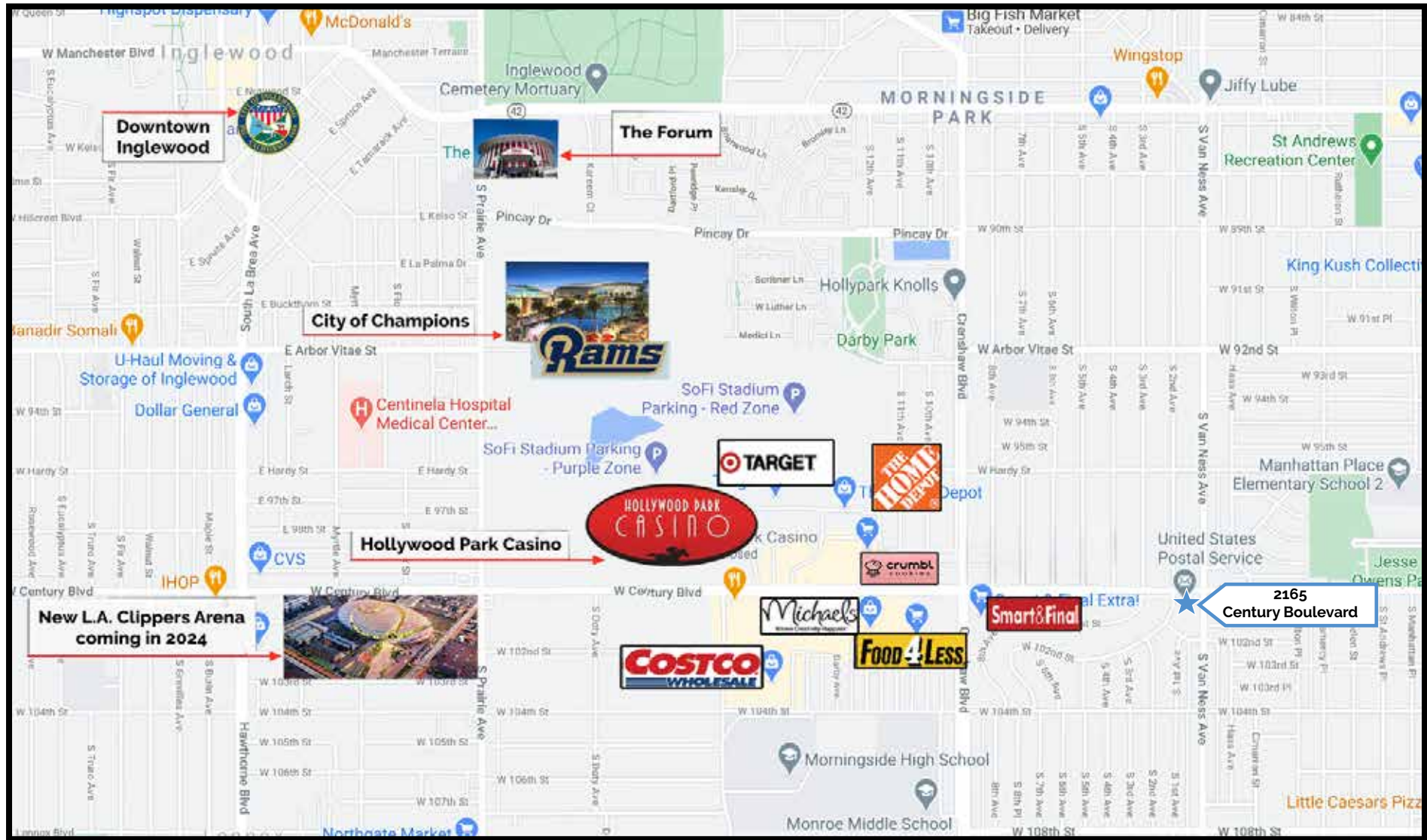
- Prime end cap space available
- Monument signage facing Century Boulevard High profile signalized intersection
- Close proximity to new Sofi Stadium and City of Champions Revitalization Project
- Easy access to 105 and 405 freeways
- Excellent visibility with heavy auto traffic— approximately 123,00 cars per day
- Located near an abundance of national retailers and power centers with neighbors including Target, Costco, WSS Shoes, 99 Cents Only and many more



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Area Map



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# Demographics

2165 CENTURY BOULEVARD, LOS ANGELES, CA 90047

## 1-MILE RADIUS



Housing Units  
**11,009**



Educational Attainment  
**16%**  
with college or higher degree



Median Home Value  
**\$655,130**



Estimated Population  
**27,234**



Average Household Income  
**\$90,520**



Apparel, Food/Entertainment & Services  
**\$145,499**  
2023 yearly consumer spending

### POPULATION

|                           | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---------------------------|---------------|---------------|---------------|
| 2028 Projected Population | 27,234        | 364,264       | 902,499       |
| 2023 Estimated Population | 28,201        | 374,225       | 925,507       |
| 2010 Census Population    | 30,283        | 386,980       | 948,422       |
| Growth 2023-2028          | -3.43%        | -2.66%        | -2.49%        |
| Growth 2010-2023          | -6.88%        | -3.30%        | -2.42%        |

### 2023 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 +

|                                  | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS  |
|----------------------------------|---------------|---------------|----------------|
| \$50,000-\$74,999                | 1,496         | 19,705        | 47,943         |
| \$75,000-\$99,000                | 1,443         | 13,426        | 31,302         |
| \$100,000 +                      | 3,207         | 25,125        | 73,004         |
| <b>TOTAL</b>                     | <b>6,146</b>  | <b>58,256</b> | <b>152,249</b> |
| 2023 Estimated Average HH Income | \$90,520      | \$69,669      | \$77,797       |



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## Area Information

The City of Champions Revitalization Project is a 298-acre, mixed-use real estate development being built on the former site of the Hollywood Racetrack and Casino: This is the largest parcel of undeveloped land in the Greater Los Angeles area.

Anchored by the new sports and entertainment arena, Clippers owner Steve Ballmer is financing the stadium 100% with private money, after recently buying the Los Angeles Clippers for \$2 billion. An 80,000 seat NFL Specification stadium that has a capacity of 100,000, this stadium will be the largest and most expensive arena in the world at 3 million SF and \$2.66 billion. Also, to be added: 780,000 SF of high-end office space, 800,000 SF of retail and dining space, 2,500 residential units, a hotel and a movie theater.

With the expected finishing date in 2024, it has the ability to host Super Bowls, Final Fours, concerts, and potentially the 2024 Summer Olympics, bringing additional revenue into Inglewood and the Greater Los Angeles area.



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