300 W MANCHESTER AVENUE Inglewood, CA 90301

RETAIL SPACE

FOR LEASE





CURRENTLY A MARKET PLEASE DO NOT DISTURB TENANTS

300 W Manchester Avenue, Inglewood, CA 90301

Property Characteristics

SIZE: Approximately 2,570 square feet (Divisible to 1,285 square feet)

BASE RENT: \$2.00 per square foot per month, NNN

(\$5,140.00 per month) NNN estimated to be approximately \$0.80 per square

foot per month (\$2,056.00)

TERM: 5 years

PARKING: 17 surface spaces plus 1 handicap and

ample street parking

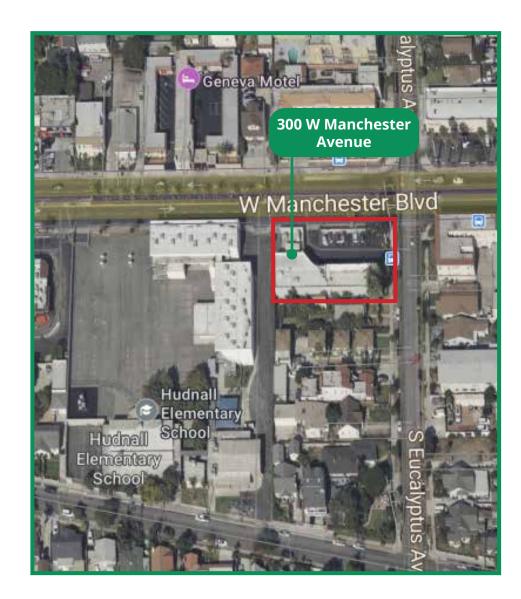
AVAILABLE: Immediately

- Monument sign facing Manchester Boulevard at high profile signalized intersection
- Close proximity to new SoFi Stadium, City of Champions Revitalization Project, Clippers Stadium and the Kia Forum
- Easy access the 105 and the 405 freeways
- Excellent visibility with heavy auto traffic
- Located near an abundance of national retailers including Target, Costco, WSS Shoes, 99 Cents Only and many more





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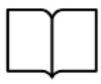


Demographics

1-MILE RADIUS



Housing Units **17,947**



52% with college or higher degree



Median Home Value \$1,043,955



39,615



\$111,668



Apparel, Food/Entertainment & Services

\$256,477 2023 yearly consumer spending

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2028 Projected Population	45,234	244,650	755,115
2023 Estimated Population	46,170	250,964	775,201
2010 Census Population	46,217	257,568	774,170
Growth 2023-2028	-2.03%	-2.52%	-2.09%
Growth 2010-2023	-0.10%	-2.56%	-0.38%
2023 HOUSEHOLDS BY HH INCOME \$50,000 +			
\$50,000-\$74,999	2,951	14,434	42,037
\$75,000-\$99,000	1,821	9,461	29,646
\$100,000 +	3,860	29,903	88,849
TOTAL	8,632	53,798	160,532
2023 Estimated Average HH Income	\$71,257	\$93,952	\$92,745

