

300 W MANCHESTER AVENUE  
Inglewood, CA 90301

RETAIL SPACE  
FOR LEASE



**CURRENTLY A MARKET  
PLEASE DO NOT DISTURB TENANTS**

**GREG ECKHARDT**  
310.395.2663 X103  
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LIC# 01255469



**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



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

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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



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1-MILE RADIUS



Housing Units  
**17,947**



Educational Attainment  
**52%**  
with college or higher degree



Median Home Value  
**\$1,043,955**



Estimated Population  
**39,615**



Average Household Income  
**\$111,668**



Apparel, Food/Entertainment & Services  
**\$256,477**  
2023 yearly consumer spending

POPULATION

2028 Projected Population  
2023 Estimated Population  
2010 Census Population  
Growth 2023-2028  
Growth 2010-2023

1-MILE RADIUS

45,234  
46,170  
46,217  
-2.03%  
-0.10%

3-MILE RADIUS

244,650  
250,964  
257,568  
-2.52%  
-2.56%

5-MILE RADIUS

755,115  
775,201  
774,170  
-2.09%  
-0.38%

2023 HOUSEHOLDS BY HH INCOME \$50,000 +

\$50,000-\$74,999  
\$75,000-\$99,000  
\$100,000 +

2,951  
1,821  
3,860  
**8,632**  
\$71,257

14,434  
9,461  
29,903  
**53,798**  
\$93,952

42,037  
29,646  
88,849  
**160,532**  
\$92,745

TOTAL

2023 Estimated Average HH Income

