

300 W MANCHESTER AVENUE  
Inglewood, CA 90301

RETAIL SPACE  
FOR LEASE



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

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

**BASE RENT:** \$1.70 per square foot per month, NNN  
(\$4,369.00 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

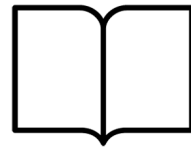




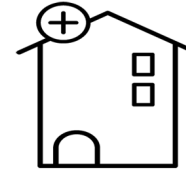
1-MILE RADIUS



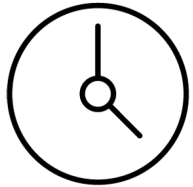
Housing Units  
**17,615**



Educational Attainment  
**25%**  
with college or higher degree



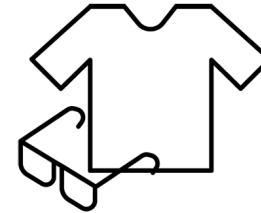
Median Home Value  
**\$556,340**



Estimated Population  
**46,170**



Average Household Income  
**\$71,257**



Apparel, Food/Entertainment & Services  
**\$207,900**  
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 +  
**TOTAL**  
2023 Estimated Average HH Income

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

