

Retail Space

FOR LEASE

3111 W. Century Boulevard
Inglewood, CA 90303



total by Verizon

Veronica's INSURANCE

UNICE

UNICE 8th CELEBRATION EVENT



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Property Characteristics

3111 CENTURY BOULEVARD, INGLEWOOD, CA 90303

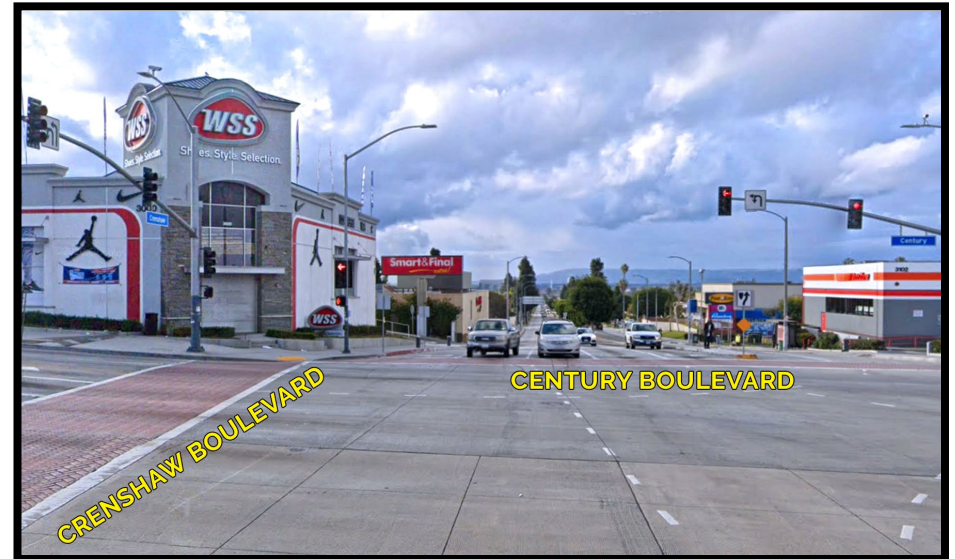
UNIT 103: Approximately 900 square feet

RATE: \$4.35 per square foot per month, NNN
(NNN estimated to be \$1.25 per square foot per month)

PARKING: Surface parking with approximately 32 shared spaces

TERM: 3 - 5 years

AVAILABLE: Immediately



Rear Parking Lot

- 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

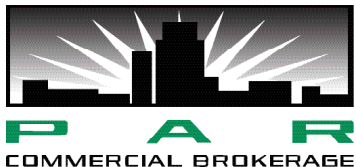


All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent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

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Area Map



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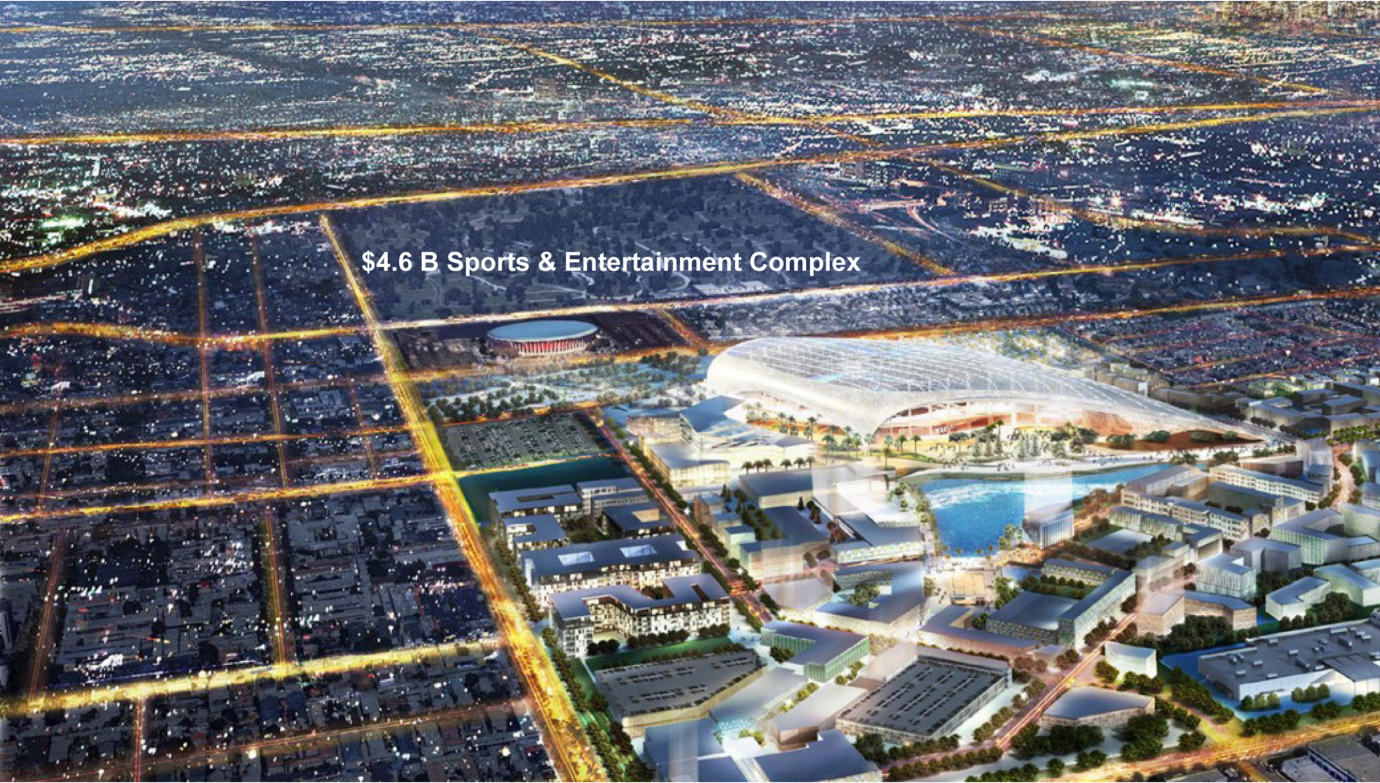
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Area Information

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.



\$4.6 B Sports & Entertainment Complex



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