

 **YOSHINOYA**

 **metroPCS**

 **FIESTA**
AUTO INSURANCE

 **EVERYTABLE**



COMMERCIAL
REAL ESTATE
the sign of a profitable property

#66,356 CARS PER DAY

HIGH TRAFFIC INGLEWOOD CENTER

10001-10025 Hawthorne Boulevard, Inglewood, CA 90304



CALEB MORRISON
(818) 697-9364 | caleb@illicre.com
DRE#02168133

JASON BRIGGS
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DRE#02204046

TODD NATHANSON
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DRE#00923779



SHELL RETAIL SPACE
INGLEWOOD, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

PROPERTY FEATURES

10001-10025 Hawthorne Boulevard, Inglewood, CA 90304







APPROX. 1,430 SF

UNIT 108 - SHELL SPACE AVAILABLE

- ✓ Unit 108 - ±1,430 SF (\$1.00/SF/mo + \$2.05 NNN)
- ✓ Join high performing restaurant co-tenants driving heavy traffic to the center
- ✓ Very busy signalized intersection
- ✓ Great street visibility
- ✓ Rare on-site employee parking
- ✓ Pylon signage available
- ✓ Tenants include Yoshinoya, Metro PCS, Everytable, and Fiesta Insurance

AREA AMENITIES

- ✓ Close proximity to SoFi Stadium, Intuit Dome, LAX, and Hollywood Park!
- ✓ Easy access from public transportation routes
- ✓ One of the most active areas for apartment development in L.A. with 1,600 units under construction and many more planned
- ✓ Close to the 405 & 105 freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	48,090	267,466	713,393
 Avg. HH Income	\$67,055	\$86,294	\$95,073
 Daytime Pop	42,150	277,677	614,526
 Traffic Count	± 66,356 CPD ON CENTURY BLVD & HAWTHORNE BLVD		

SHELL RETAIL SPACE
INGLEWOOD, CA

INTERIOR PHOTOS

10001-10025 Hawthorne Boulevard, Inglewood, CA 90304

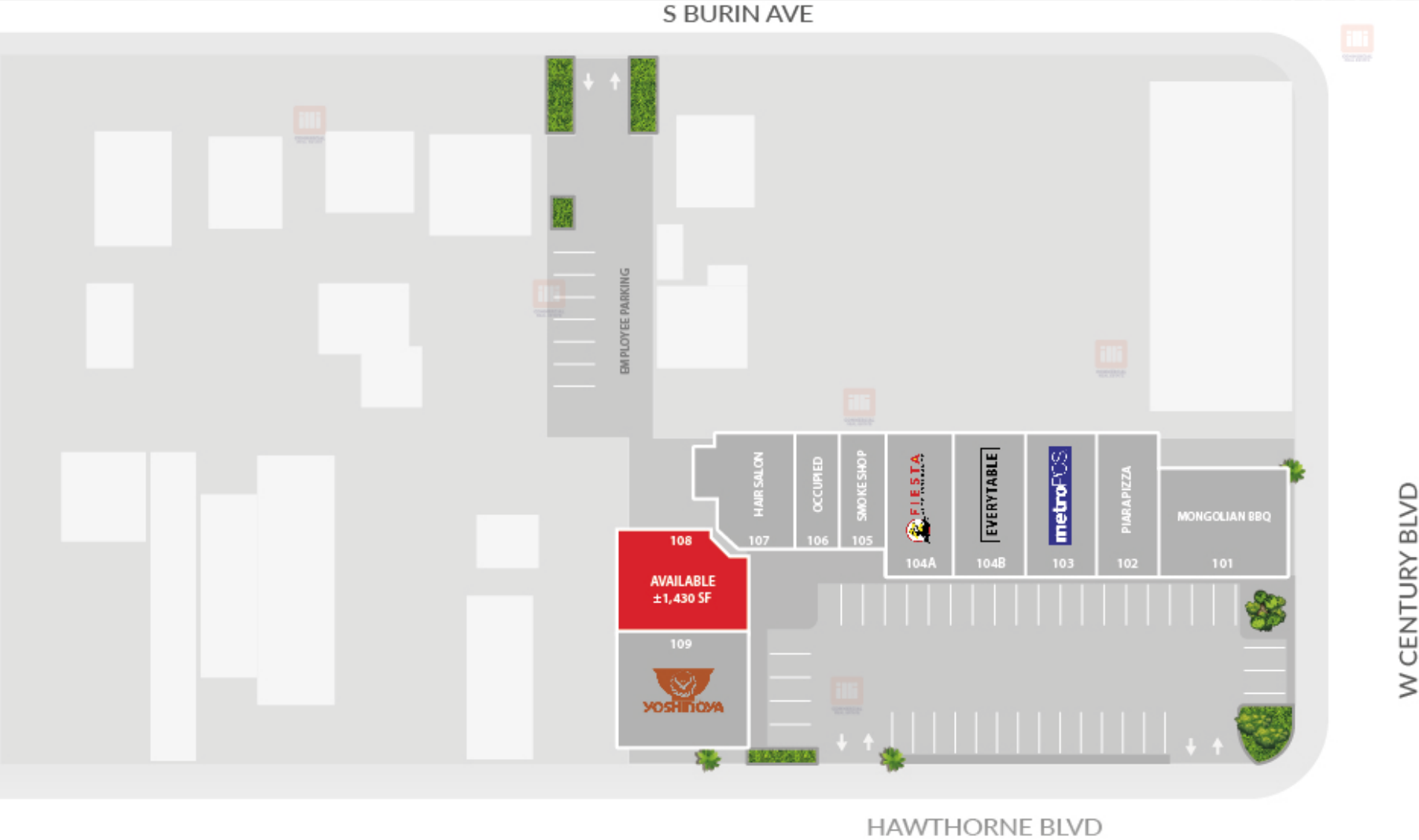


SUITE 108



SITE PLAN

10001-10025 Hawthorne Boulevard, Inglewood, CA 90304



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

AVAILABLE

PRAIRIE AVE

PRAIRIE AVE

KIA FORUM

H HOLLY WOOD PARK

target

SoFi Stadium

COSTCO WHOLESALE

IN-N-OUT BURGER

LA FITNESS

ROSS DRESS FOR LESS

El Super

THE HOME DEPOT

MORNINGSIDE HIGH SCHOOL
Morningside High School
Woodland Hills, CA

Marshalls

ALDI

Starbucks

Food4Less

Smart & Final.

crumbl cookies

S VAN NESS AVE

S VAN NESS AVE

W CENTURY BLVD

W CENTURY BLVD

JESSE OWENS PARK

Sleep

THE HOME DEPOT

ROSS DRESS FOR LESS

H HOLLY WOOD PARK

ups

IN-N-OUT BURGER

Hilton

Starbucks

citi

CVS pharmacy

Marshalls

ALDI

target

McDonald's

Smart & Final.

KIA FORUM

SoFi Stadium

COSTCO WHOLESALE

7 ELEVEN

T Mobile

AERIAL MAP



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