



### Retail Space For Lease

## 401-441 E Manchester Blvd Inglewood, CA 90301

### Property Highlights

- Located within close proximity to The Kia Forum, SoFi Stadium, Intuit Dome, and Hollywood Casino Park.
- Situated on a prime signalized intersection with traffic counts exceeding 42,587 CPD.
- Incredible visibility to westbound traffic
- Pylon signage available
- Strong demographics with over 61,000 residents within 1-mile/475,000 residents within 3-miles
- Average household income exceeds \$69,000 within 1-mile & \$75,000 within 3-miles.

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Available:

**±2,000 SF**

**Contact us:**  
**(323) 609 3172**

**Alex LaRosa**  
alex.larosa@colliers.com

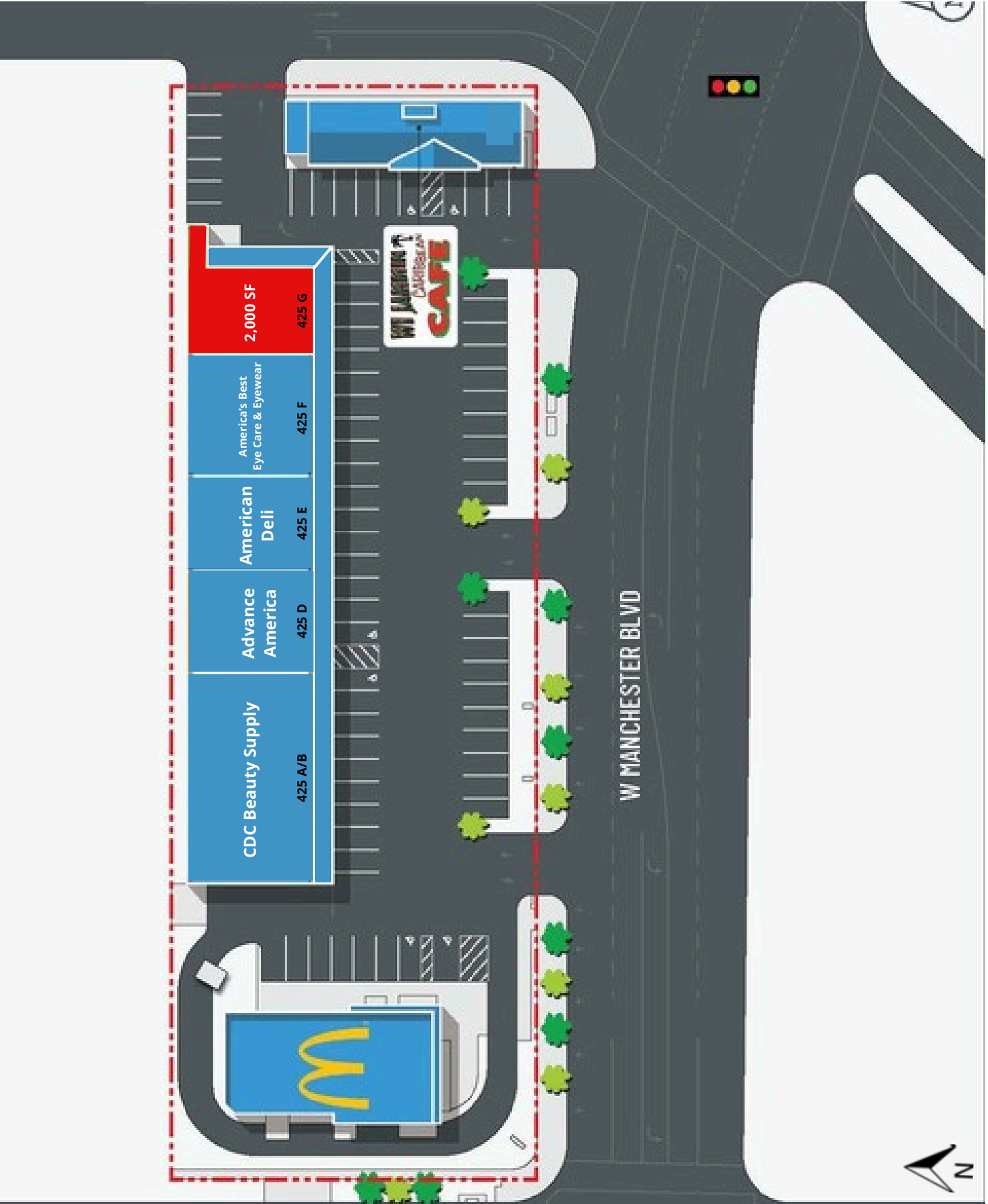
**James Rodriguez**  
james.rodriguez@colliers.com

**Michael Bohorquez**  
michael.bohorquez@colliers.com



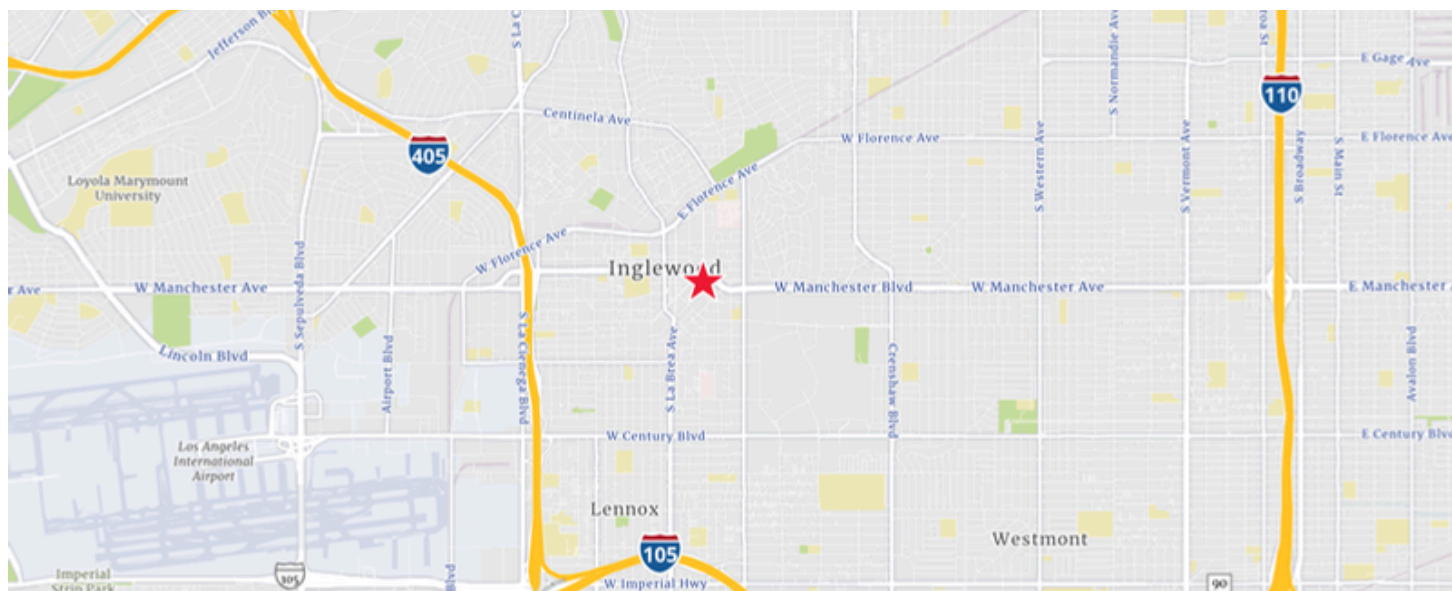
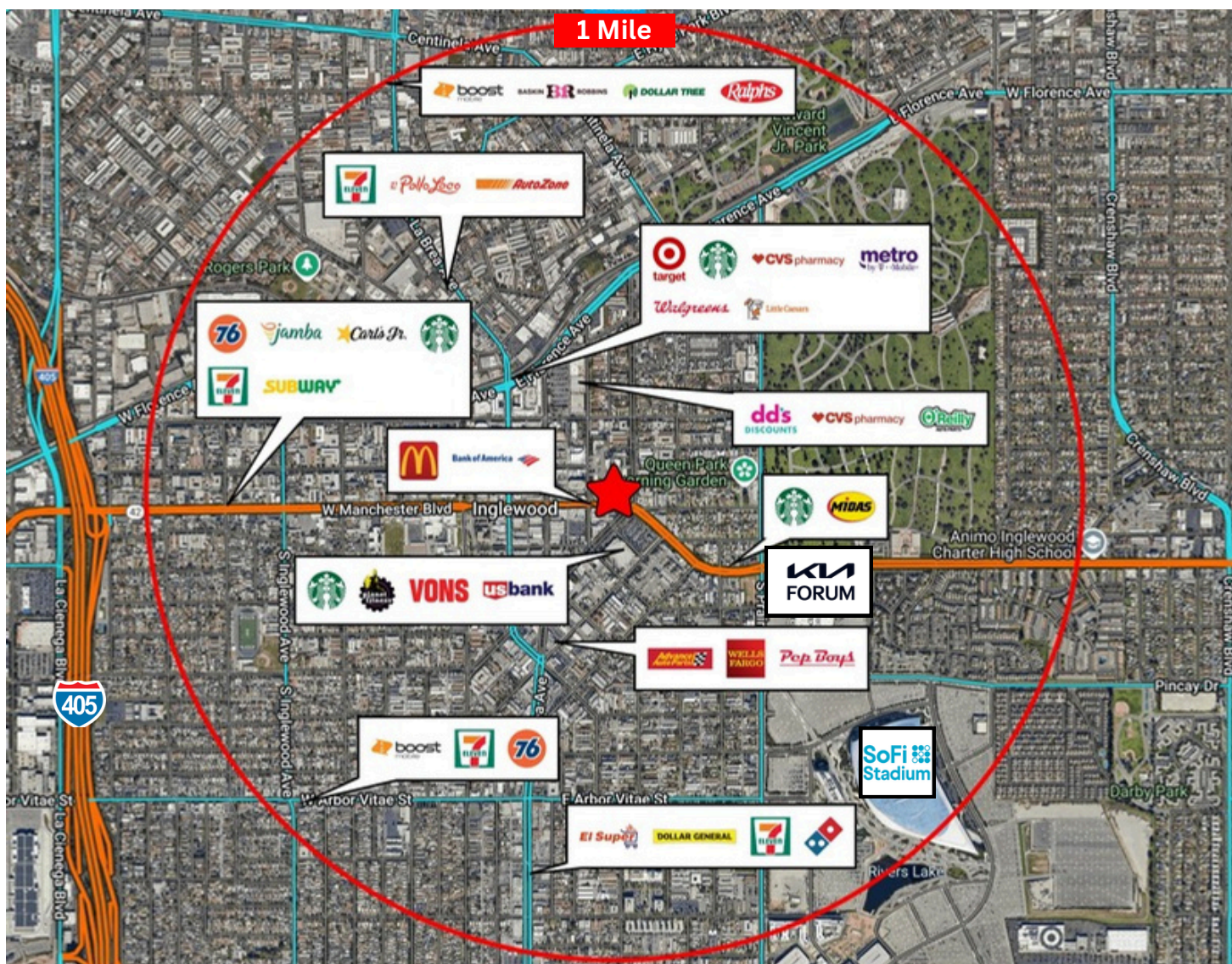
**Colliers International**  
865 S. Figueroa St., Suite 3500  
Los Angeles, CA 90017

# Site Plan





# Location Maps





# Demographics

|                                                       | 1 mile radius | 3 mile radius | 5 mile radius |
|-------------------------------------------------------|---------------|---------------|---------------|
| <b>Current Year Summary</b>                           |               |               |               |
| Total Population                                      | 61,834        | 475,265       | 1,069,246     |
| Total Households                                      | 15,444        | 127,425       | 298,927       |
| Total Family Households                               | 12,286        | 98,892        | 224,419       |
| Average Household Size                                | 3.97          | 3.69          | 3.50          |
| Median Age                                            | 31.3          | 32.8          | 34.0          |
| Population Age 25+                                    | 37,155        | 294,650       | 685,088       |
| 2010-2020 Total Population: Annual Growth Rate (CAGR) | 0.67%         | 0.32%         | 0.12%         |
| 2020-2023 Total Population: Annual Growth Rate (CAGR) | -0.68%        | -0.79%        | -0.74%        |
| <b>Five Year Projected Trends: Annual Rate (CAGR)</b> |               |               |               |
| Population                                            | -0.46%        | -0.48%        | -0.44%        |
| Households                                            | 0.03%         | 0.08%         | 0.17%         |
| Families                                              | 0.07%         | 0.12%         | 0.18%         |
| Median Household Income                               | 3.35%         | 3.71%         | 4.06%         |
| <b>Current Year Population by Sex</b>                 |               |               |               |
| Male Population                                       | 30,423        | 234,126       | 527,298       |
| % Male                                                | 49.2%         | 49.3%         | 49.3%         |
| Female Population                                     | 31,411        | 241,139       | 541,948       |
| % Female                                              | 50.8%         | 50.7%         | 50.7%         |
| <b>Current Year Race and Ethnicity</b>                |               |               |               |
| Total                                                 | 61,833        | 475,266       | 1,069,246     |
| White Alone                                           | 8.1%          | 8.8%          | 10.0%         |
| Black Alone                                           | 19.4%         | 20.3%         | 20.3%         |
| American Indian Alone                                 | 2.5%          | 2.4%          | 2.5%          |
| Asian Alone                                           | 0.4%          | 0.6%          | 1.9%          |
| Pacific Islander Alone                                | 0.1%          | 0.1%          | 0.2%          |
| Some Other Race Alone                                 | 55.7%         | 54.2%         | 50.8%         |
| Two or More Races                                     | 13.8%         | 13.6%         | 14.3%         |
| Hispanic Origin                                       | 78.0%         | 76.7%         | 73.9%         |
| Diversity Index                                       | 75.4          | 76.8          | 79.7          |
| <b>Current Year Educational Attainment</b>            |               |               |               |
| Total                                                 | 37,153        | 294,652       | 685,088       |
| Less than 9th Grade                                   | 26.3%         | 25.0%         | 22.6%         |
| 9th - 12th Grade, No Diploma                          | 16.8%         | 15.4%         | 13.5%         |
| High School Graduate                                  | 25.2%         | 25.6%         | 24.4%         |
| GED/Alternative Credential                            | 2.5%          | 2.5%          | 2.5%          |
| Some College, No Degree                               | 15.5%         | 15.4%         | 16.6%         |
| Associate Degree                                      | 5.1%          | 5.6%          | 6.1%          |
| Bachelor's Degree                                     | 6.7%          | 7.8%          | 10.2%         |
| Graduate/Professional Degree                          | 2.0%          | 2.7%          | 4.1%          |
| <b>Current Year Income and Households Summary</b>     |               |               |               |
| Median Household Income                               | \$54,680      | \$55,408      | \$59,787      |
| Average Household Income                              | \$69,659      | \$75,141      | \$81,663      |
| Per Capita Income                                     | \$17,387      | \$20,163      | \$22,952      |
| <b>Current Year Summary Business Data</b>             |               |               |               |
| Total Businesses                                      | 858           | 8,299         | 27,923        |
| Total Daytime Population                              | 48,006        | 352,772       | 908,371       |
| Daytime Population: Workers                           | 10,111        | 68,691        | 288,357       |
| Daytime Population: Residents                         | 37,895        | 284,081       | 620,014       |

## Contact

**James Rodriguez**

james.rodriguez@colliers.com

**Michael Bohorquez**

michael.bohorquez@colliers.com

**Alex LaRosa**

alex.larosa@colliers.com

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