



Retail Space For Lease

425-441 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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Accelerating success.

Available:

±2,000 SF

Contact us:

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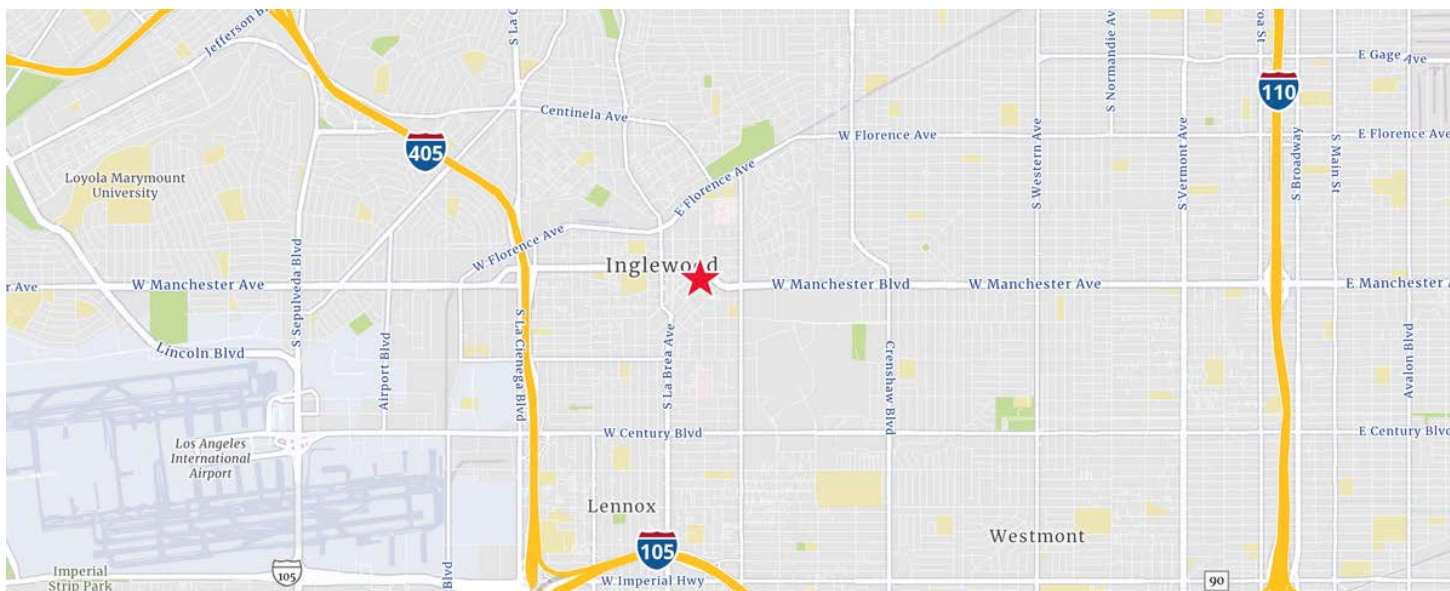
865 S. Figueroa St., Suite 3500

Los Angeles, CA 90017

Site Plan



Location Maps



Demographics

| | 1 mile radius | 3 mile radius | 5 mile radius |
|---|---------------|---------------|---------------|
| Current Year Summary | | | |
| 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% |
| Five Year Projected Trends: Annual Rate (CAGR) | | | |
| 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% |
| Current Year Population by Sex | | | |
| 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% |
| Current Year Race and Ethnicity | | | |
| 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 |
| Current Year Educational Attainment | | | |
| 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% |
| Current Year Income and Households Summary | | | |
| 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 |
| Current Year Summary Business Data | | | |
| 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 |

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