

OFFICE OWNER-USER / INVESTMENT OPPORTUNITY **FOR SALE**

±2,365 SF Office Building on ±10,019 SF Lot



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PROPERTY OVERVIEW

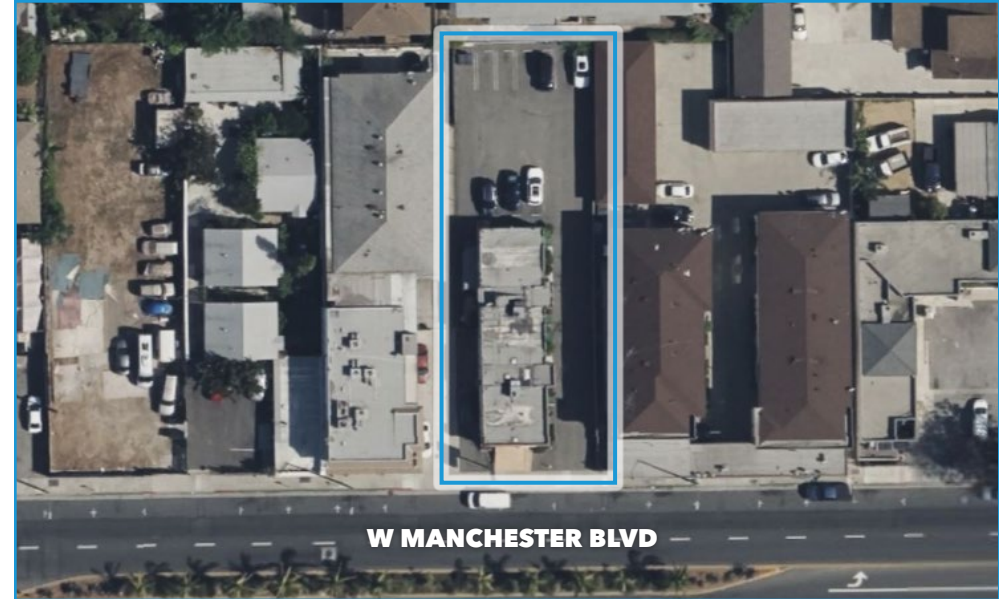
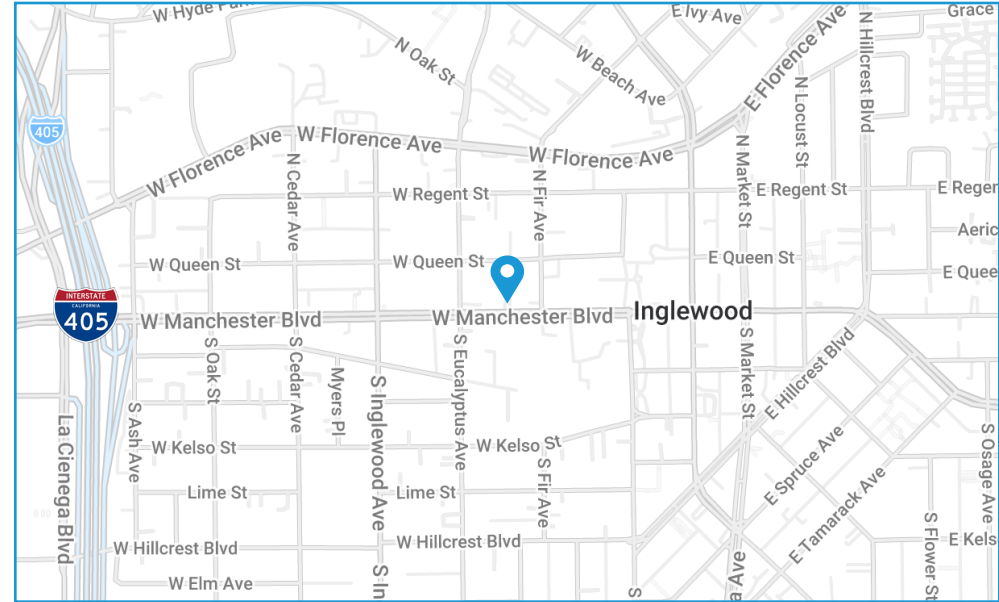
Lee & Associates and Cavanaugh Realtors are pleased to present 219 W. Manchester Blvd, a ±2,365 square foot multi-tenant office building situated on a ±10,019 square foot lot in Inglewood, California.

The property is currently configured into multiple office suites, offering flexibility for both owner-users and investors. Ownership can occupy a portion of the building while generating supplemental income, or reposition the asset for long-term upside. The property may also be delivered vacant, providing immediate usability for an owner-user.

Located along Manchester Blvd, the property benefits from strong visibility and direct access to major transportation corridors, including the 405 and 105 Freeways, as well as close proximity to LAX. The surrounding area continues to see significant growth driven by major developments such as SoFi Stadium, Hollywood Park, and Intuit Dome, making this a strategic opportunity in one of Los Angeles' fastest evolving submarkets.

OFFERING SUMMARY

Property Address	219 W. Manchester Blvd, Inglewood, CA 90301
Sale Price	\$1,399,000.00
Building Size	±2,365 SF
Lot Size	±10,019 SF (±0.23 AC)
Property Type	Office
Zoning	C-2 (General Commercial)
Year Built	1926
APN	4020-018-010





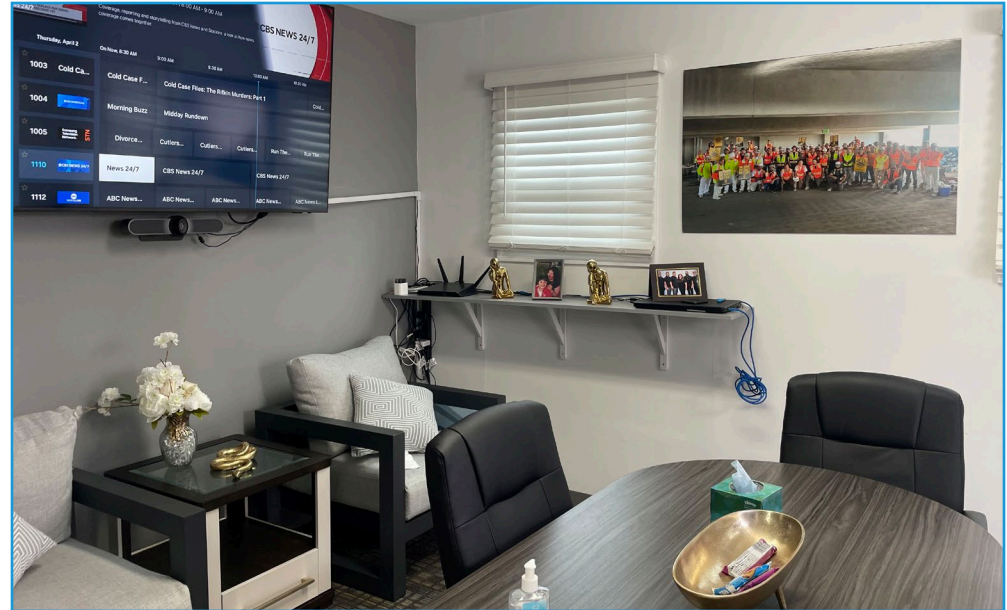
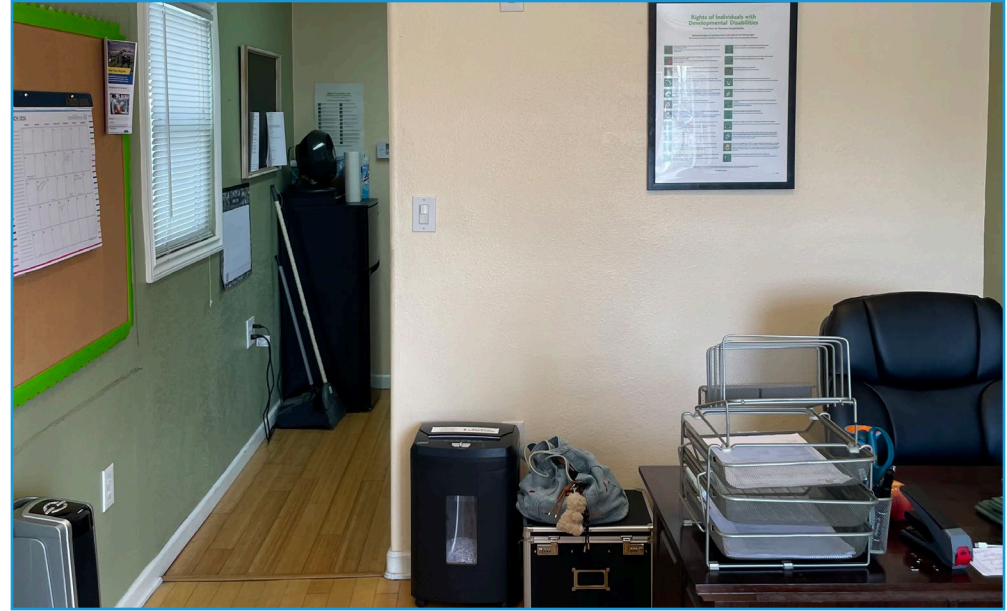
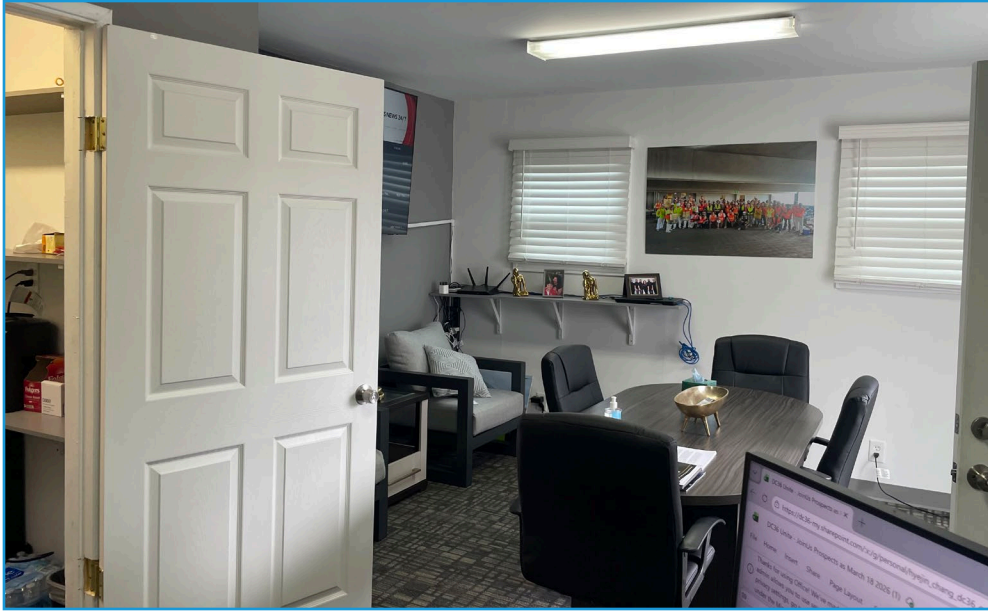
PROPERTY HIGHLIGHTS

- One-story multi-tenant office building
- Flexible suite layout suitable for owner-user or investment
- Units 1 & 2: 3 offices, 2 restrooms, reception area
- Unit 3: 2 offices and 1 restroom
- Unit 4: 2 offices, storage room, and restroom
- Unit 5: 3 offices and restroom
- Prime Manchester Blvd frontage with strong street presence
- Building signage and pylon signage available
- 10 dedicated parking spaces in rear lot; additional on-site parking available
- Potential rental income from existing month-to-month tenants or delivered vacant
- Great Owner Opportunity for repositioning or potential redevelopment
- Convenient access to 405 & 105 Freeways
- Minutes to LAX, SoFi Stadium, Kia Forum, YouTube Theater, and Hollywood Park

PROPERTY DEMOGRAPHICS

	POPULATION		
	1 mile	3 miles	5 miles
2020 Population	46,441	261,221	816,038
2025 Population	46,434	254,441	794,164
2030 Population Projection	46,390	252,634	788,353
Annual Growth 2020-2025	0%	-0.5%	-0.5%
	HOUSEHOLDS		
	1 mile	3 miles	5 miles
2020 Households	17,140	93,832	286,267
2025 Households	17,132	91,090	277,200
2030 Household Projection	17,113	90,359	274,812
Annual Growth 2020-2025	1.5%	0.8%	0.8%
	Collection Street	Cross Street	Volume
	W Manchester Blvd	S Fir Ave W	33,204
N Eucalyptus Ave	W Queen St S	7,385	
W Regent St	N Fir Ave W	3,298	
S Eucalyptus Ave	W Kelso St S	6,055	
N Inglewood Ave	W Regent St N	4,957	
Inglewood Ave	Nectarine St S	7,342	
W Florence Ave	N Fir Ave W	25,154	
la Brea Ave	E Regent St N	27,893	





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