

FOR LEASE

RETAIL STRIP CENTER CLOSE TO SOFI STADIUM
10001-10025 HAWTHORNE BLVD | INGLEWOOD, CA 90304-1515



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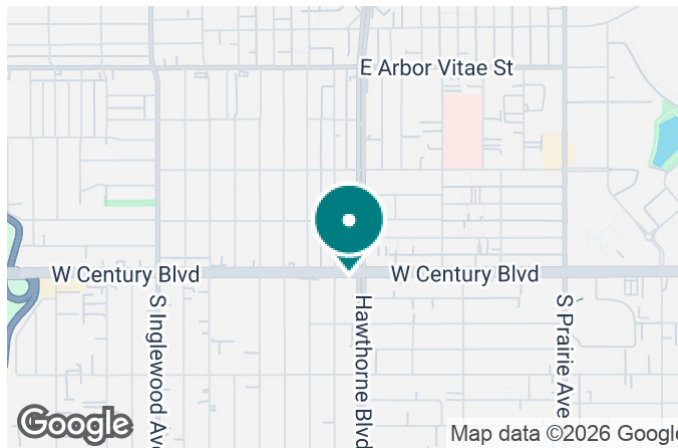
FEATURES & AMENITIES

RETAIL STRIP CENTER CLOSE TO SOFI STADIUM | 10001-10025 HAWTHORNE BLVD, INGLEWOOD, CA 90304-1515 BROCHURE | PAGE 2



FEATURES & AMENITIES

- 1,430 SF RETAIL SHOP SPACE
- JOIN NATIONAL TENANTS
- AMPLE PARKING IN ONSITE LOT
- POLE SIGNAGE AVAILABLE
- MAJOR SIGNALIZED INTERSECTION
- TRAFFIC COUNTS 76K+ CPD
- CLOSE TO SOFI FOOTBALL STADIUM, INTUIT DOME + KIA FORUM
- CONVENIENT ACCESS TO THE NEARBY 405 & 105 FWYS



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	16,816	104,676	287,046
Total Population	56,176	289,995	807,684
Average HH Income	\$61,105	\$75,496	\$87,406

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Retail shop space available in corner strip center. Property features high street visibility, pole signage, ample parking in onsite lot, and major national co-tenants, including Yoshinoya, Everytable, Piara Pizza, Metro By T-Mobile + more!

LOCATION DESCRIPTION

Prime Inglewood location at the major signalized intersection of Century + Hawthorne. Intersection features heavy daily foot and auto traffic.

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	1,430 SF
Lot Size:	35,690 SF
Building Size:	12,407 SF
NOI:	\$415,102.89
Cap Rate:	5.25%

SPACES	LEASE RATE	SPACE SIZE
1st Floor, Suite 108	Negotiable	1,430 SF

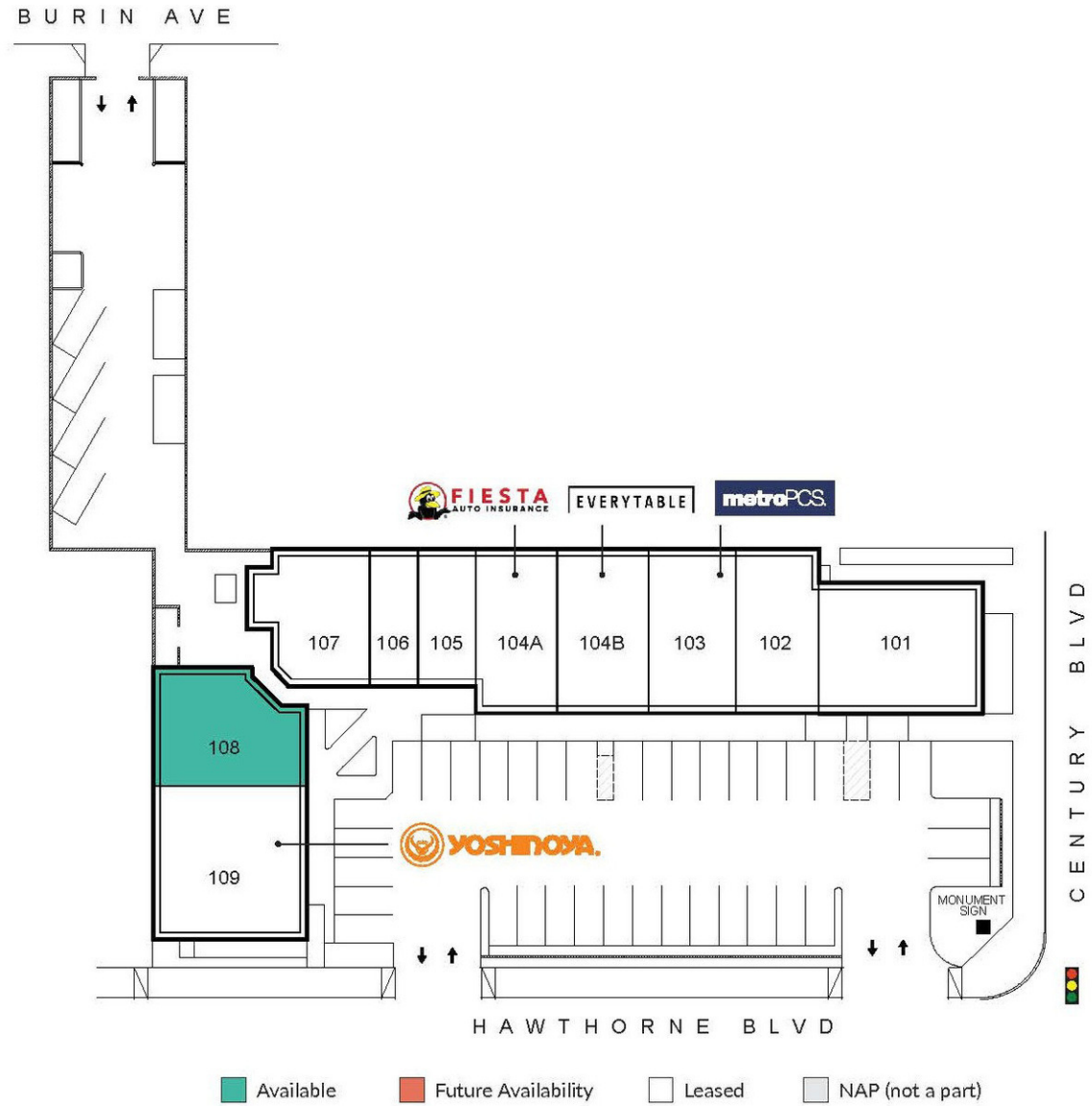
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SITE PLAN

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Suite	Tenant	GLA SF
101	New China Mongolian BBQ	1,824
102	Piara Pizza	1,200
103	Metro PCS	1,200
104A	Fiesta Auto Insurance	1,129
104B	Everytable	1,218
105	Smoke Shop	750
106	D&L GuateMex Express	630
107	1st Klass Hair Salon	1,001
108	Available	1,430
109	Beef Bowl	2,025



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RETAILER MAP

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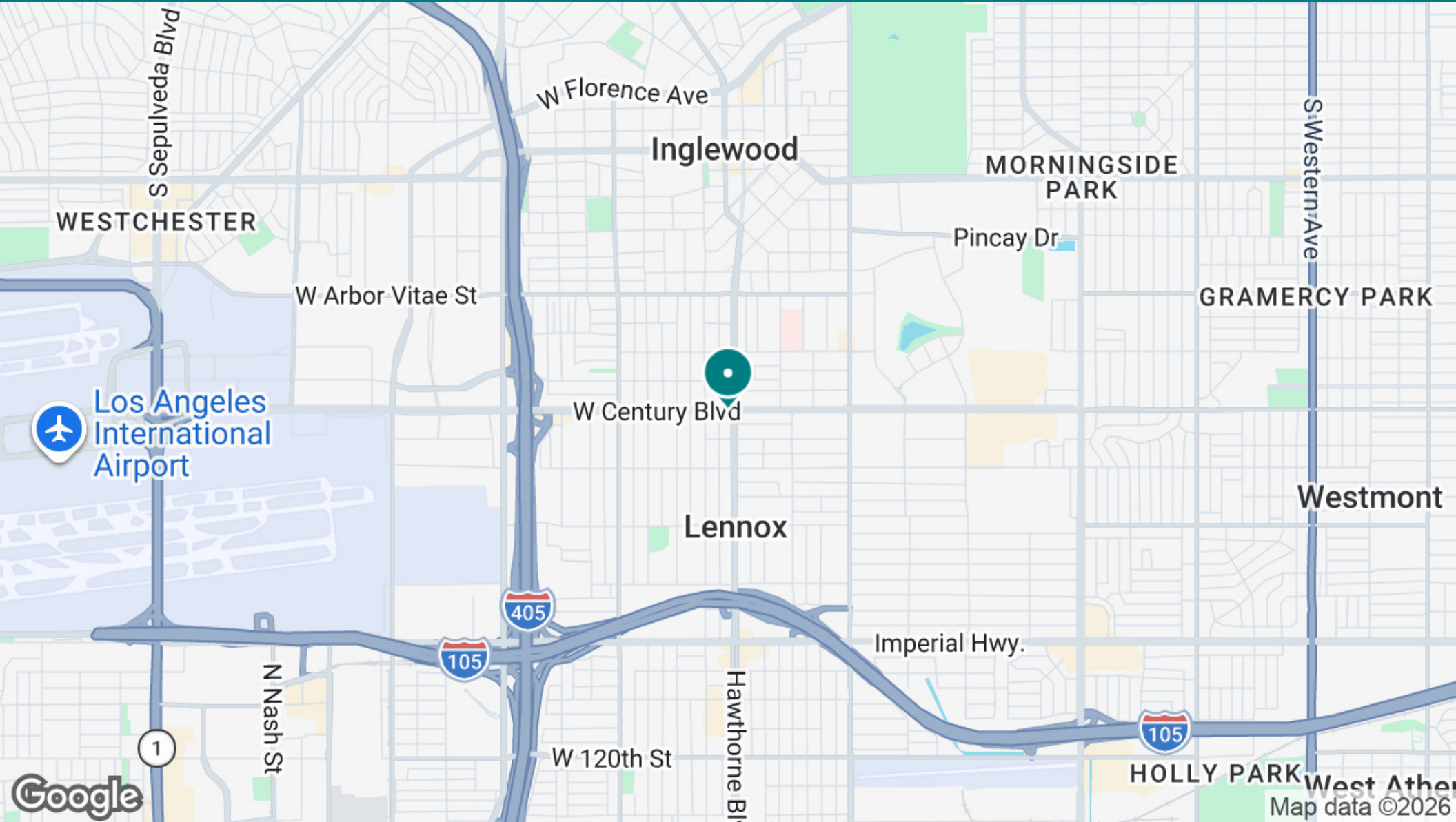
Map data ©2026 Google Imagery ©2026 Airbus, Data CSUMB SFML, CA OPC, Data USGS,

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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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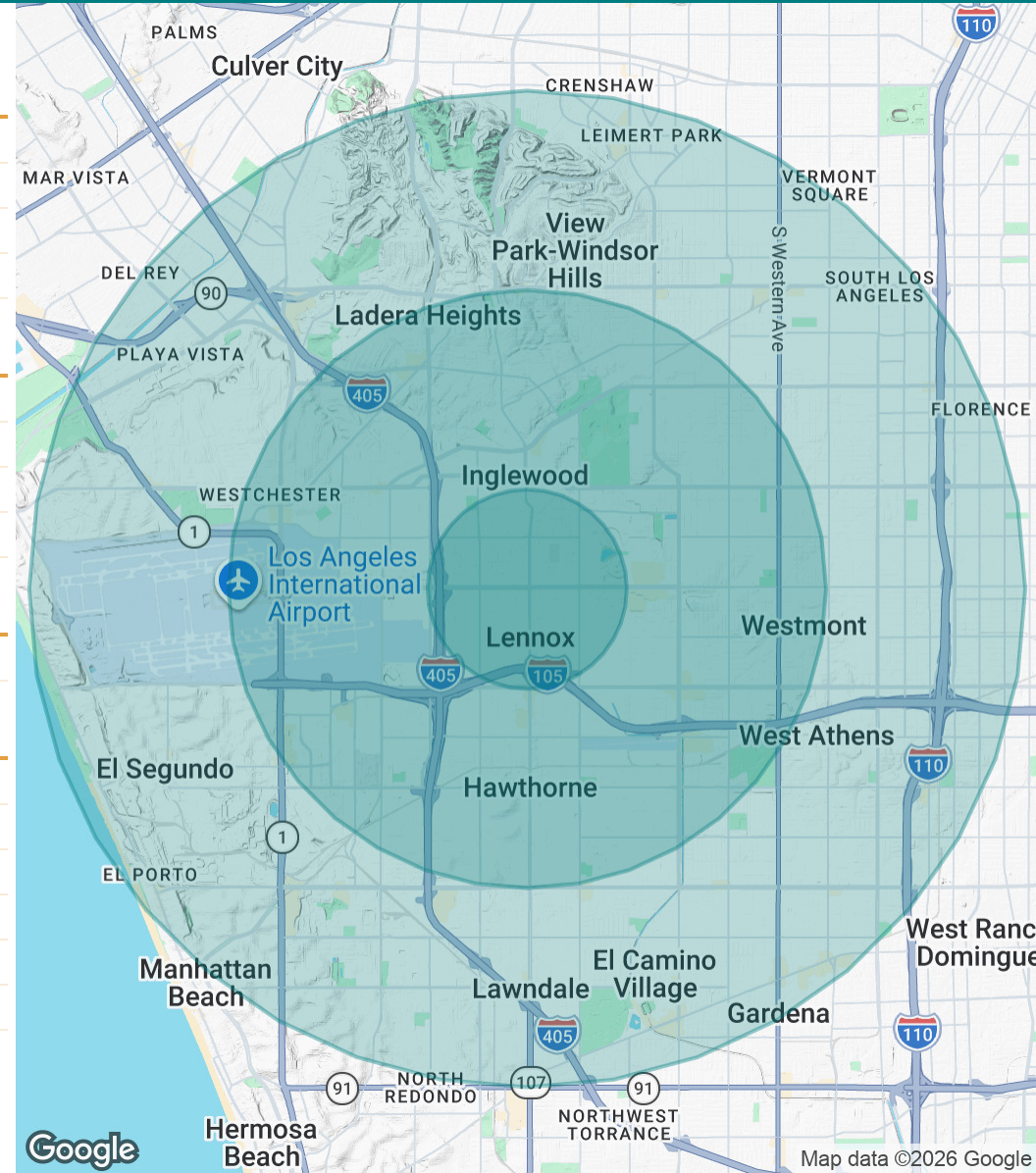
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	56,176	289,995	807,684
Average Age	33.3	36.8	36.3
Average Age (Male)	32.6	35.2	34.9
Average Age (Female)	34.6	37.9	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,816	104,676	287,046
# of Persons per HH	3.3	2.8	2.8
Average HH Income	\$61,105	\$75,496	\$87,406
Average House Value	\$406,734	\$510,860	\$612,458

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	75.6%	48.7%	47.1%

RACE	1 MILE	3 MILES	5 MILES
% White	34.3%	30.7%	34.6%
% Black	17.5%	34.9%	28.9%
% Asian	2.6%	4.4%	6.5%
% Hawaiian	1.3%	0.6%	0.4%
% American Indian	1.5%	0.9%	0.8%
% Other	34.7%	20.3%	21.1%

2020 American Community Survey (ACS)



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