

FOR SALE

429

W ARBOR VITAE STREET
Inglewood, CA 90301



WESTMAC Commercial Brokerage Company
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WESTMAC
Commercial Brokerage Company

FOR MORE INFORMATION



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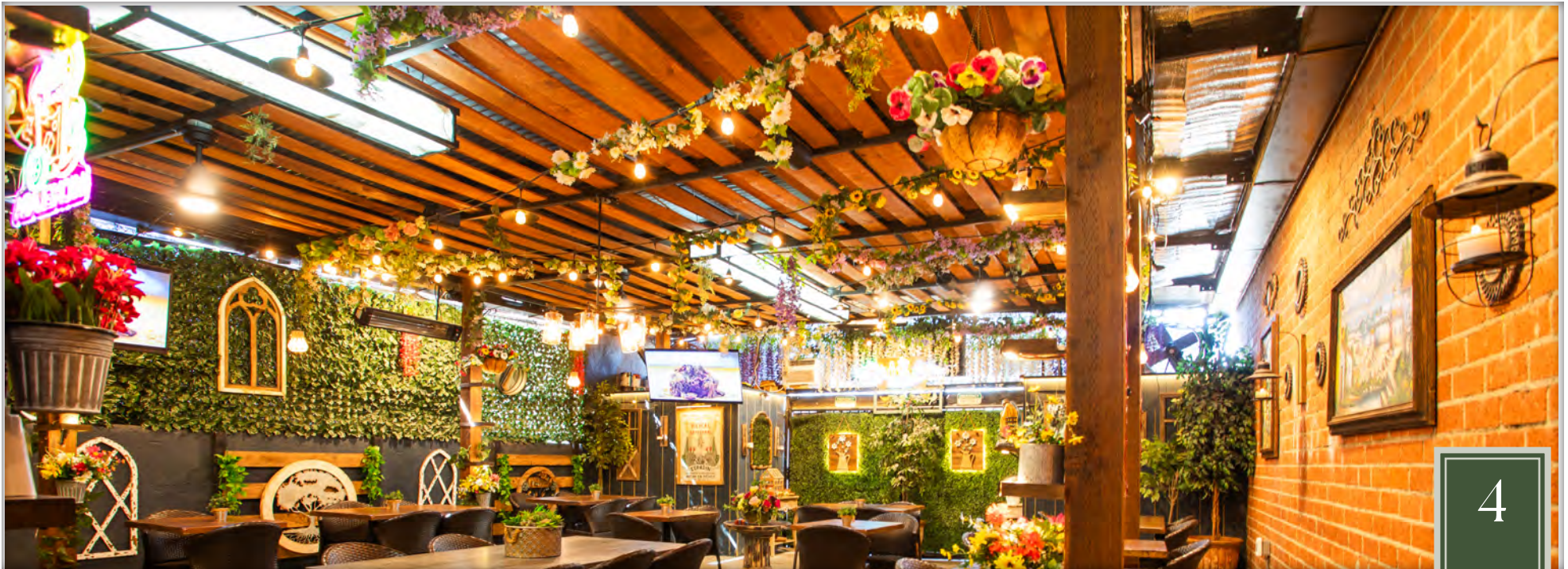
EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is offering the opportunity to acquire 429 W Arbor Vitae Street, a freestanding restaurant building in Inglewood located just moments from SoFi Stadium and the broader Hollywood Park development. The property benefits from close proximity to the Hollywood Park Retail District, Hollywood Park Casino, Cosm Los Angeles, Intuit Dome, Kia Forum, and YouTube Theater, placing it in the middle of one of the most active destination areas in California. The subject property consists of an approximately 888 square foot restaurant building with a 1,068 square foot fully built-out patio situated on a 2,604 square foot lot along Arbor Vitae Street. The site offers strong street presence, signage, 2 dedicated parking spaces and a functional layout for continued restaurant use including a beer and wine license. It is well positioned for an owner-user seeking a highly visible location or an investor looking to acquire a small-format commercial asset.

The property is convenient to Miracle Theater in Downtown Inglewood, Centinela Hospital Medical Center, Target, Home Depot, and the new Hollywood Park Residences, helping support both daytime and evening traffic in the immediate area.

The location also offers convenient access to major freeways and the broader Westside, South Bay, and airport markets. Arbor Vitae Street carries approximately 17,197 vehicles per day near the property, and the site is supported by a population of approximately 38,709 people within a one-mile radius.

This is a rare opportunity to acquire a well-located restaurant property in a neighborhood that continues to benefit from substantial public and private investment. With its strategic location, strong visibility, and proximity to major entertainment, retail, residential, and medical uses, 429 W Arbor Vitae Street is well suited for continued food and beverage use with long-term upside.





PROPERTY PROFILE

ADDRESS	429 W Arbor Vitae St., Inglewood, CA
APN	4022-015-006
BUILDING SIZE	Approx. 888* square feet + 1,068* square feet fully built-out patio
LOT SIZE	Approx. 2,616* square feet
STORIES	One [1]
BUILT	1952
ZONING	INC2YY
OCCUPANCY	Will be delivered vacant
WALK SCORE	±76 (very walkable)
SALE PRICE	\$1,350,000

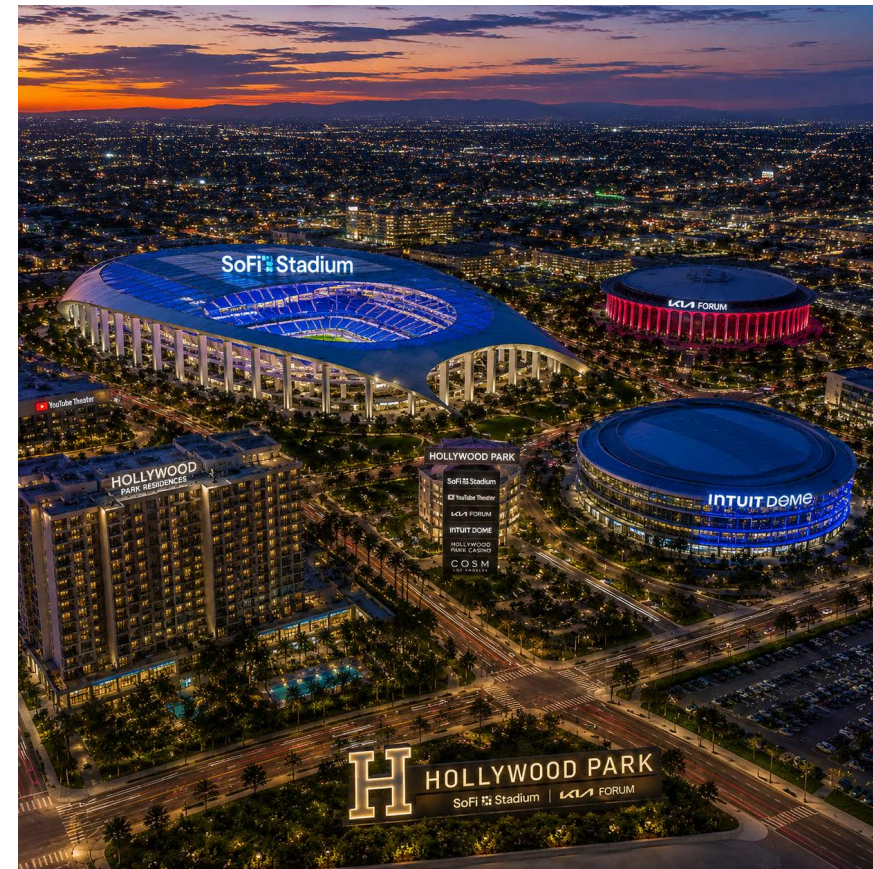
*Buyer to verify

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



Lalos Grill Restaurant | Established 2005 | 429 W Arbor Vitae St.

- ❖ The Restaurant has a Beer and wine license.
- ❖ Seller is willing to carry back.
- ❖ All kitchen and dining equipment is included at no additional charge, including refrigerators, cooking line equipment, tables, chairs, and restaurant fixtures.
- ❖ 3 dedicated parking space and a functional layout for continued restaurant use
- ❖ located just moments from SoFi Stadium and the broader Hollywood Park development
- ❖ Arbor Vitae Street carries approximately 17,197 vehicles per day

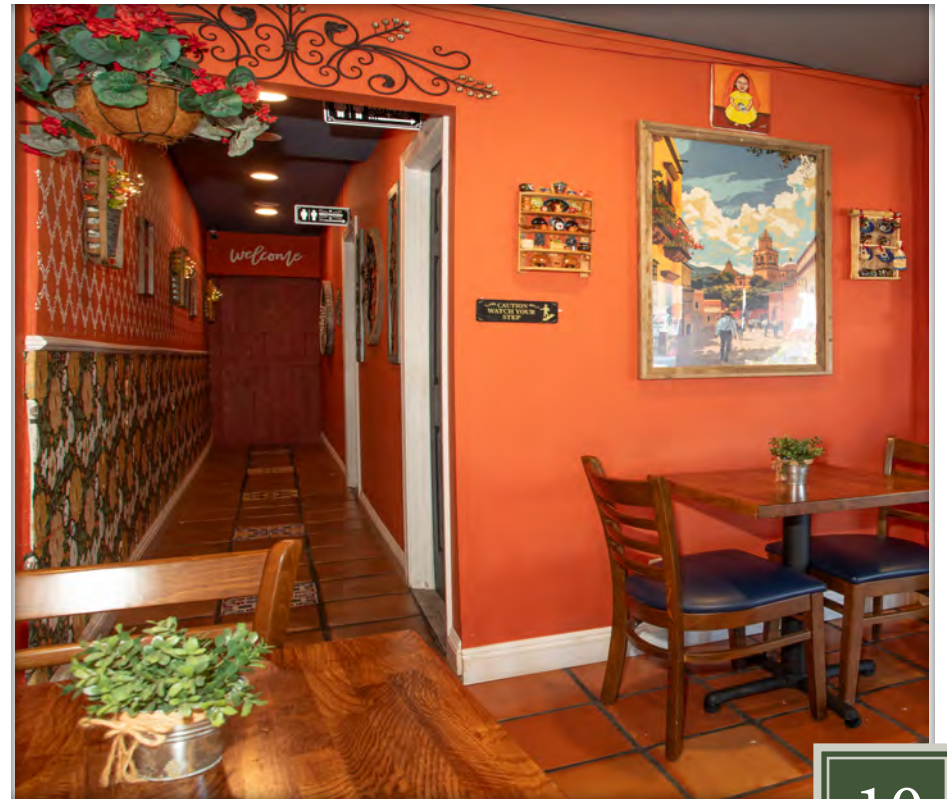


*Rendering for illustrative purposes only; locations and relative positioning are not to scale.

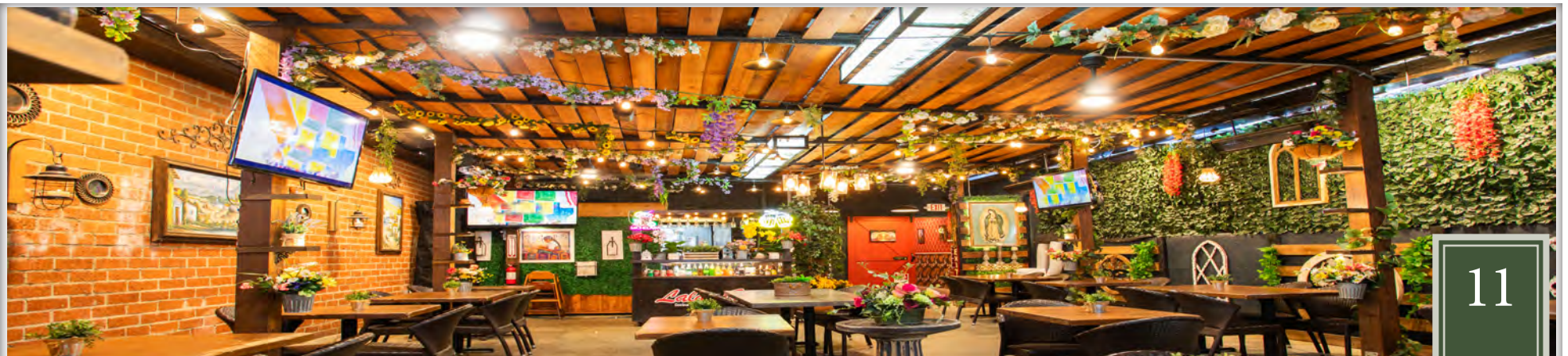
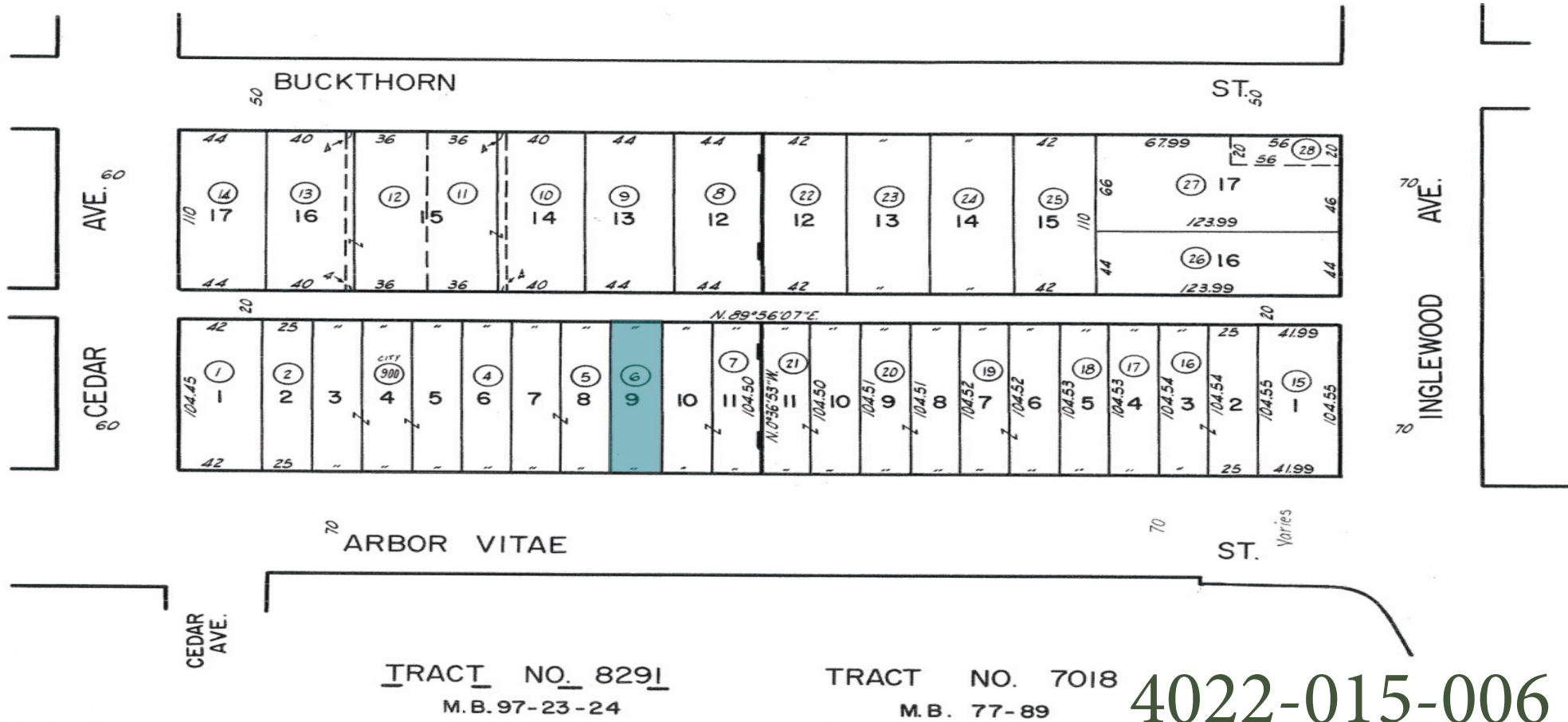
PROPERTY PHOTOS







PARCEL MAP



AREA SUMMARY

Inglewood has emerged as one of Southern California’s most dynamic and rapidly evolving cities, driven by significant investment and its transformation into a major sports and entertainment destination.

Located in the South Bay region of Los Angeles County, Inglewood is centrally positioned with convenient access to LAX and is bordered by key markets including Westchester, Hawthorne, and El Segundo.

The city is anchored by a powerful concentration of world-class venues, including SoFi Stadium, the YouTube Theater, the Kia Forum, and the newly developed Intuit Dome, home of the LA Clippers. This cluster of destinations draws millions of visitors annually and has established Inglewood as a year-round hub for concerts, sporting events, and large-scale entertainment.

With immediate access to LAX and major freeways such as the I-405 and I-105, Inglewood offers exceptional regional connectivity, reinforcing its position as one of Los Angeles’ most active and high-growth commercial corridors.

The surrounding Hollywood Park development continues to reshape the area with a mix of residential communities, retail, office, and hospitality uses, alongside the Hollywood Park Casino. New hotel developments are further expanding the city’s capacity to accommodate visitors and tourism-driven activity.

With the upcoming 2028 Los Angeles Olympic and Paralympic Games, Inglewood is expected to gain additional global exposure, further accelerating economic growth. This ongoing transformation, combined with strong regional connectivity and increasing population density, continues to position Inglewood as a highly desirable location for retail and restaurant uses.



AMENITIES MAP



AMENITIES

PRIMARY DESTINATIONS

- SoFi Stadium
- Intuit Dome (LA Clippers)
- Kia Forum
- YouTube Theater
- Cosm Los Angeles

HOLLYWOOD PARK DEVELOPMENT

- Hollywood Park (Master Development)
- Hollywood Park Retail District
- Hollywood Park Residences
- Hollywood Park Casino

RETAIL

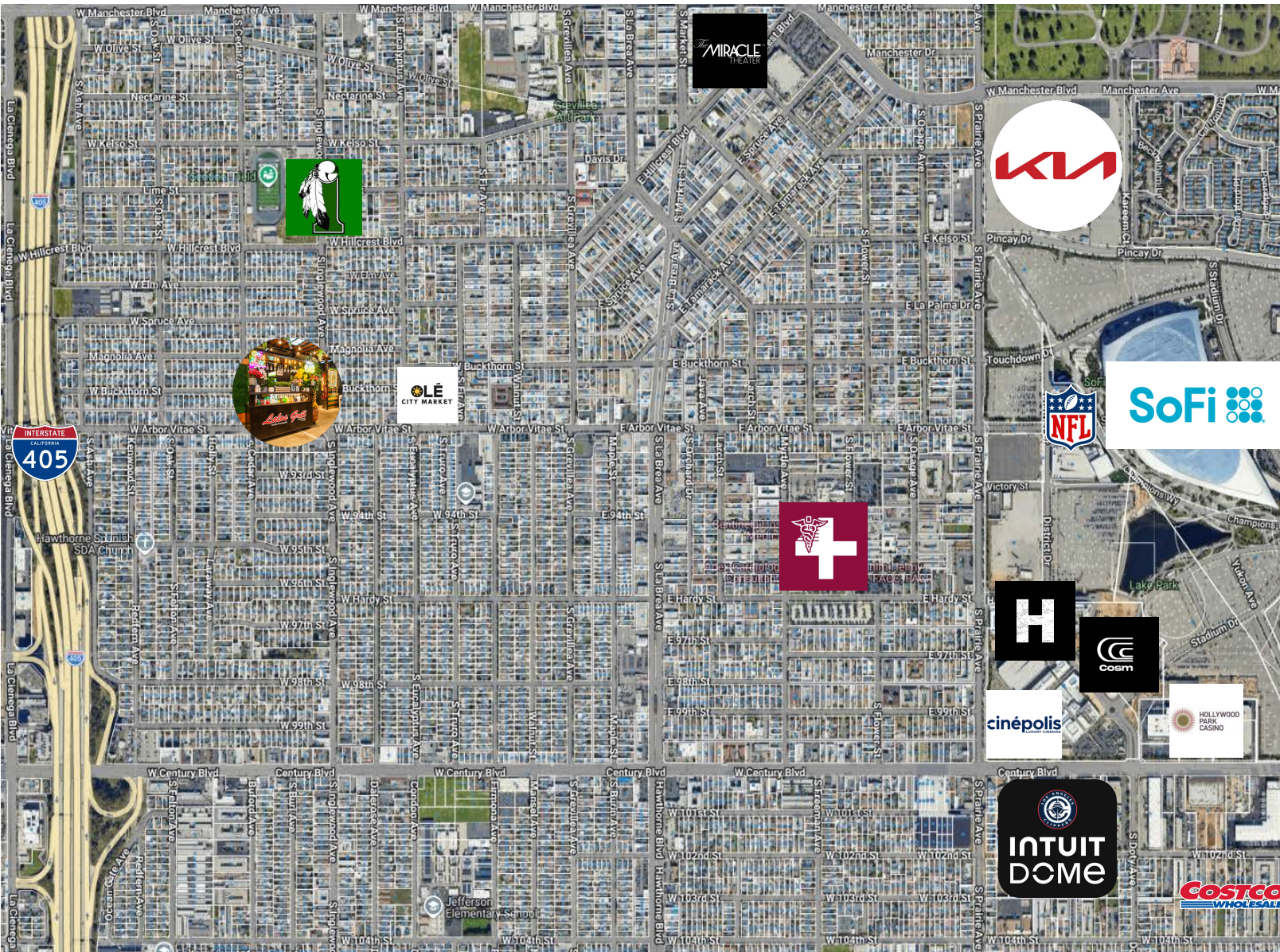
- Target
- The Home Depot
- Olé City Market

HEALTHCARE & COMMUNITY

- Centinela Hospital Medical Center
- Miracle Theater (Downtown Inglewood)

TRANSPORTATION & ACCESS

- Metro K Line (nearby station)
- I-405 Freeway
- I-105 Freeway
- LAX (Los Angeles International Airport)



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