

OFFERING MEMORANDUM

718 CENTINELA AVE

INGLEWOOD, CA 90302

km Kidder
Mathews

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EXECUTIVE SUMMARY

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We are pleased to present 718 Centinela Ave, Inglewood, CA, a $\pm 3,658$ SF single-story commercial building situated on a $\pm 7,128$ SF parcel in the heart of Inglewood's thriving commercial district.

Offering an efficient floor plan, generous on-site parking, and extensive recent improvements, the property is well suited for businesses establishing a new headquarters, expanding an existing operation, or acquiring a quality commercial asset.

Designed to support a variety of commercial operations, the property features 10+ on-site parking spaces with convenient alley access, allowing for seamless customer access, employee parking, and day-to-day business operations. The single-story layout maximizes usability while providing flexibility for a wide range of professional, medical, retail, showroom, creative office, or service-oriented businesses.

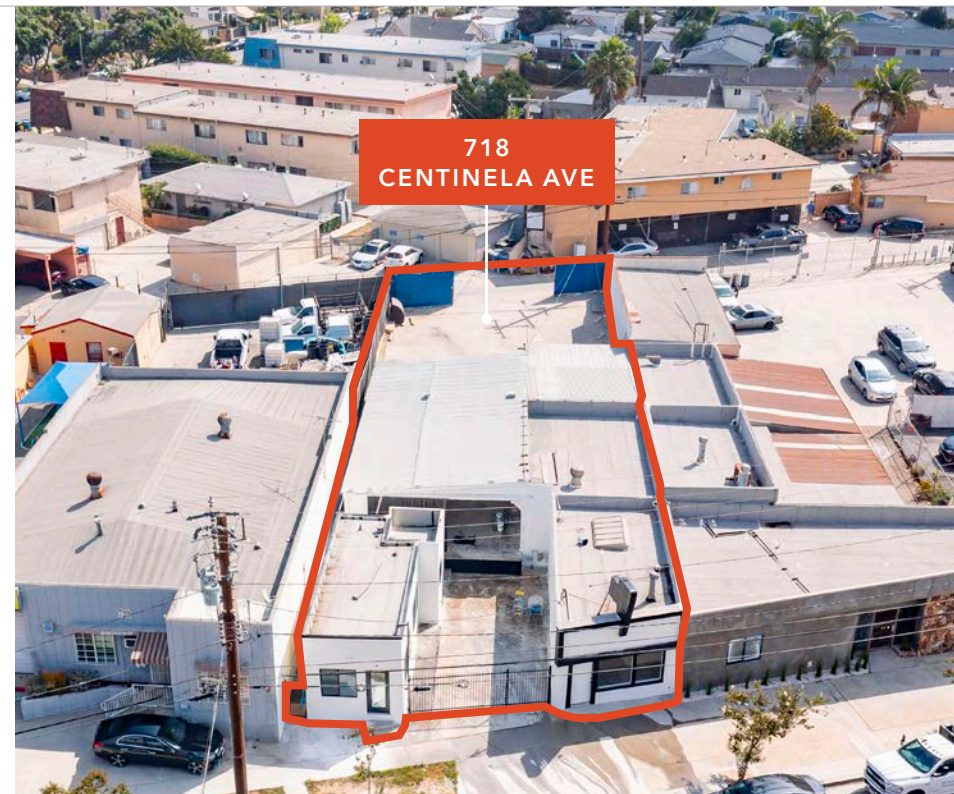
Positioned along one of Inglewood's primary commercial corridors, the property has exceptional connectivity to Century Blvd, La Cienega Blvd, Interstate 405, Interstate 105, and LAX, making it an ideal location for businesses serving customers throughout the greater Los Angeles region.

The surrounding area has experienced significant investment in recent years, anchored by SoFi Stadium, the Intuit Dome, and the Kia Forum, creating a strong foundation for continued commercial activity and business growth.

The property's INC3YY zoning further enhances its appeal by accommodating a broad range of commercial uses (buyer to verify), while its move-in-ready condition allows an owner-user to begin operations with minimal downtime. Qualified buyers may also benefit from SBA financing, providing an attractive path to ownership through lower down payment requirements and competitive financing options.

718 Centinela Ave. offers an outstanding combination of functionality, accessibility, and long-term value.

For more information please contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com



ADDRESS	718 Centinela Ave, Inglewood, CA 90302
APN	4014-025-005
BUILDING SIZE	$\pm 3,658$ SF
PARKING	10+ Spaces
LAND SIZE	$\pm 7,128$ SF
CURRENT USE	Commercial (delivered vacant)
ZONING	INC3YY
LIST PRICE	\$1,295,000

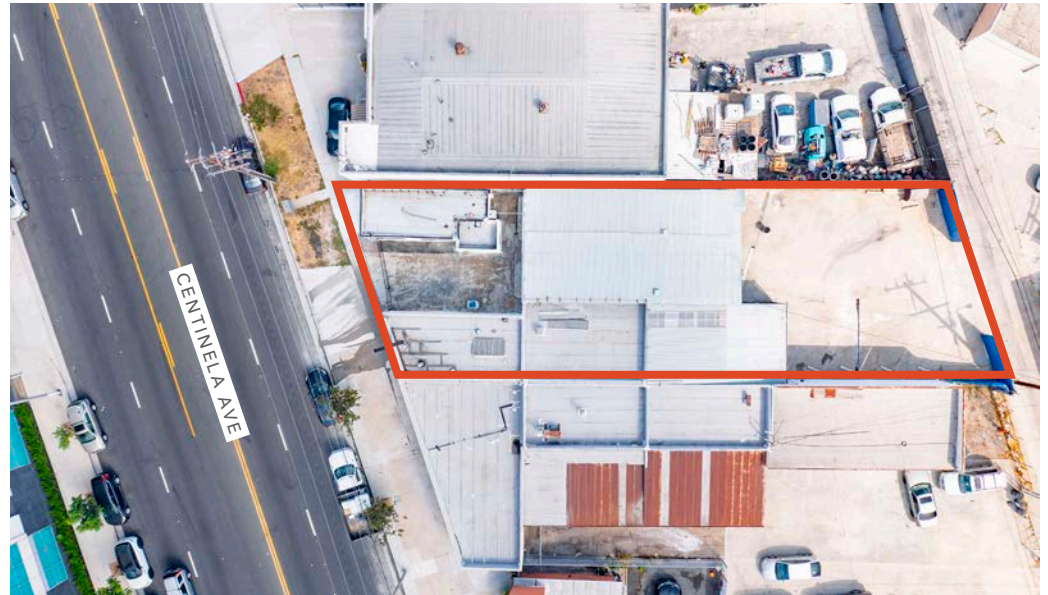
PROPERTY OVERVIEW

Section 02

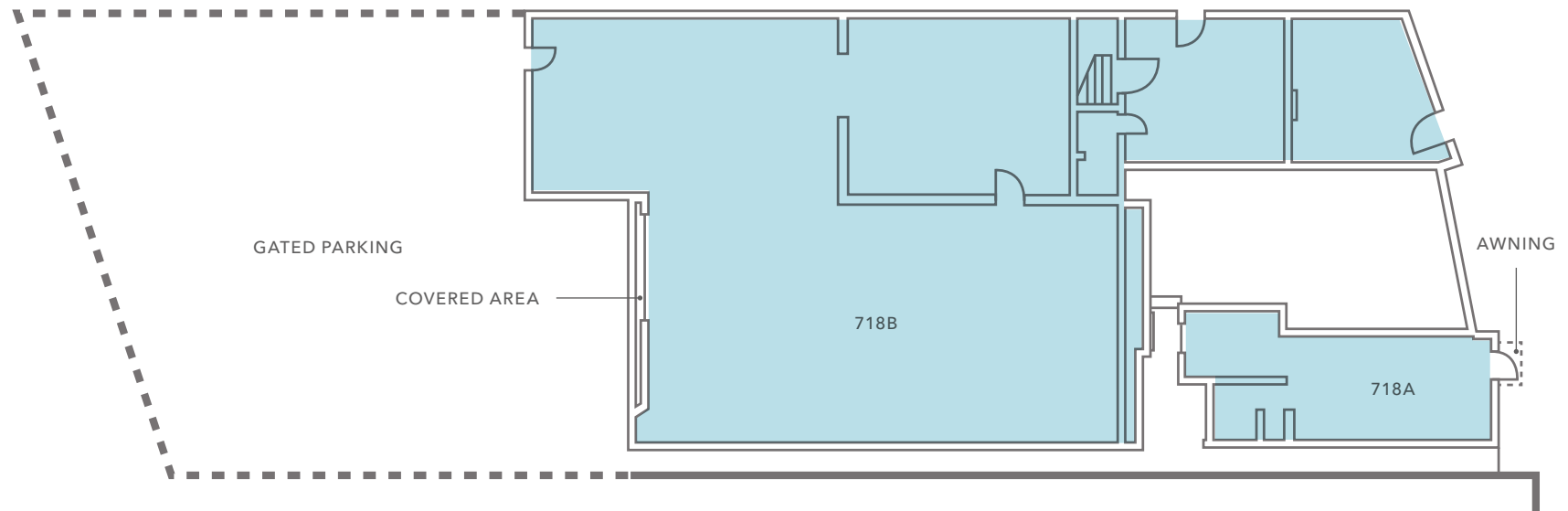
PROPERTY OVERVIEW



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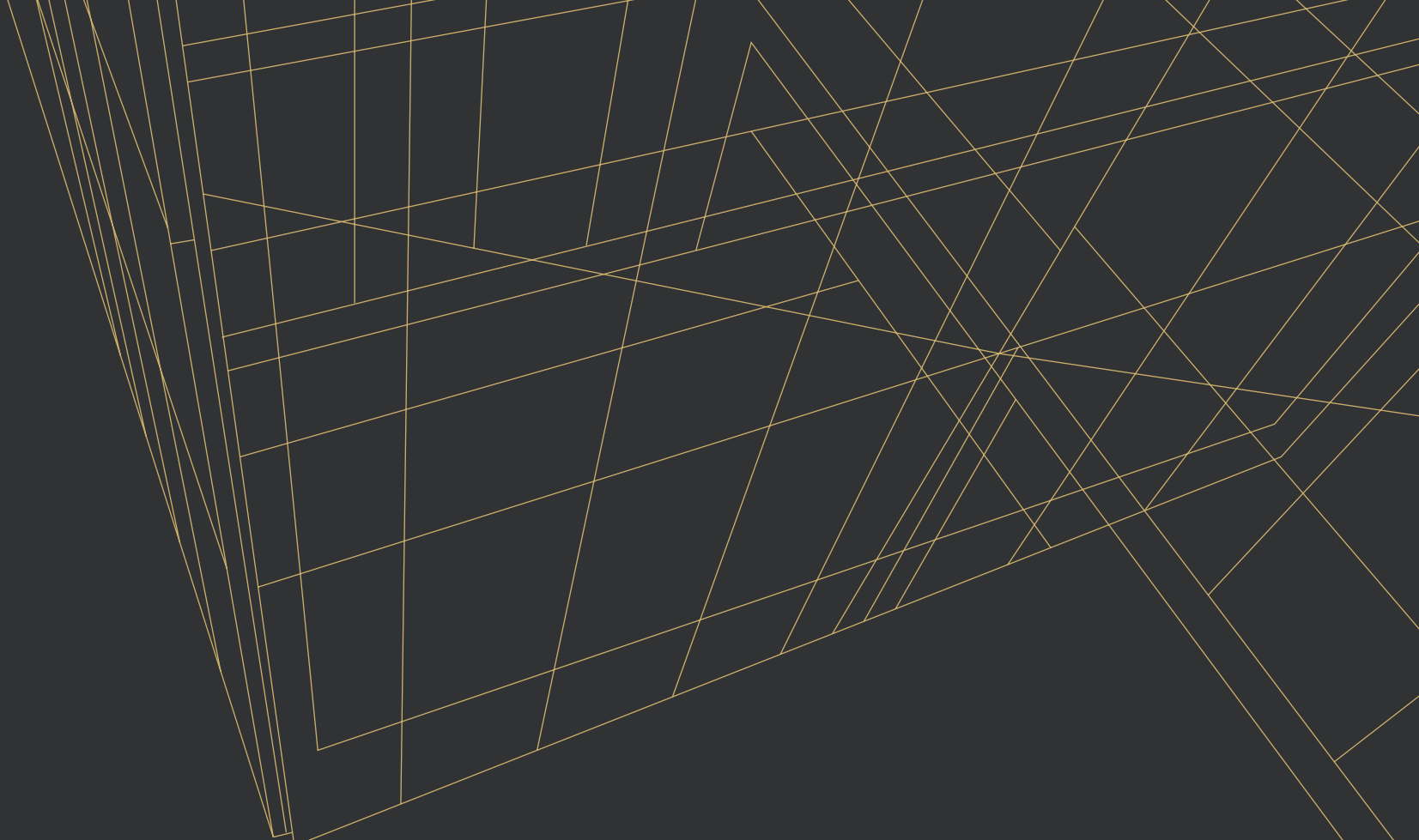


FLOOR PLAN



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