

\$1,980,000

Prime Inglewood corridor

Location near SoFi Stadium and Intuit Dome, benefiting from the upcoming FIFA World Cup 2026 and 2028 Summer Olympics. Surrounded by numerous new apartment

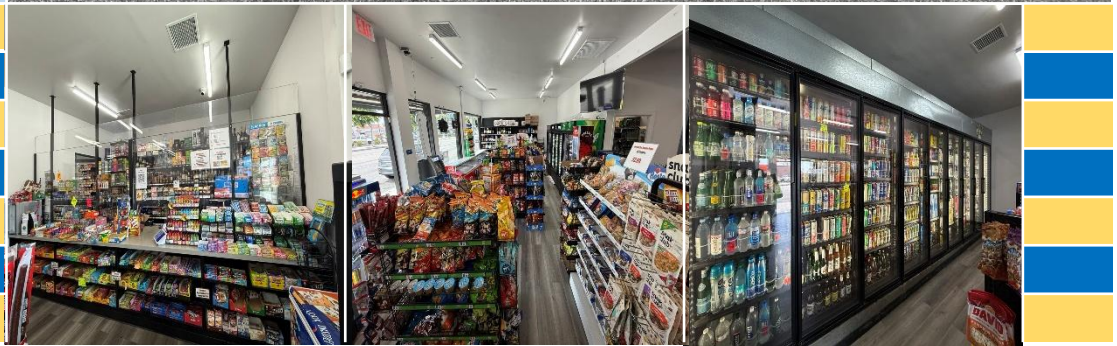
developments with heavy traffic and excellent visibility. Turnkey liquor store, fully remodeled in 2023–2024 and reopened in 2024, featuring a modern layout and updated fixtures.

Real Property: ±9,510 SF lot with ±2,561 SF improvements (liquor store + rear structure). **Sales:** Approx. \$60,000/month, reflecting ~23% growth year-over-year. 2 short term street parking spaces. **Business Hours:** Sun–Thu: 9 AM – 11 PM; Fri–Sat: 9 AM – 12 Midnight. Can extend business hours until 2 AM, if desired.

Buyer may take advantage of mixed-use zoning and build new apartments with larger liquor/market on street level. Price reduced from 2.2M

For
SALE

Liquor Store with Real Property & Development Upside



420 N La Brea Ave, Inglewood, CA 90302

ICOA, INC.

Gas Station Sales
Specialist

Features Include: Gross close of \$60k, plus Lottery. Sales are up 23% compare to last year. 1500 SF of brand new store with large walk-in cooler. Located next to a busy El Pollo Loco store. Possible to build a least 8 units in the back of the store and collect high rent.

Value-Add Opportunity: Includes a ±1,300 SF unused rear house, ideal for renovation as rental income or owner occupancy, or build at least 8 new apartments in the rear and enjoy high rental income.

For more information please call: Alex Shapouri (310) 985-8777 - ICOA1@AOL.COM