



Commercial Real Estate Investments

INGLEWOOD, 468 S MARKET ST

EXECUTIVE SUMMARY



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HIGHLIGHTS:

- Just off Signalized Corner -La Brea/Market & Spruce (26,877 Cars/Day)
- Approx. 110 Feet of Frontage with Signage Available
- Next to Social Security, Pep Boys, Wells Fargo & Restaurants
- Brand New 90 Machine Coin Laundry Next Door
- Direct Doorway Access From Coin Laundry
- Build to Suit with 15ft Ceilings with ADA Restrooms
- 56+ Parking Spaces

OFFERING SUMMARY: 468 S Market St, offers a tenant a 4,500 SF space just off a 3 street intersection with excellent frontage. The space is connected to a brand new 90 machine coin laundry next door with 56+ parking spaces. Located just off the signalized corner of La Brea/Market & Spruce (Traffic Count of approximately 26,877 cars per day - LADOT), surrounded by national tenants.

DEMOGRAPHICS: The population within a 1 mile radius was estimated at over 27,721 as well as over 217,462 within a 3 mile radius, and this population is expected to grow at 4.06% annually. The average household income was estimated at approximately \$58,692 within a 3 mile radius.

LEASE RATE: 4,500 SF space offered at \$0.75/SF NNN (NNN are \$0.25/SF). Contact listing broker for access.

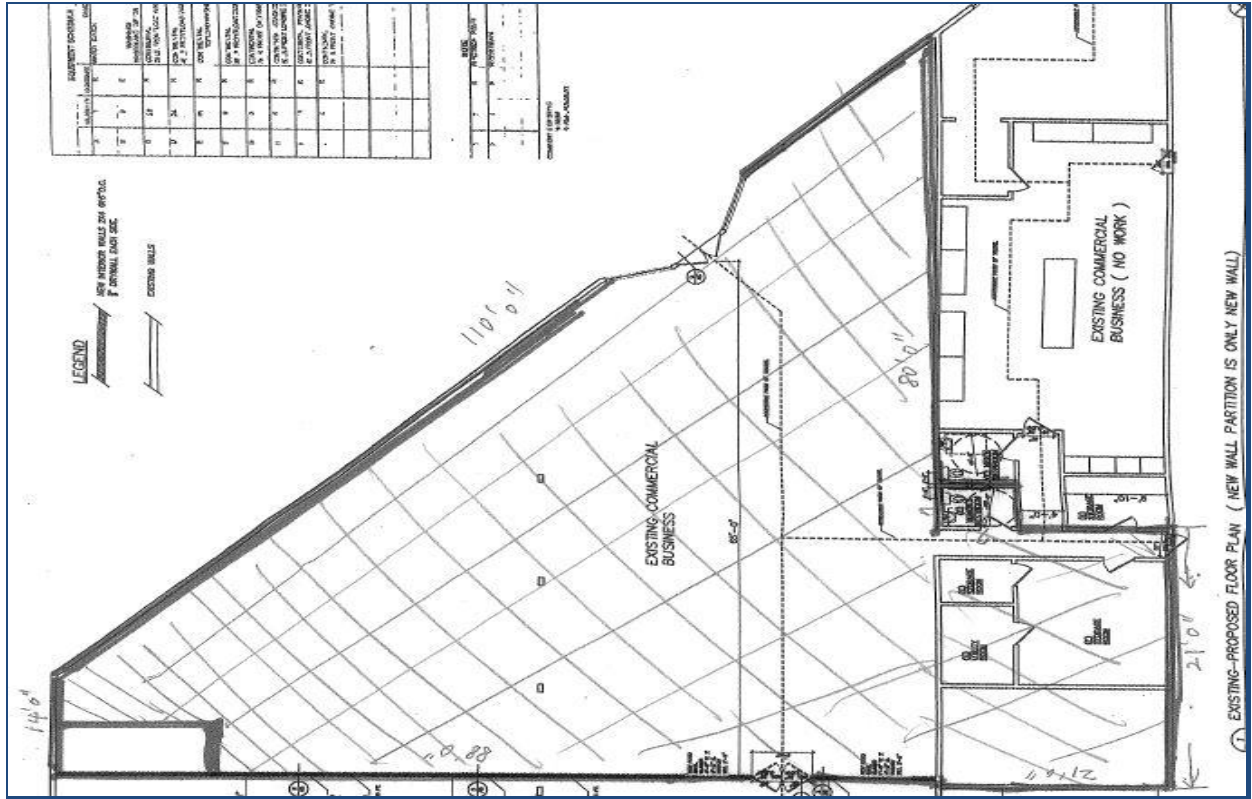


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INGLEWOOD, 468 S MARKET ST

PROPERTY PICTURES

Property Picture



Property Picture





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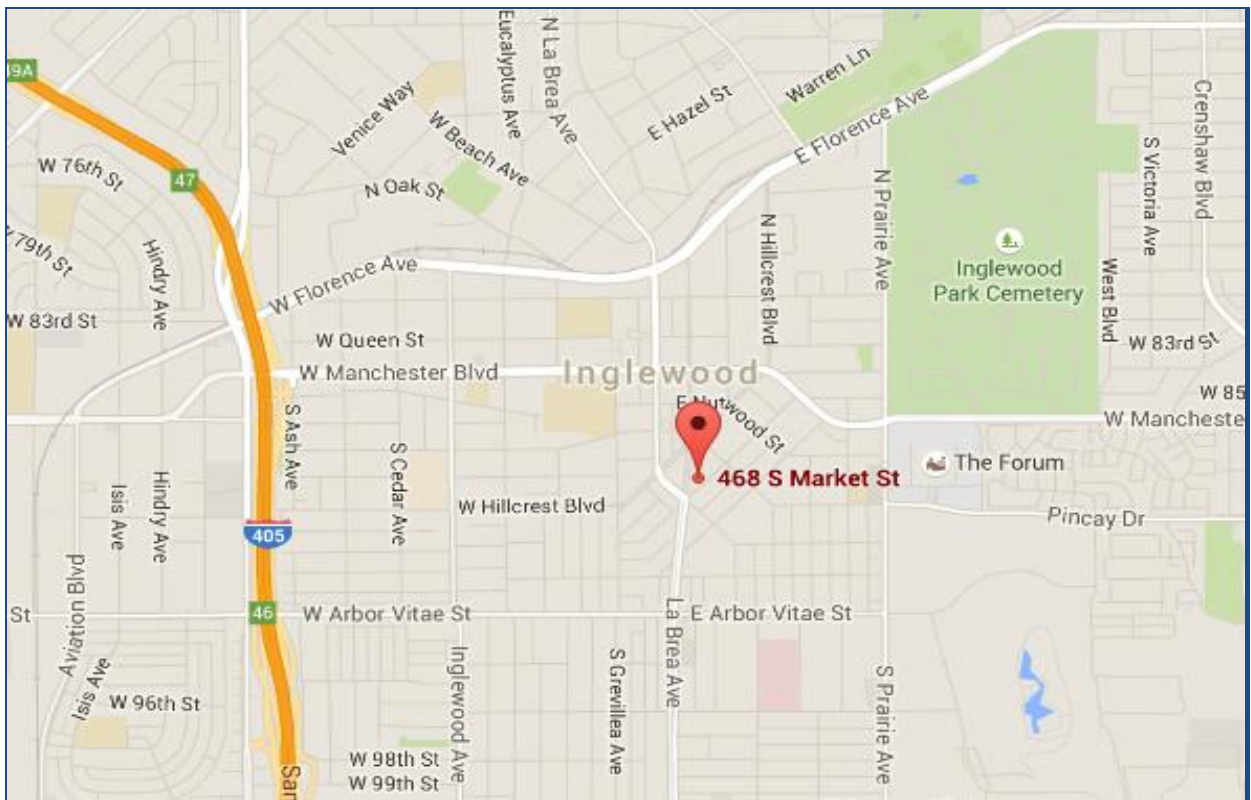
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PROPERTY PICTURES

Aerial Map



Local Area Map



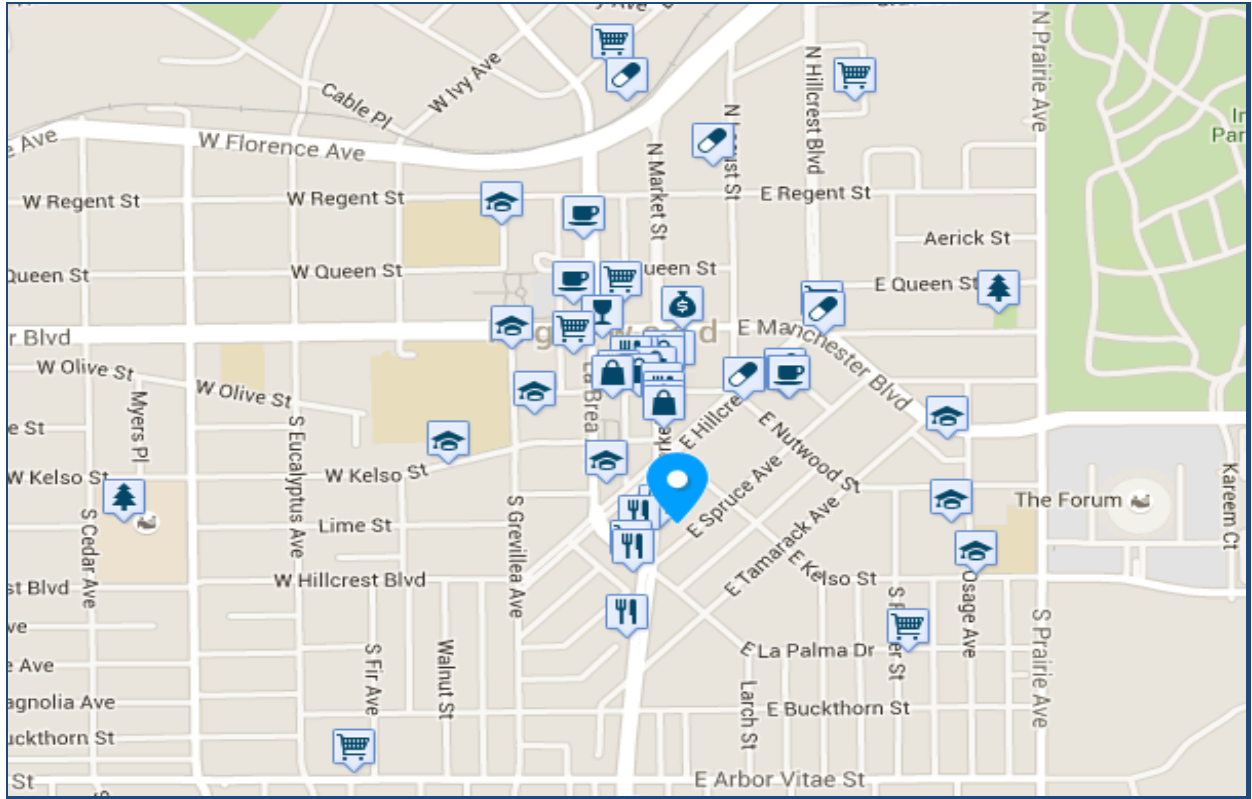


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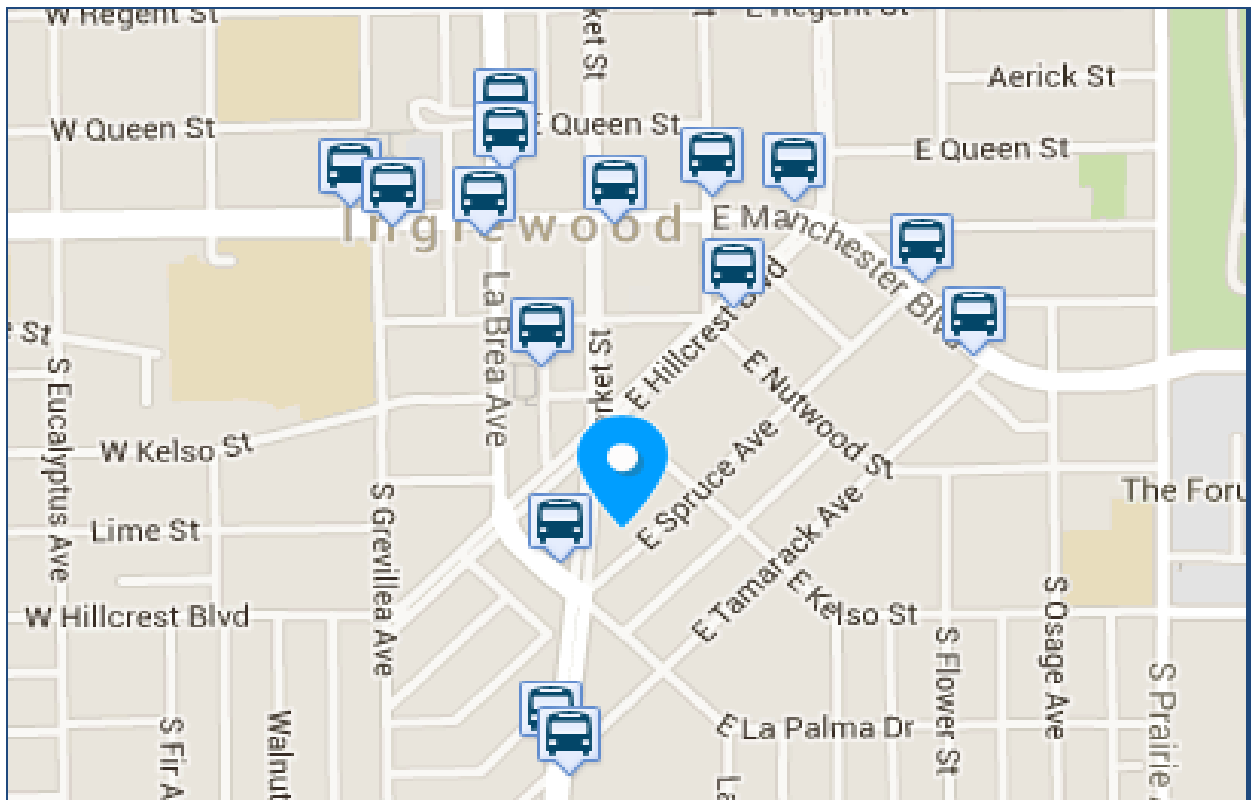
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WALK SCORE

Walk Score Picture



Walk Score Nearby Transit



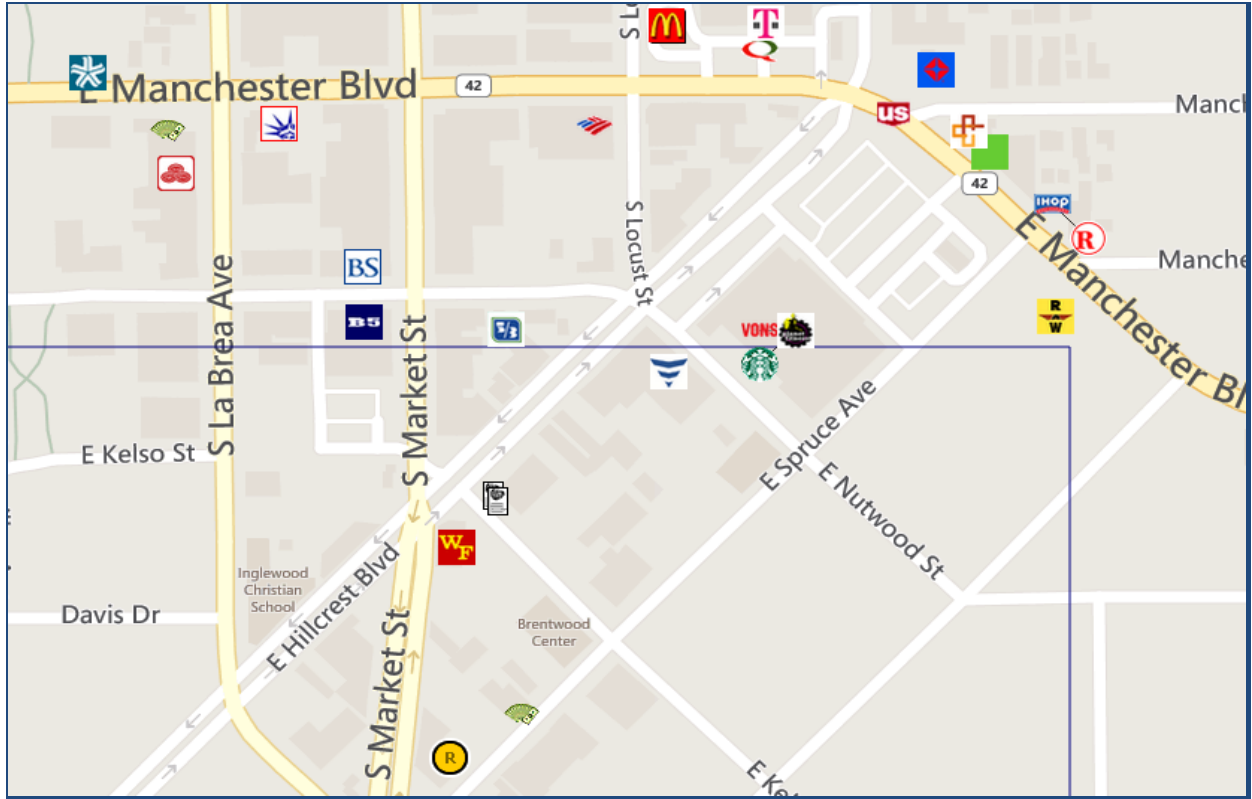


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PROPERTY PICTURES

Nearby Tenants



Parking Lot Picture





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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Projection	42,628	296,682	849,121
2015 Estimate	41,422	288,516	826,277
2010 Census	40,276	281,529	808,473
Growth 2015-2020	2.91%	2.83%	2.76%
Growth 2010-2015	2.85%	2.48%	2.20%
2015 Population Hispanic Origin	24,790	128,851	400,299
2015 Population by Race:			
White	23,836	136,806	453,294
Black	14,756	128,134	291,066
Am. Indian & Alaskan	730	4,024	12,540
Asian	1,044	9,912	42,297
Hawaiian & Pacific Island	113	1,517	3,792
Other	944	8,122	23,289
Households:			
2020 Projection	14,092	101,425	279,447
2015 Estimate	13,682	98,599	271,907
2010 Census	13,279	96,182	266,286
Growth 2015 - 2020	0	0	0
Growth 2010 - 2015	3.03%	2.51%	2.11%
Owner Occupied	36.53%	41.79%	11.19%
Renter Occupied	10,029	56,811	159,986
2015 Avg Household Income	51,325	65,420	65,357
2015 Med Household Income	\$38,911	\$47,425	\$45,049
2015 Households by Household Inc:			
<\$25,000	\$4,445	\$27,300	\$81,596
\$25,000 - \$50,000	3,753	24,075	65,374
\$50,000 - \$75,000	2,529	17,098	44,858
\$75,000 - \$100,000	1,573	11,557	29,101
\$100,000 - \$125,000	704	7,172	18,142
\$125,000 - \$150,000	268	3,992	10,174
\$150,000 - \$200,000	253	3,983	11,352
\$200,000+	158	3,422	11,311



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DEMOGRAPHICS

Type	# Businesses			# Employees			# Emp/Bus		
Total Businesses	1,878	10,532	26,027	15,000	104,382	273,953	8	10	11
Retail	265	1,495	4,231	1,501	13,349	37,336	6	9	9
Wholesale	63	345	916	677	2,844	9,213	11	8	10
Hospitality & Food Service	121	766	1,868	1,150	13,285	28,241	10	17	15
Leasing	103	677	1,521	512	4,846	9,001	5	7	6
Finance & Insurance	92	632	1,558	361	3,070	10,583	4	5	7
Information	29	260	727	219	2,925	8,611	8	11	12
Services	152	1,367	2,995	517	12,982	27,987	3	9	9
Management of Companies	1	5	18	3	15	97	3	3	5
Assistance	432	1,596	3,291	4,689	13,683	26,176	11	9	8
Education Services	39	248	622	974	7,213	22,384	25	29	36
Sales	51	143	263	1,267	4,970	19,221	25	35	73
Recreation	22	151	435	438	2,444	5,957	20	16	14
Utilities	2	5	11	27	41	117	14	8	11
Management	89	520	1,147	521	4,412	9,454	6	8	8
Construction	80	529	1,447	366	4,760	11,257	5	9	8
Manufacturing	48	259	914	592	5,923	27,837	12	23	30
Agriculture, Mining, Fishing	2	6	22	27	50	111	14	8	5
Other Services	287	1,528	4,041	1,159	7,570	20,370	4	5	5