

# PRIME RETAIL, FOOD USE, MEDICAL SPACE AVAILABLE FOR LEASE



3535 W IMPERIAL HWY  
INGLEWOOD, CA 90303



COMMERCIAL  
ASSET GROUP



## SIZE

UNIT A: ±2,193 SF ENDCAP

UNIT C: ±1,734 SF INLINE  
(DIVISIBLE TO 867 SF)

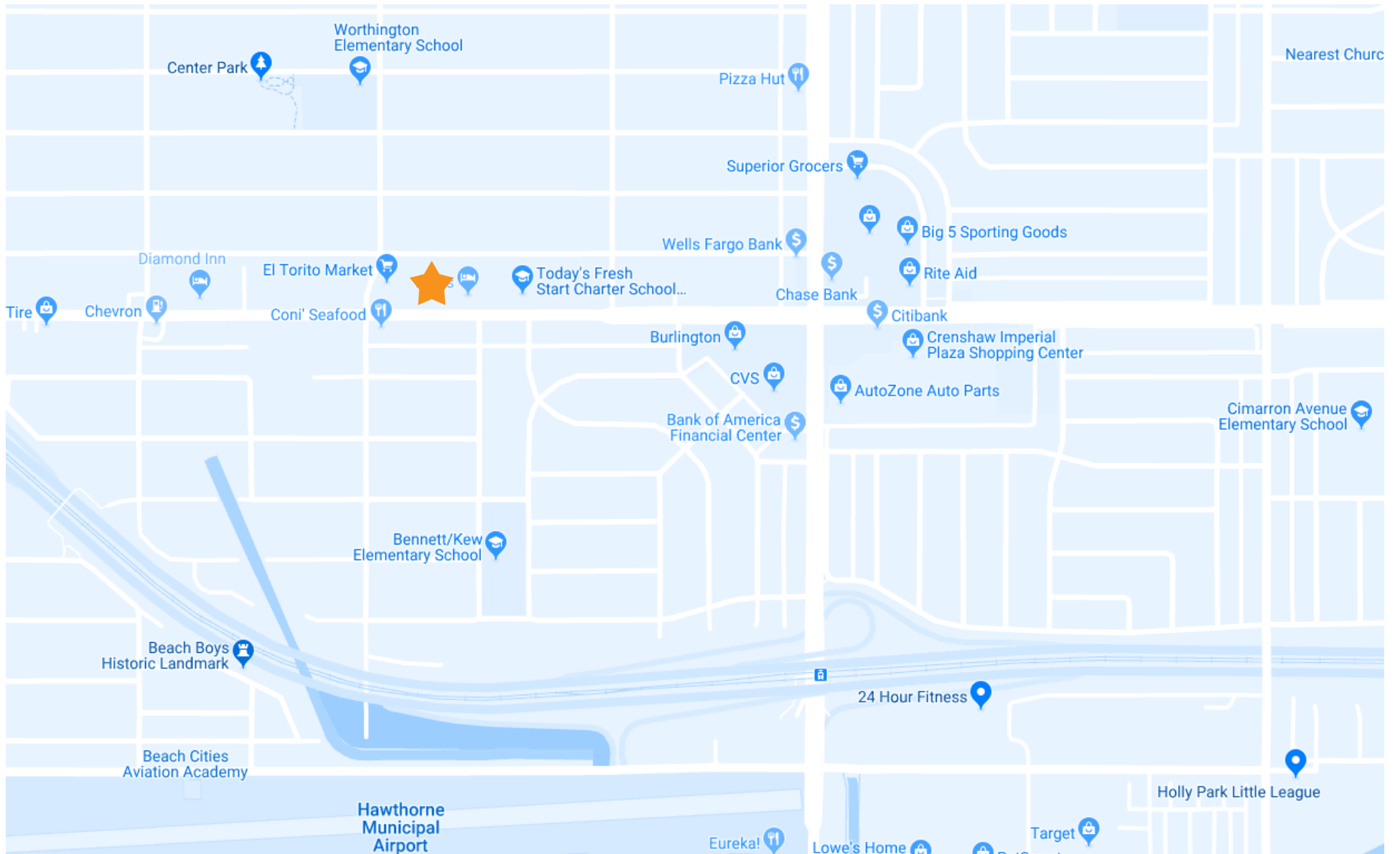
- CENTER ANCHORED BY PANADERIA VICTORIA
- CLOSE PROXIMITY TO 105 FREEWAY
- 27,000 CPD
- POPULATION DEMOGRAPHICS 1 MILE: 40,000
- PARKING RATIO: 4.3 X 1,000
- OFF SIGNALIZED INTERSECTION IMPERIAL HWY AND YUKON AVE
- SEEKING: DENTAL AND MEDICAL, QSR, ICE CREAM, CAFE, CELL PHONE, FITNESS, BEAUTY SUPPLIES, MEDICAL SUPPLIES, MAILBOX AND SHIPPING, INSURANCE OFFICE, STAFFING AGENCY, HAIR SALON, NAIL SALON

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ADDITIONAL PHOTOS

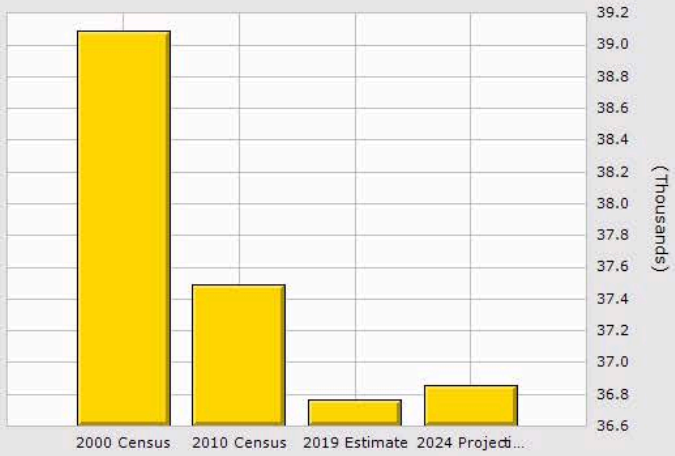


MAP





# SITE PLAN



|                        | 1 Mile           | 2 Mile           | 3 Mile           |
|------------------------|------------------|------------------|------------------|
| <b>Population</b>      |                  |                  |                  |
| 2019 Total Population: | <b>36,769</b>    | <b>171,584</b>   | <b>334,532</b>   |
| 2024 Population:       | <b>36,855</b>    | <b>172,316</b>   | <b>336,984</b>   |
| Pop Growth 2019-2024:  | <b>0.23%</b>     | <b>0.43%</b>     | <b>0.73%</b>     |
| Average Age:           | <b>34.80</b>     | <b>35.60</b>     | <b>36.30</b>     |
| <b>Households</b>      |                  |                  |                  |
| 2019 Total Households: | <b>9,995</b>     | <b>53,550</b>    | <b>105,834</b>   |
| HH Growth 2019-2024:   | <b>0.22%</b>     | <b>0.45%</b>     | <b>0.73%</b>     |
| Median Household Inc:  | <b>\$45,048</b>  | <b>\$45,141</b>  | <b>\$46,809</b>  |
| Avg Household Size:    | <b>3.60</b>      | <b>3.10</b>      | <b>3.10</b>      |
| 2019 Avg HH Vehicles:  | <b>2.00</b>      | <b>2.00</b>      | <b>2.00</b>      |
| <b>Housing</b>         |                  |                  |                  |
| Median Home Value:     | <b>\$420,911</b> | <b>\$424,103</b> | <b>\$429,643</b> |
| Median Year Built:     | <b>1959</b>      | <b>1963</b>      | <b>1961</b>      |

# DEMOGRAPHICS



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