



DRIVE-THRU SITE IN PRIME INGLEWOOD FOR LEASE

3104 W. CENTURY BLVD, INGLEWOOD, CA 90303

1801 Century Park East, Suite 1550
Los Angeles, California 90067
P 310.275.8222 F 310.275.8223
www.cag-re.com
License #01876070

Alex Shabani
Senior Managing Director
Phone: 310.272.7397
Email: alex@cag-re.com
Lic: 01352902

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ASSET GROUP



PRIME INGLEWOOD SIGNALIZED INTERSECTION OF CENTURY BLVD & CRENSHAW BLVD

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Highlights

- Approximately 2,363 Sq Ft Drive-Thru Restaurant
- Former Burger King Site
- Well Maintained Structure with Excellent Curb Appeal
- Ample Parking & Excellent Street Exposure & Signage
- 1/2-Mile From New Proposed Rams Football Stadium
- Join: Food4Less Factory2U, 99cent Only & More

Area Amenities

- Main & Main Corner
- Signalized Intersection
- Heavy Auto Traffic— CPD 123,000
- .4-Miles to New Football Stadium
- Population: 1 Mile Radius 32,360
- Income: 1 Mile Radius \$63,429
- Neighboring Tenants: Costco, Marshalls, Us Bank, Bed Bath, Target, Home Depot, El Super

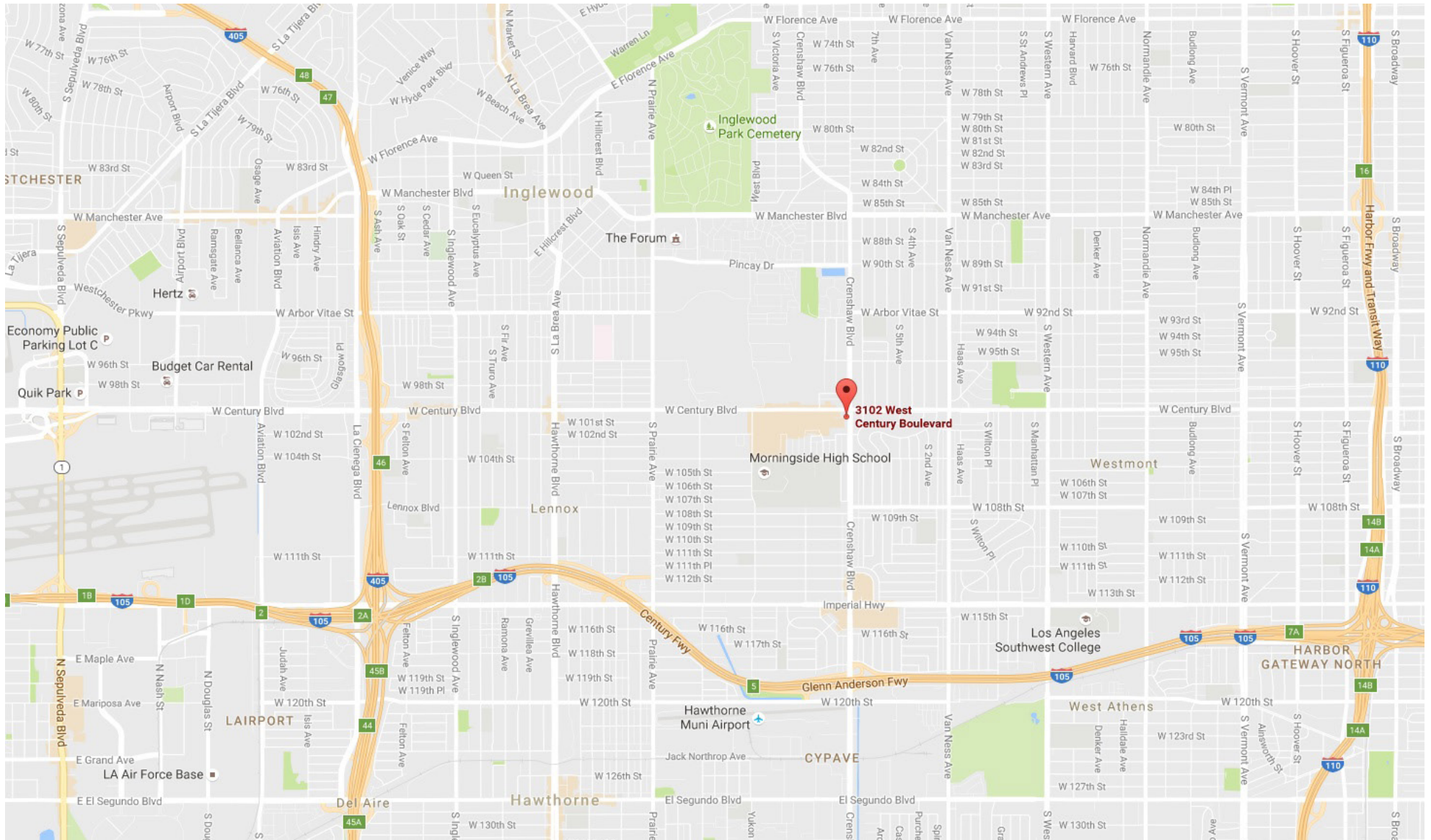
ADDITIONAL PHOTOS

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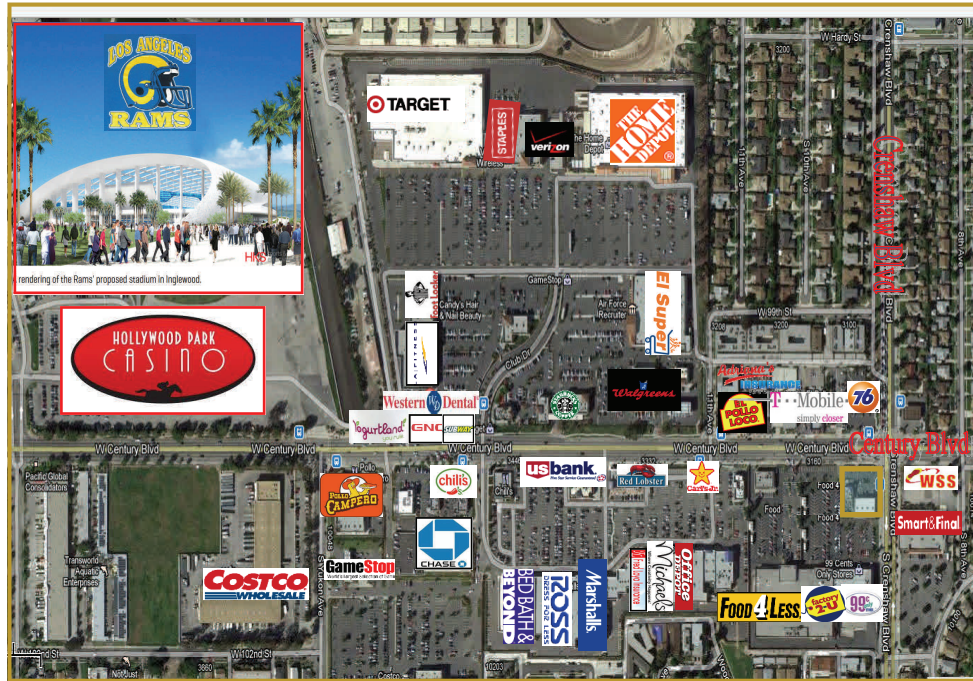
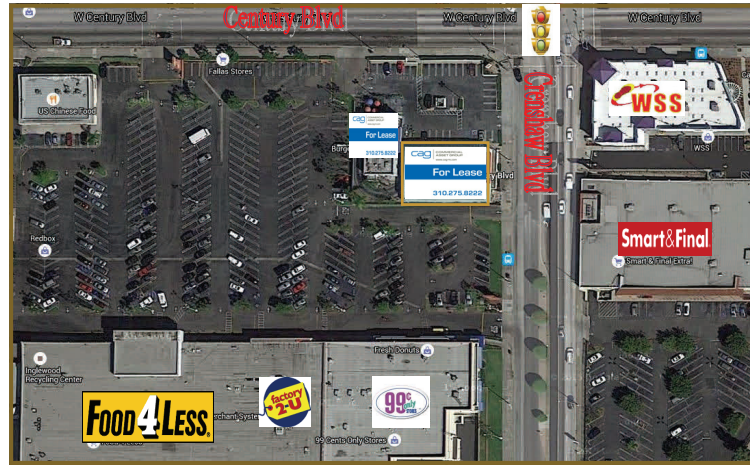
MAP

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AERIAL

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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2014B			
Total Population	32,360	380,688	905,510
Female Population	53.57%	52.41%	51.88%
Male Population	46.43%	47.59%	48.12%
Population Density	10,299	13,462	11,528
Population Median Age	35.2	32.1	32.4
Employed Civilian Population 16+	13,219	148,221	356,526
% White Collar	57.0%	46.6%	47.7%
% Blue Collar	43.0%	53.4%	52.3%
Total Employees	5,657	81,748	272,624
Total Establishments*	585	8,699	24,715
Population Growth 2000-2010	-1.18%	-0.51%	2.91%
Population Growth 2014B-2019	-0.29%	0.51%	1.10%
Income: 2014B			
Average Household Income	\$63,429	\$51,813	\$58,354
Median Household Income	\$46,856	\$36,851	\$39,523
Per Capita Income	\$20,788	\$16,662	\$18,267
Avg Income Growth 2000-2010	35.52%	33.20%	32.85%
Avg Income Growth 2014B-2019	17.68%	17.74%	17.01%
Households: 2014B			
Households	10,505	121,299	281,348
Average Household Size	3.03	3.09	3.17
Hhld Growth 2000-2010	1.03%	-0.53%	1.10%
Hhld Growth 2014B-2019	0.58%	0.95%	1.22%
Housing Units: 2014B			
Occupied Units	10,505	121,299	281,348
% Occupied Units	98.79%	97.18%	97.03%
% Vacant Housing Units	1.21%	2.82%	2.97%
Owner Occ Housing Growth 2000-2010	4.03%	-3.04%	-0.88%
Owner Occ Housing Growth 2000-2019	6.66%	-1.94%	-0.04%
Owner Occ Housing Growth 2014B-2019	1.32%	0.57%	0.50%
Occ Housing Growth 2000-2010	1.03%	-0.53%	1.10%
Occ Housing Growth 2010-2019	3.90%	4.66%	4.85%
Occ Housing Growth 2014B-2019	0.58%	0.95%	1.22%
Race and Ethnicity: 2014B			
% American Indian or Alaska Native Population	0.49%	0.66%	0.67%
% Asian Population	0.61%	2.18%	4.83%
% Black Population	55.72%	40.21%	32.55%
% Hawaiian or Pacific Islander Population	0.46%	0.42%	0.36%
% Multirace Population	3.81%	4.15%	4.46%
% Other Race Population	22.97%	29.18%	30.03%
% White Population	15.94%	23.19%	27.10%
% Hispanic Population	40.37%	53.40%	54.57%
% Non Hispanic Population	59.63%	46.60%	45.43%

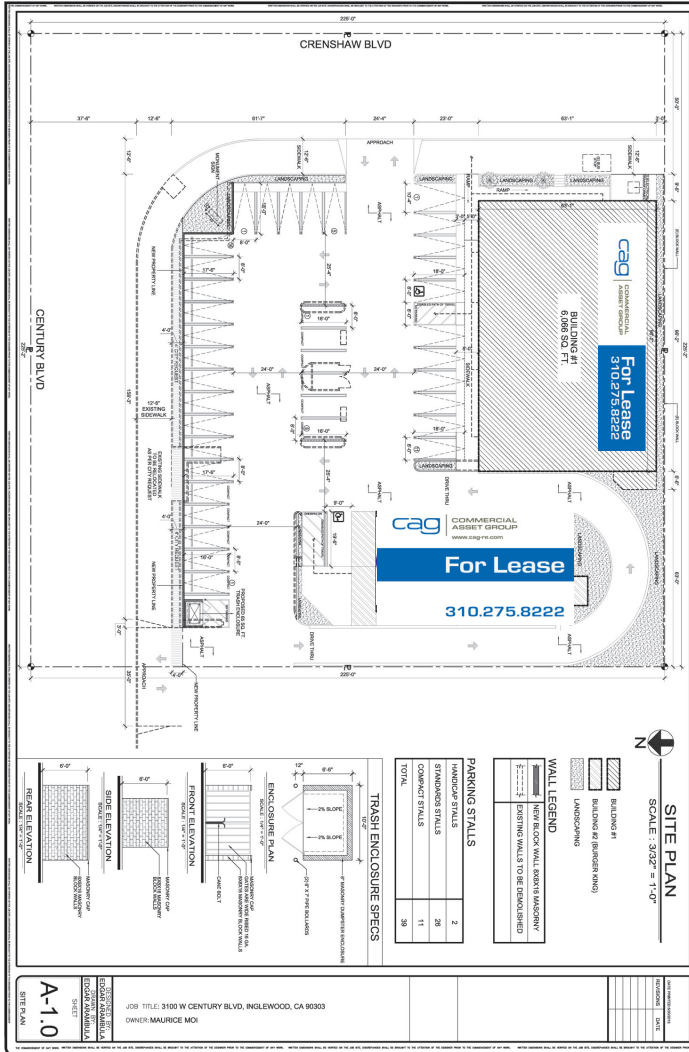
SITE PLAN

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Century Blvd

Crenshaw Blvd





For more information, please call.



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