

FOR LEASE

ONLY BAR/NIGHTCLUB/RESTAURANT WITH TYPE-48 LICENSE AVAILABLE IN INGLEWOOD



**NEIGHBORING
RETAILERS**



SoFi Stadium



Bank of America



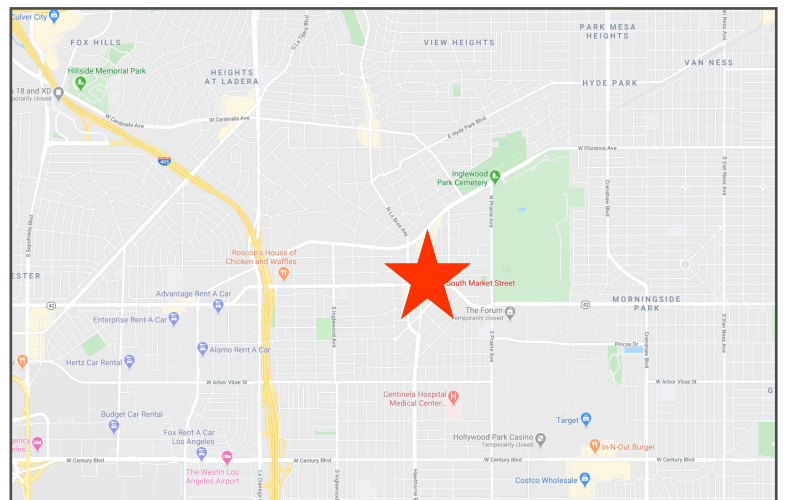
VONS



244-268 S. MARKET ST | INGLEWOOD, CA 90301
MARKET STREET NEAR MANCHESTER

FEATURES + AMENITIES

- APPROX. 1,850 SQFT BAR/RESTAURANT AVAILABLE WITH TYPE-48 LIQUOR LICENSE
- ADJACENT APPROX. 2,825 SF RETAIL SPACE AVAILABLE (OR POTENTIAL TO EXPAND BAR/RESTAURANT TO 4,675 SF)
- PRIME DOWNTOWN INGLEWOOD LOCATION ON THRIVING MARKET ST
- TREMENDOUS FOOT TRAFFIC
- APPROXIMATELY 1/2 MILE FROM THE NEW EXPO DOWNTOWN INGLEWOOD STATION; APPROXIMATELY 3/4 MILES FROM THE FORUM AND NEW SOFI STADIUM (FUTURE HOME OF TWO NFL TEAMS) AT HOLLYWOOD PARK
- CLOSE TO PROPOSED MARKET GATEWAY DEVELOPMENT SITE: 242 UNIT MIXED USE PROJECT
- SINGLE FAMILY HOMES AND MULTIFAMILY BUILDINGS IN INGLEWOOD AND THE SURROUNDING AREAS ARE SEEING INCREASED VALUE; NORTH INGLEWOOD HAD AN INCREASE OF 5% IN Q4 OF 2019



EXCLUSIVELY REPRESENTED BY

JASON EHRENPREIS

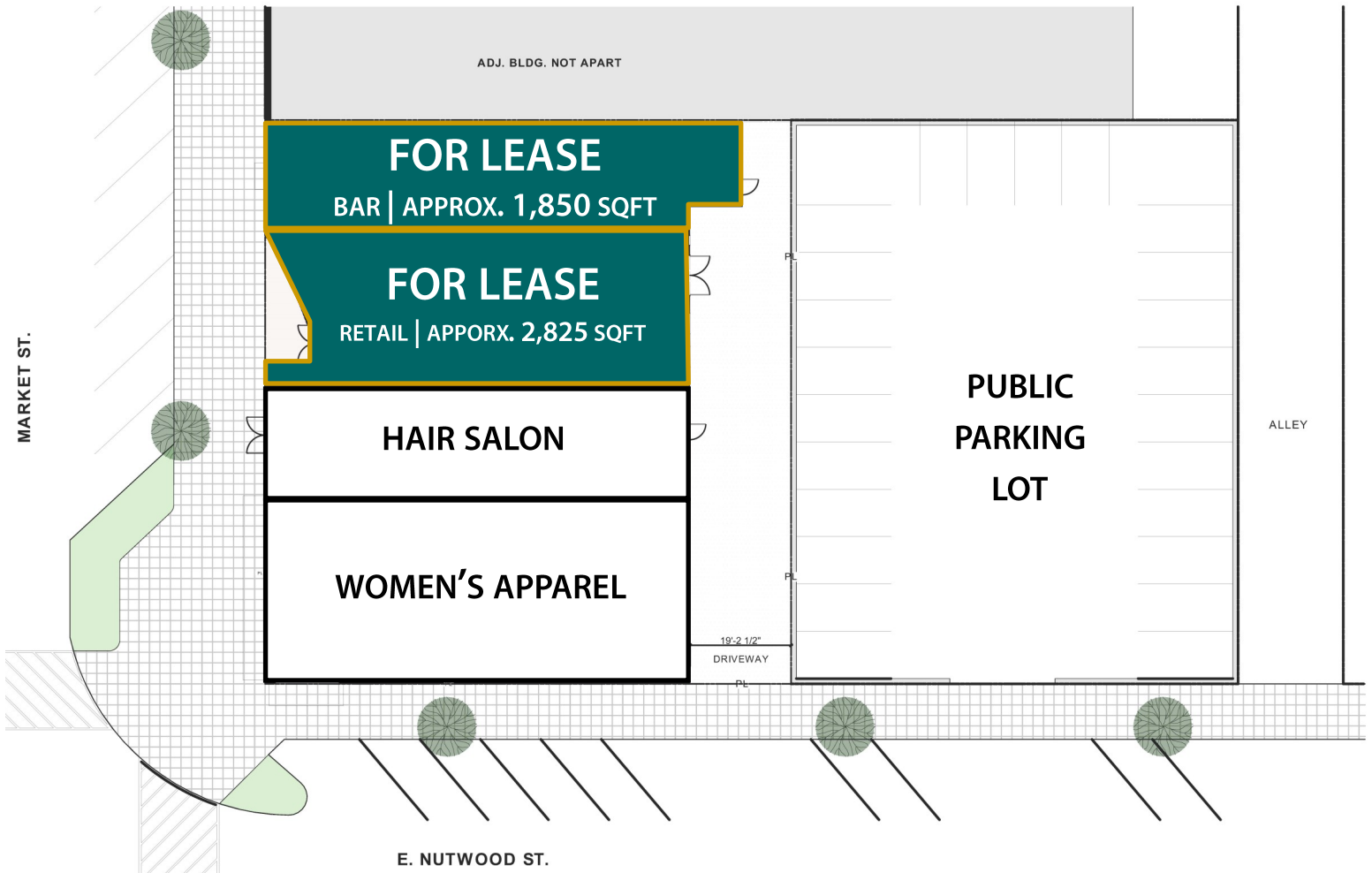
CA REAL ESTATE LIC #1741961

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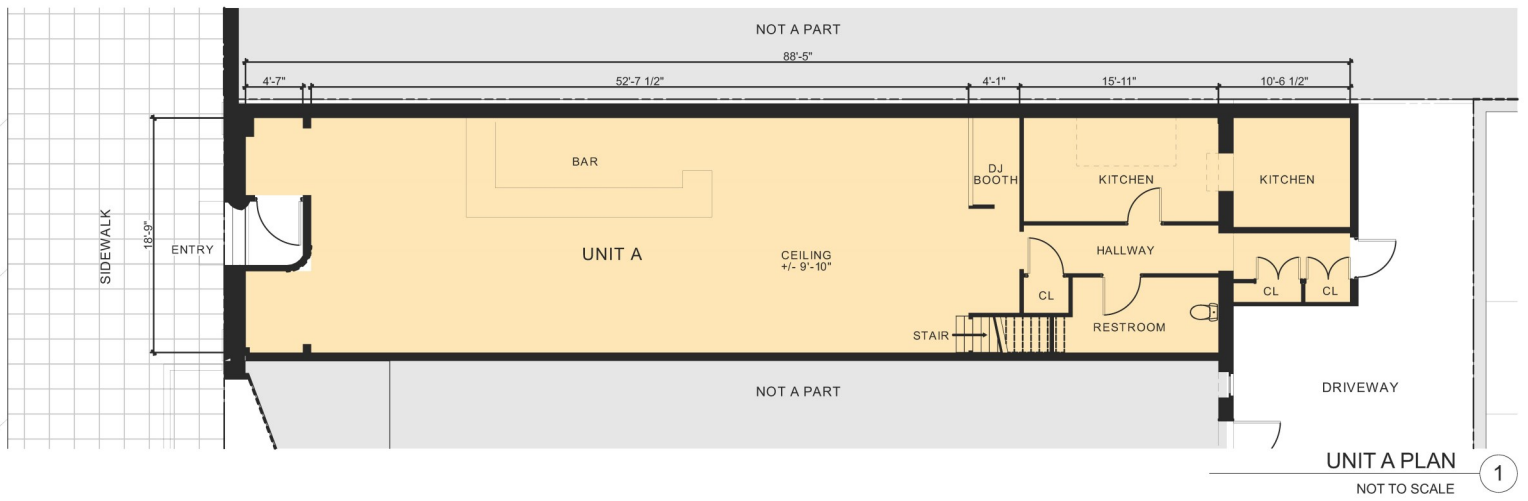
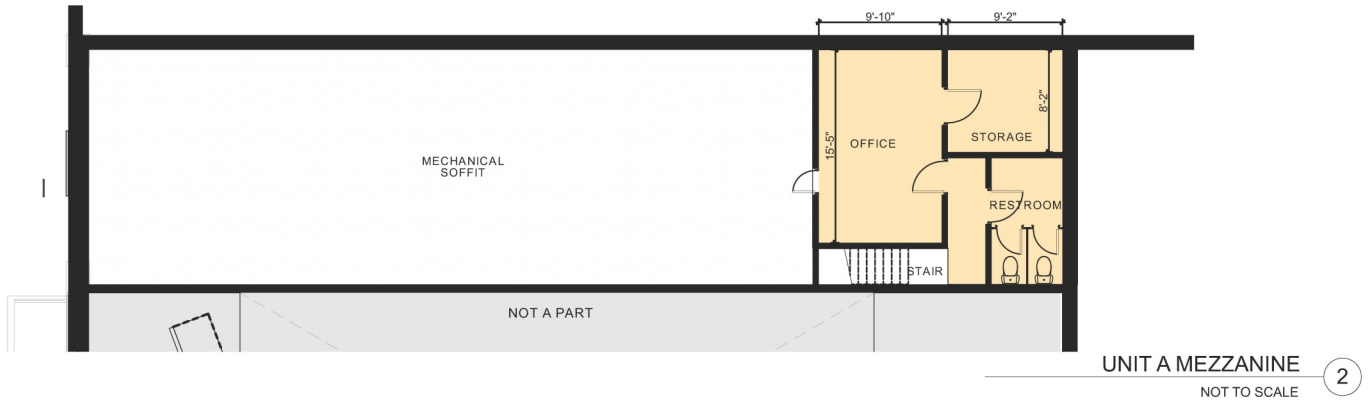
SITE PLAN

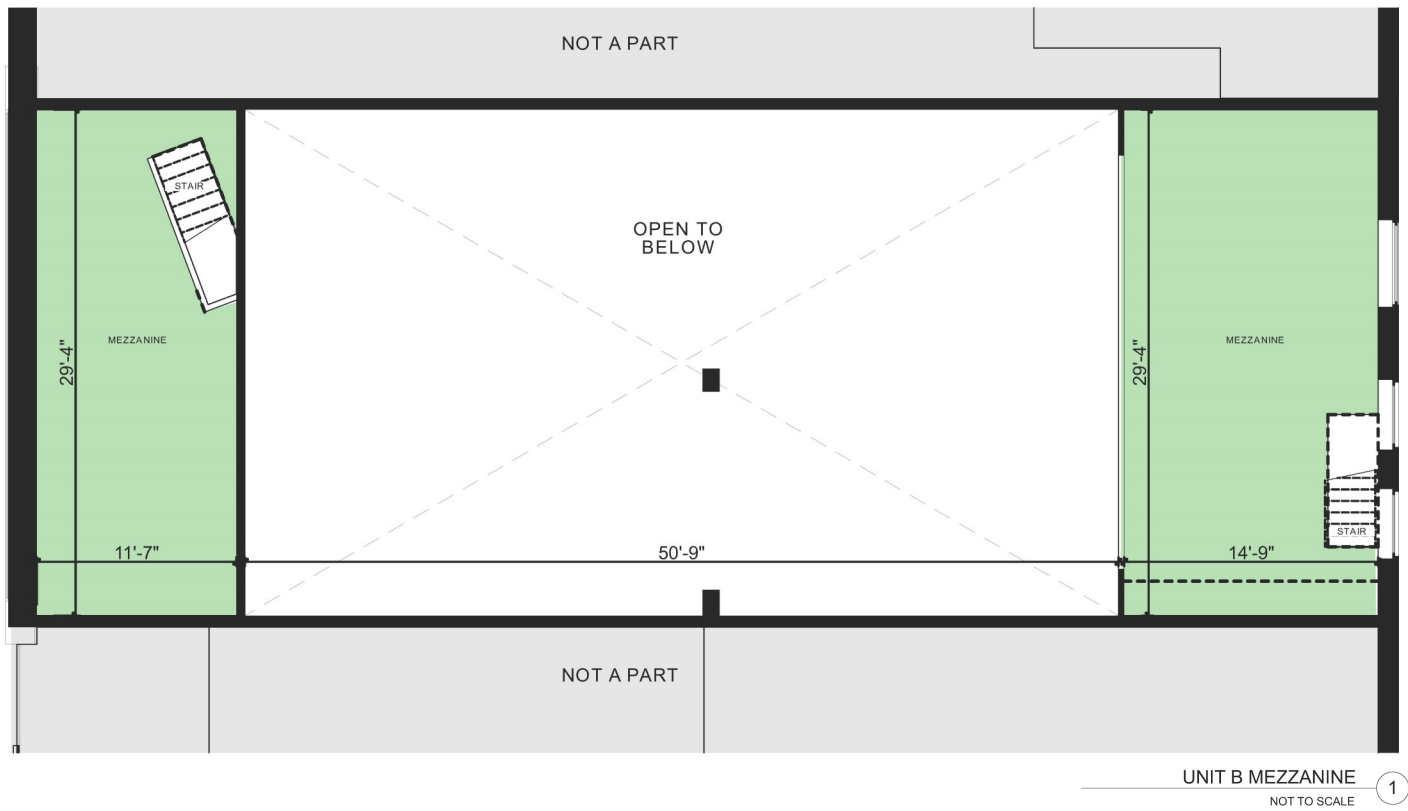
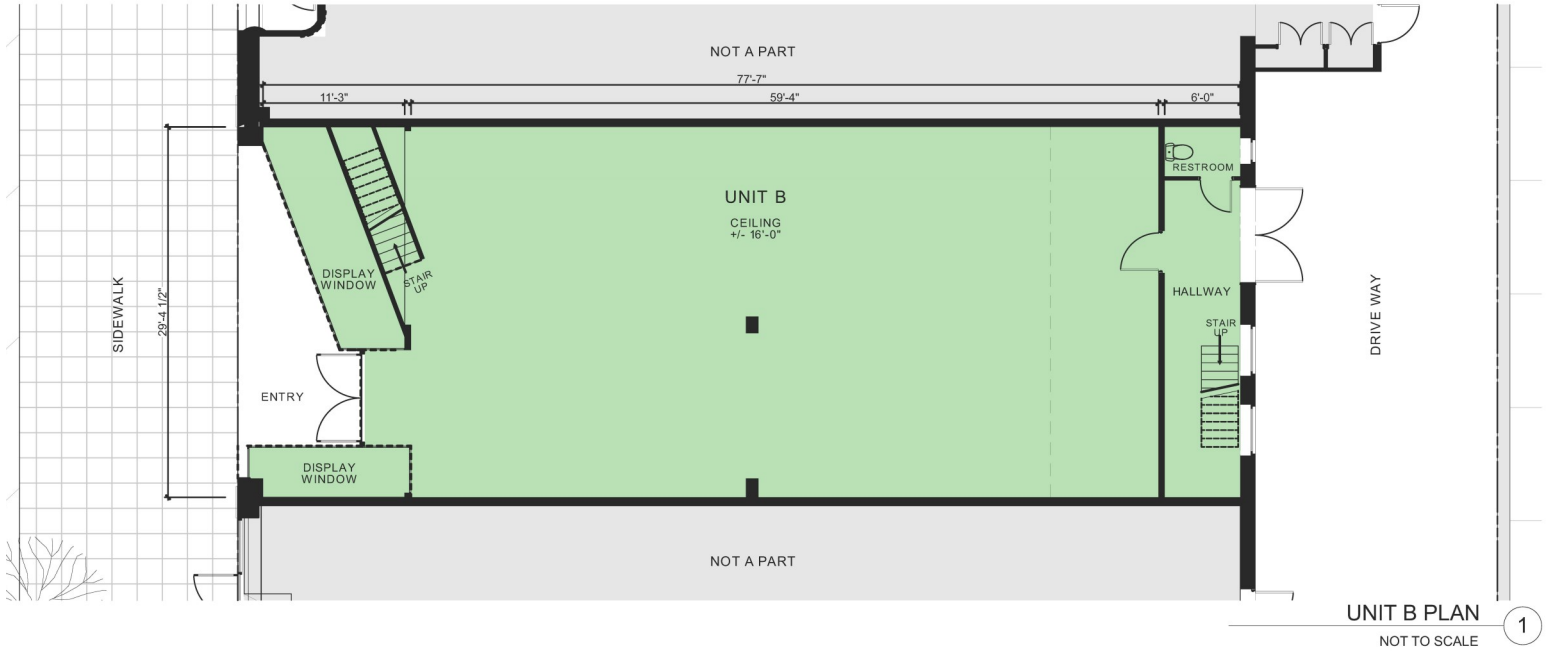
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FLOOR PLAN | BAR (APPROX. 1,850 SQFT)

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INGLEWOOD AREA POINTS OF INTEREST

- **MARKET GATEWAY DEVELOPMENT**
SITE: 242 UNIT MIXED USE-SITE
- **METRO RAIL STATION (FLORENCE + LA BREA)**
- **NEW SOFI STADIUM (FUTURE HOME OF RAMS + CHARGERS NFL TEAMS)**
- **NEW CLIPPERS (NBA TEAM) ARENA + PRACTICE FACILITY**
- **THE (FABULOUS) FORUM CONCERT + EVENTS VENUE**
- **FAMED HOLLYWOOD PARK**

AERIAL PHOTO

244-268 MARKET STREET | INGLEWOOD, CA 90301



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	41,536		278,791		837,371	
2020 Estimate	41,617		279,636		838,411	
2010 Census	41,126		277,975		825,497	
Growth 2020 - 2025	-0.19%		-0.30%		-0.12%	
Growth 2010 - 2020	1.19%		0.60%		1.56%	
2020 Population by Hispanic Origin						
2020 Population	41,617		279,636		838,411	
White	21,701	52.14%	131,701	47.10%	464,625	55.42%
Black	16,969	40.77%	123,751	44.25%	286,368	34.16%
Am. Indian & Alaskan	674	1.62%	3,776	1.35%	12,669	1.51%
Asian	1,094	2.63%	10,344	3.70%	45,345	5.41%
Hawaiian & Pacific Island	105	0.25%	1,373	0.49%	3,718	0.44%
Other	1,073	2.58%	8,690	3.11%	25,686	3.06%
U.S. Armed Forces	0		11		86	
Households						
2025 Projection	14,382		95,314		274,731	
2020 Estimate	14,408		95,611		275,072	
2010 Census	14,245		95,127		270,917	
Growth 2020 - 2025	-0.18%		-0.31%		-0.12%	
Growth 2010 - 2020	1.14%		0.51%		1.53%	
Owner Occupied	3,538	24.56%	40,971	42.85%	110,637	40.22%
Renter Occupied	10,871	75.45%	54,640	57.15%	164,435	59.78%
2020 Households by HH Income						
Income: <\$25,000	4,084	28.35%	21,671	22.67%	67,040	24.37%
Income: \$25,000 - \$50,000	4,199	29.14%	21,295	22.27%	61,512	22.36%
Income: \$50,000 - \$75,000	2,711	18.82%	16,594	17.36%	44,904	16.32%
Income: \$75,000 - \$100,000	1,596	11.08%	10,274	10.75%	30,804	11.20%
Income: \$100,000 - \$125,000	839	5.82%	8,397	8.78%	22,595	8.21%
Income: \$125,000 - \$150,000	448	3.11%	5,590	5.85%	14,222	5.17%
Income: \$150,000 - \$200,000	374	2.60%	6,105	6.39%	15,160	5.51%
Income: \$200,000+	157	1.09%	5,686	5.95%	18,835	6.85%
2020 Avg Household Income	\$54,795		\$79,075		\$78,733	
2020 Med Household Income	\$43,210		\$56,956		\$54,655	

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