

Below 222 Residential Units



High Profile Corner Location in Inglewood

939 W. Manchester Blvd., Inglewood, CA 90301



Available

Size: ±1,691 SF - ±3,418 SF

Rent: Negotiable

NNN: ±\$1.00 PSF/mo.

Parking: 10 spaces

Available: Q3 2026

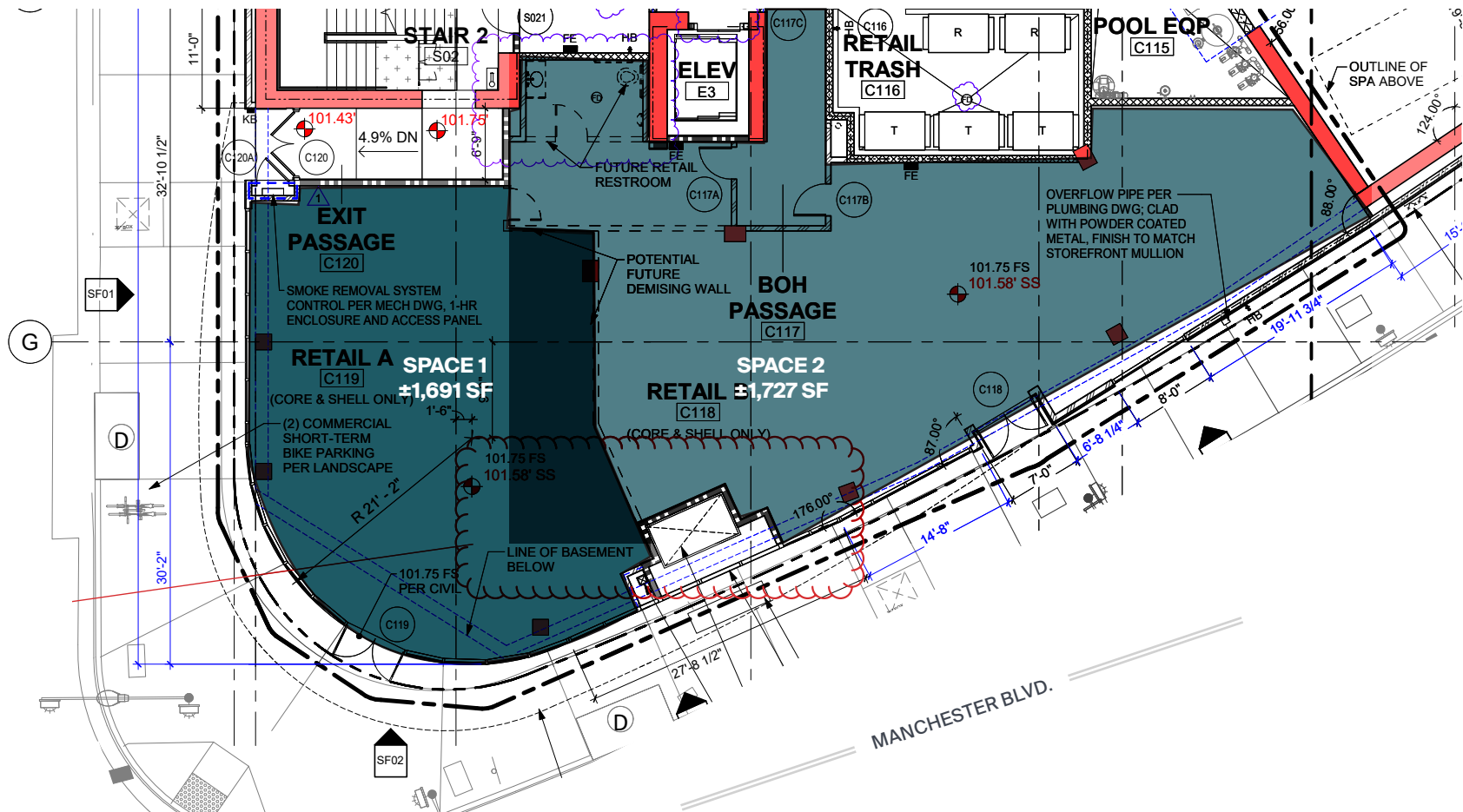
Features

- ▶ Brand new mixed-use development on a busy signalized intersection
- ▶ Dense demographics with a population of ±118,535 and an HHI of \$127,569 within two miles
- ▶ Approximately 3 miles from LAX International Airport
- ▶ One block from Metro K Line Westchester/Veterans Station
- ▶ Easy access off the 405 Freeway (±304,340 CPD)
- ▶ Close proximity to Randy's Donuts, Roscoe's Chicken and Waffles, Arby's, Hertz, Three Weavers Brewing Company, and Home Depot
- ▶ Near Sofi Stadium, Intuit Dome, and the Forum
- ▶ Inglewood is home to global upcoming sporting events including the World Cup (2026), Super Bowl LXI (2027) and the Summer Olympics (2028)

Prospective tenants are hereby advised that all uses are subject to City approval



±3,418 SF below 222 residential units



Amenity Map

Close proximity to major freeways, LAX, and many major credit tenants.



Inglewood Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	3,836	31,817	118,535
2030 Projected Population	3,552	30,373	114,433
2020 Census Population	4,457	32,920	119,447
2010 Census Population	3,975	33,154	119,804
Projected Annual Growth 2025 to 2030	-1.5%	-0.9%	-0.7%
Historical Annual Growth 2010 to 2025	-0.2%	-0.3%	-
2025 Median Age	41.2	37.5	38.0
HOUSEHOLDS			
2025 Estimated Households	1,426	12,444	45,579
2030 Projected Households	1,358	12,278	45,365
2020 Census Households	1,527	12,562	45,094
2010 Census Households	1,232	11,983	42,506
Projected Annual Growth 2025 to 2030	-1.0%	-0.3%	-
Historical Annual Growth 2010 to 2025	1.1%	0.3%	0.5%
RACE & ETHNICITY			
2025 Estimated White	28.8%	24.6%	24.2%
2025 Estimated Black or African American	18.7%	26.0%	26.3%
2025 Estimated Asian or Pacific Islander	9.1%	9.0%	8.9%
2025 Estimated American Indian or Native Alaskan	1.6%	1.5%	1.5%
2025 Estimated Other Races	41.7%	39.0%	39.2%
2025 Estimated Hispanic	49.0%	45.5%	45.6%
INCOME			
2025 Estimated Average Household Income	\$133,463	\$117,801	\$127,569
2025 Estimated Median Household Income	\$102,897	\$92,988	\$96,894
2025 Estimated Per Capita Income	\$49,875	\$46,139	\$49,146
EDUCATION			
2025 Estimated High School Graduate	23.0%	17.3%	16.9%
2025 Estimated Some College	22.7%	23.7%	21.1%
2025 Estimated Associates Degree Only	7.4%	6.8%	6.4%
2025 Estimated Bachelors Degree Only	19.6%	25.2%	23.8%
2025 Estimated Graduate Degree	9.5%	11.4%	13.3%
BUSINESS			
2025 Estimated Total Businesses	614	1,280	7,125
2025 Estimated Total Employees	5,800	11,232	68,076
2025 Estimated Employee Population per Business	9.5	8.8	9.6
2025 Estimated Residential Population per Business	6.3	24.9	16.6

Your trusted *partners*

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