

BETWEEN ROSCOE'S CHICKEN & WAFFLES & STARBUCKS DRIVE-THRU
Retail/Restaurant Spaces Available



605-613 W. Manchester Blvd., Inglewood, CA 90301



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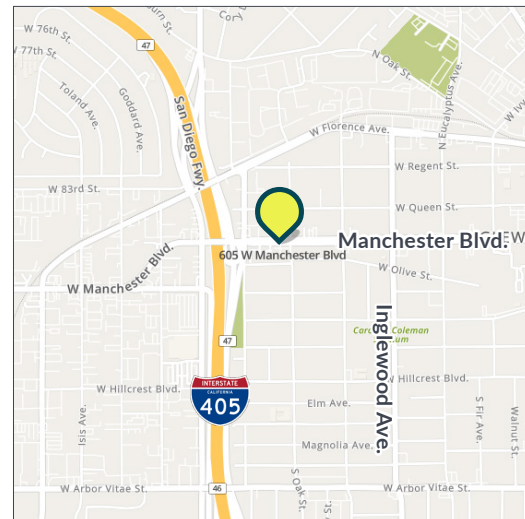
AVAILABLE

- Space A: ±1,527 SF
- Space B: ±1,154 SF *2nd Gen. Restaurant Space*
- Space C: ±1,245 SF *Please do not disturb tenant*
- Can be combined for up to ±3,926 SF
- Rent: Call broker for details
- Parking: ±46 parking spaces
- Available: Immediately

PROPERTY HIGHLIGHTS

- End-cap and in-line spaces available
- Great visibility
- Excellent co-tenancy at busy daily needs center; just steps away from Roscoe's and Starbucks
- Pylon signage available
- ±40,862 CPD at Manchester Blvd. & Ash Ave.
- Immediate access to the 405 Fwy. with ±148,099 CPD
- En route to LAX, SoFi Stadium, YouTube Theater, Kia Forum, Intuit Dome, and more
- Note: The following uses will not be considered: cannabis, tobacco, paraphernalia, vape stores, adult stores, etc.

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



TRADE AREA



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Entrance

SPACE A:
MOVE-IN READY
ENDCAP



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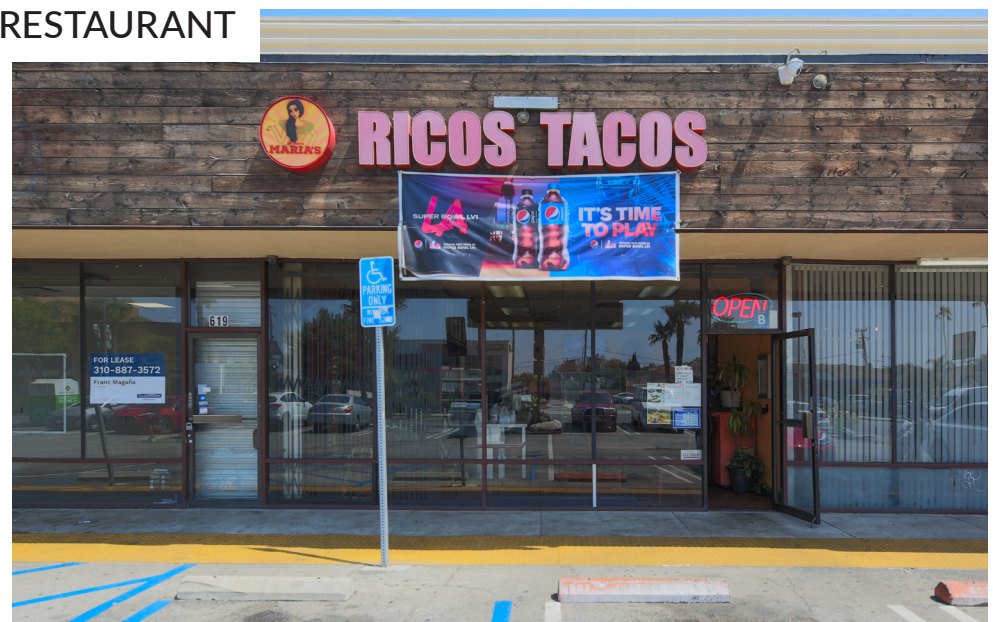
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SPACE B:
2ND GEN. RESTAURANT



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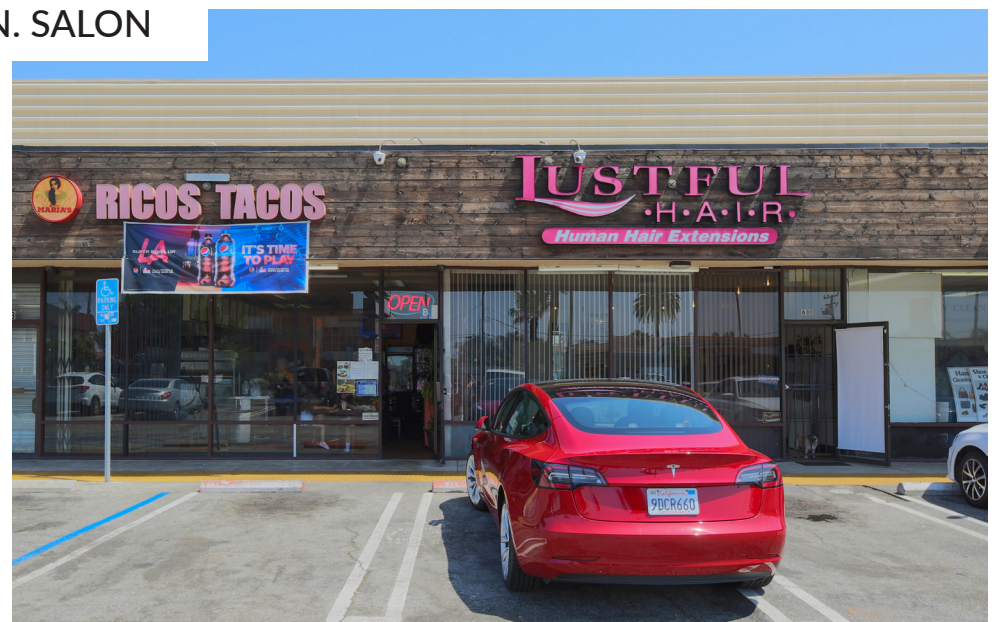
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SPACE C:
2ND GEN. SALON



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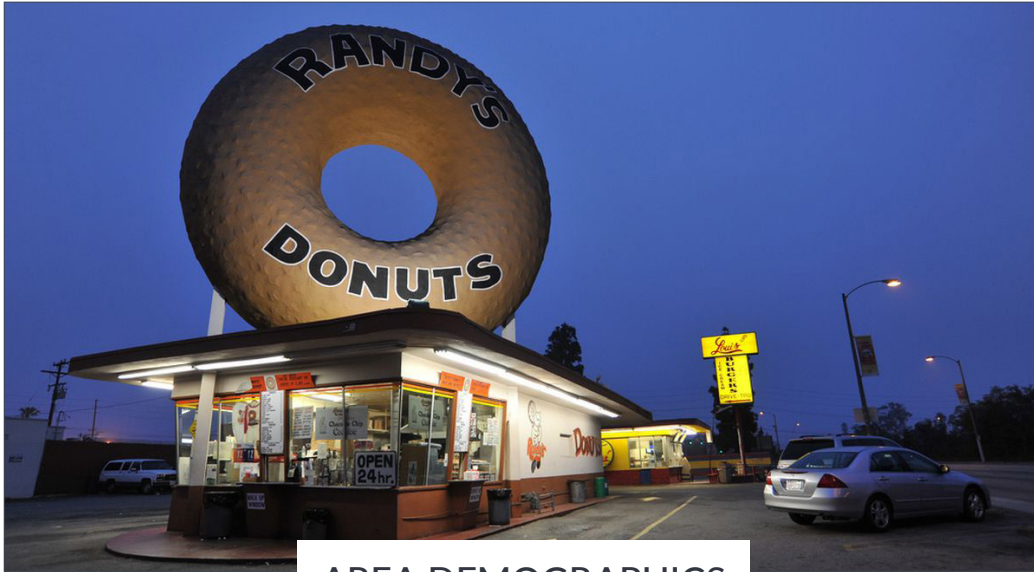


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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2024 Estimated Population	8,162	39,390	123,369
2029 Projected Population	8,038	38,366	120,444
2020 Census Population	8,744	40,625	127,579
2010 Census Population	8,262	40,621	127,948
Projected Annual Growth 2024 to 2029	-0.3%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	-	-0.2%	-0.3%
2024 Median Age	37.1	36.3	37.4
HOUSEHOLDS			
2024 Estimated Households	3,093	15,308	47,424
2029 Projected Households	3,091	15,215	47,221
2020 Census Households	3,162	15,328	47,737
2010 Census Households	2,795	14,524	44,904
Projected Annual Growth 2024 to 2029	-	-0.1%	-
Historical Annual Growth 2010 to 2024	0.8%	0.4%	0.4%
RACE & ETHNICITY			
2024 Estimated White	17.8%	19.0%	22.1%
2024 Estimated Black or African American	29.8%	31.7%	28.4%
2024 Estimated Asian or Pacific Islander	5.6%	6.3%	7.7%
2024 Estimated American Indian or Native Alaskan	1.7%	1.6%	1.5%
2024 Estimated Other Races	45.0%	41.5%	40.3%
2024 Estimated Hispanic	52.5%	48.3%	47.1%
INCOME			
2024 Estimated Average Household Income	\$84,836	\$96,239	\$115,080
2024 Estimated Median Household Income	\$64,221	\$73,899	\$88,199
2024 Estimated Per Capita Income	\$32,279	\$37,496	\$44,321
EDUCATION			
2024 Estimated High School Graduate	22.9%	21.6%	18.4%
2024 Estimated Some College	24.2%	24.1%	20.7%
2024 Estimated Associates Degree Only	7.4%	6.6%	6.7%
2024 Estimated Bachelors Degree Only	18.0%	20.6%	22.7%
2024 Estimated Graduate Degree	5.1%	7.7%	12.1%
BUSINESS			
2024 Estimated Total Businesses	382	1,895	6,825
2024 Estimated Total Employees	3,485	15,514	62,971
2024 Estimated Employee Population per Business	9.1	8.2	9.2
2024 Estimated Residential Population per Business	21.4	20.8	18.1



REAL ESTATE

FRANC MAGAÑA

310-887-3572

Franc.Magana@kwprealestate.com

DRE #01866952

KYLE FISHBURN

310.887.6216

Kyle.Fishburn@kwprealestate.com

DRE #01909843

KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

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