

PRIME FREE STANDING COMMERCIAL PROPERTY FOR SALE

Major Price Reduction

979 s. La Brea Ave, Inglewood, CA, 90301

OFFERED AT: \$1,990,000 | PRICE REDUCED, Just \$287 / Sq. Ft.

Seller Motivated — Potential for Full Vacant Delivery

Investment Highlights

This exceptional 6,943-square-foot freestanding commercial building rests on an 8,310-square-foot lot in one of Los Angeles's most dynamic corridors. Designed with maximum operational flexibility, this asset provides a rare opportunity for owner-users and investors seeking a strategic foothold in a high-growth market.

Property Features & Configuration

- **Total Building Area:** 6,943 SF (includes a 5,688 SF main floor and 1,253 SF mezzanine office space)
- **Clear Span Layout:** Solid four-exterior-wall construction with **zero interior support posts**, allowing for seamless forklift and vehicle maneuverability.
- **Loading & Access:** Features one 8X10 rear sliding door,
- **Rear alleyway access**, and a fenced docking/parking area.
- **Parking:** approximately 12 vehicles.
- **Zoning:** Airport Commercial (INC5).
- Currently, about 4800 sq ft of this space is Owner use for retail floor covering business. The remainder is leased. Lease expires in May 2027.
- **Minutes Away from LAX and Inglewood's Main Attractions:** SoFi Stadium, Intuit Dome, The Forum.

Property Facts

- **Sale Type:** Owner-User or Investment
- **Property Type:** Retail / Flex Commercial
- **Year Built:** 1955

Investment Highlights

- **Ideal Owner-User Scenario:** The owner currently operates a retail floor-covering business out of 4,800 SF. The property can be delivered entirely vacant.
- **Supplemental Income:** The remaining 2,100 SF is currently leased, providing in-place income. (Current lease expires in May 2027).
- **Unbeatable Location:** Minutes from LAX and the region's premier entertainment hubs, including SoFi Stadium, Intuit Dome, and The Forum.
- **High-Traffic Corridor:** Located in the west portion of the Inglewood corridor with daily traffic counts exceeding 40,000+ vehicles/day.
- **Strong Demographics:** Over 250,000 residents with a median household income exceeding \$90,000 within a three-mile radius.