



THE *Stanley* ON MARKET STREET

For leasing, please contact:

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TARGET ANCHORED MIXED-USE DEVELOPMENT FOR LEASE

SEC Florence Ave & La Brea Ave
Inglewood, CA

BetaAgency.com
137 Eucalyptus Dr
El Segundo, CA 90245

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PROPERTY *HIGHLIGHTS*



- First-class Target anchored mixed-use development
- Prominent street visibility and parking accessibility with 109 dedicated retail spaces at grade
- Site is adjacent to downtown Inglewood and within walking distance to both the civic center and MTA metro line and minutes away from the SoFi Stadium, The Forum and Hollywood Park
- Positioned to serve the emerging and densely populated communities of Inglewood, Ladera Heights, Fox Hills and surrounding neighborhoods
- Located at the main-and-main intersection of Florence Ave & La Brea Ave with over 76,500 CPD



RESIDENTIAL
POPULATION

1 MILE
44,562

2 MILES
145,357

3 MILES
275,447



DAYTIME
POPULATION

1 MILE
13,201

2 MILES
46,008

3 MILES
115,707



AVG. HOUSEHOLD
INCOME

1 MILE
\$64,993

2 MILES
\$80,862

3 MILES
\$89,949



SITE PLAN



INGLEWOOD TRANSIT CONNECTOR

The City of Inglewood announced that it has received a commitment from the Federal Transit Administration for a more than \$1 billion capital investment grant for the Inglewood Transit Connector project - a planned bus system which would link the K Line's Downtown Inglewood Station with SoFi Stadium and Intuit Dome.

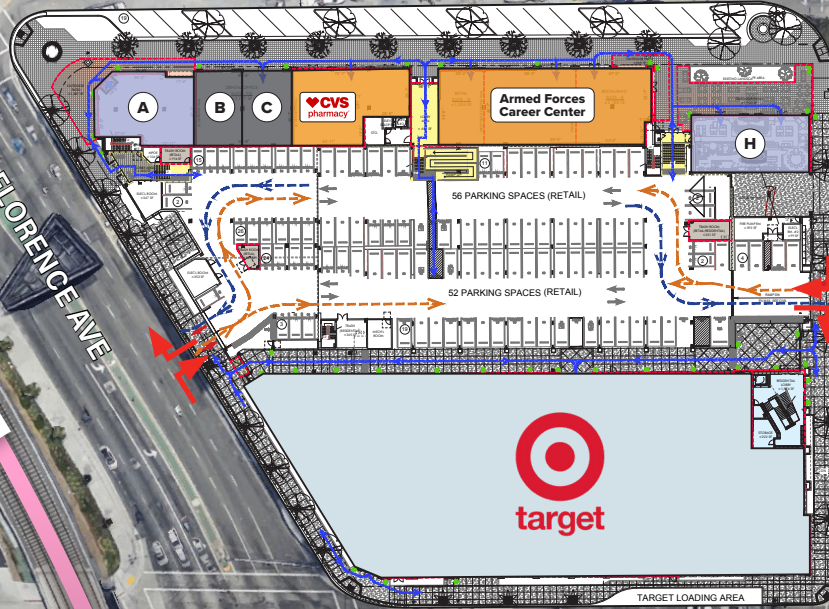
[CLICK HERE](#)



M DOWNTOWN INGLEWOOD STATION
1 minute walk

N MARKET ST

FLORENCE AVE
METRO K LINE



E REGENT ST

S LA BREA AVE

TOTAL NUMBER OF PARKING STALLS FOR COMMERCIAL SPACES:
ON-SITE = 108 PARKING SPACES
OFF-SITE = 19 PARKING SPACES

[Color]	AVAILABLE SPACES
[Color]	LEASED SPACES
[Color]	IN LEASES
[Color]	OUTDOOR PATIO
[Color]	TRASH AREA FOR RETAIL
[Color]	PEDESTRIAN ACCESS POINT/RETAIL
[Color]	RESIDENTIAL LOBBY
[Color]	PEDESTRIAN CIRCULATION
[Color]	TENANT GLA OUTLINE
[Color]	PARKING ENTRY
[Color]	PARKING EXIT

1
2
3

#	USE	SF
A	Restaurant	2,469 + patio
B	Retail (in Leases)	1,342
C	Retail (in Leases)	1,451
D	CVS Pharmacy (Coming Soon)	2,935
E-G	Armed Forces Career Center (Coming Soon)	6,133
H	Restaurant	2,505 + patio

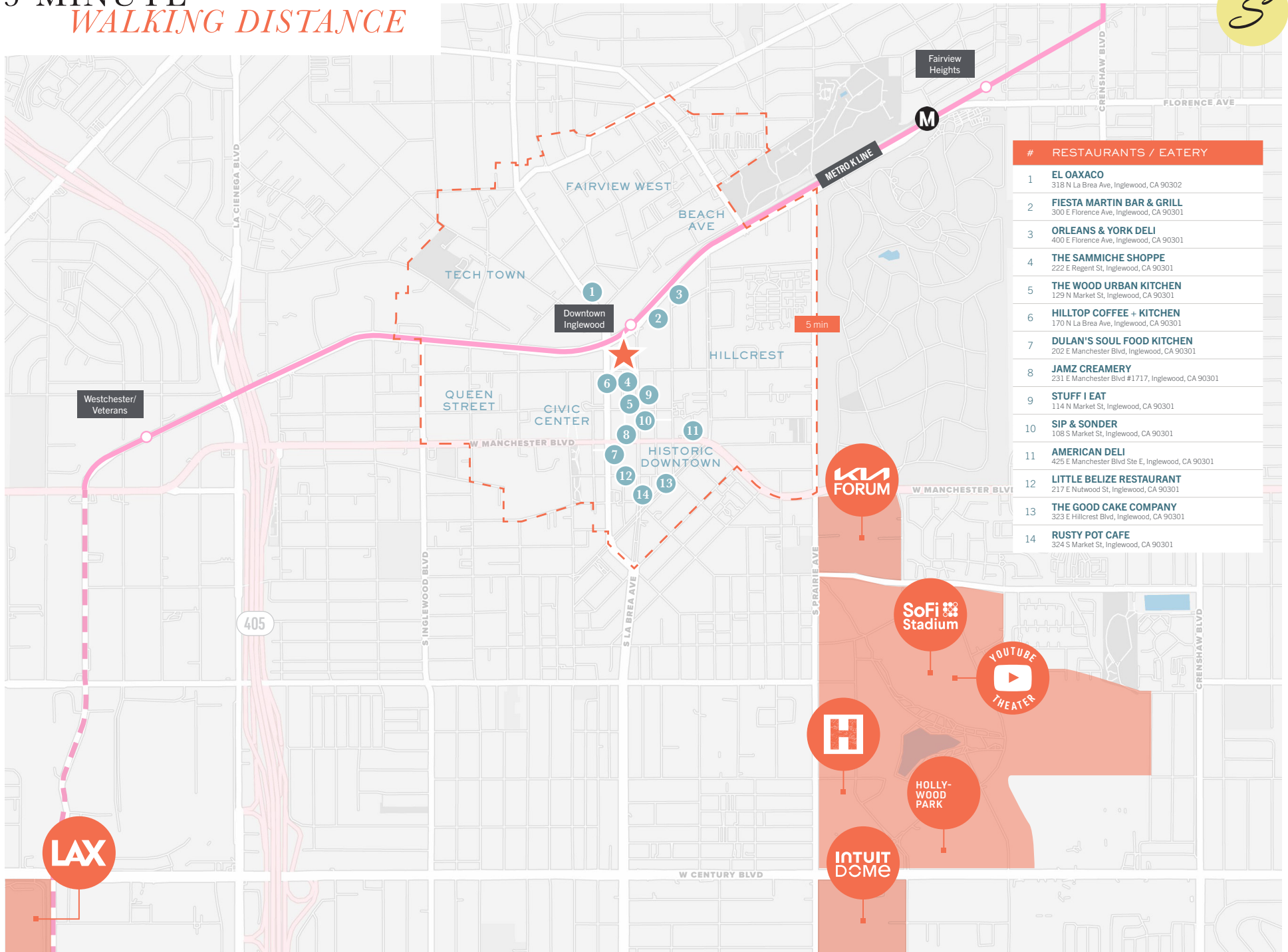
RESTAURANTS / EATERY

1	HILLTOP COFFEE + KITCHEN 170 N La Brea Ave, Inglewood, CA 90301
2	THE SAMMICHE SHOPPE 222 E Regent St, Inglewood, CA 90301
3	MARTIN'S COCINA Y KITCHEN 152 N La Brea Ave, Inglewood, CA 90301

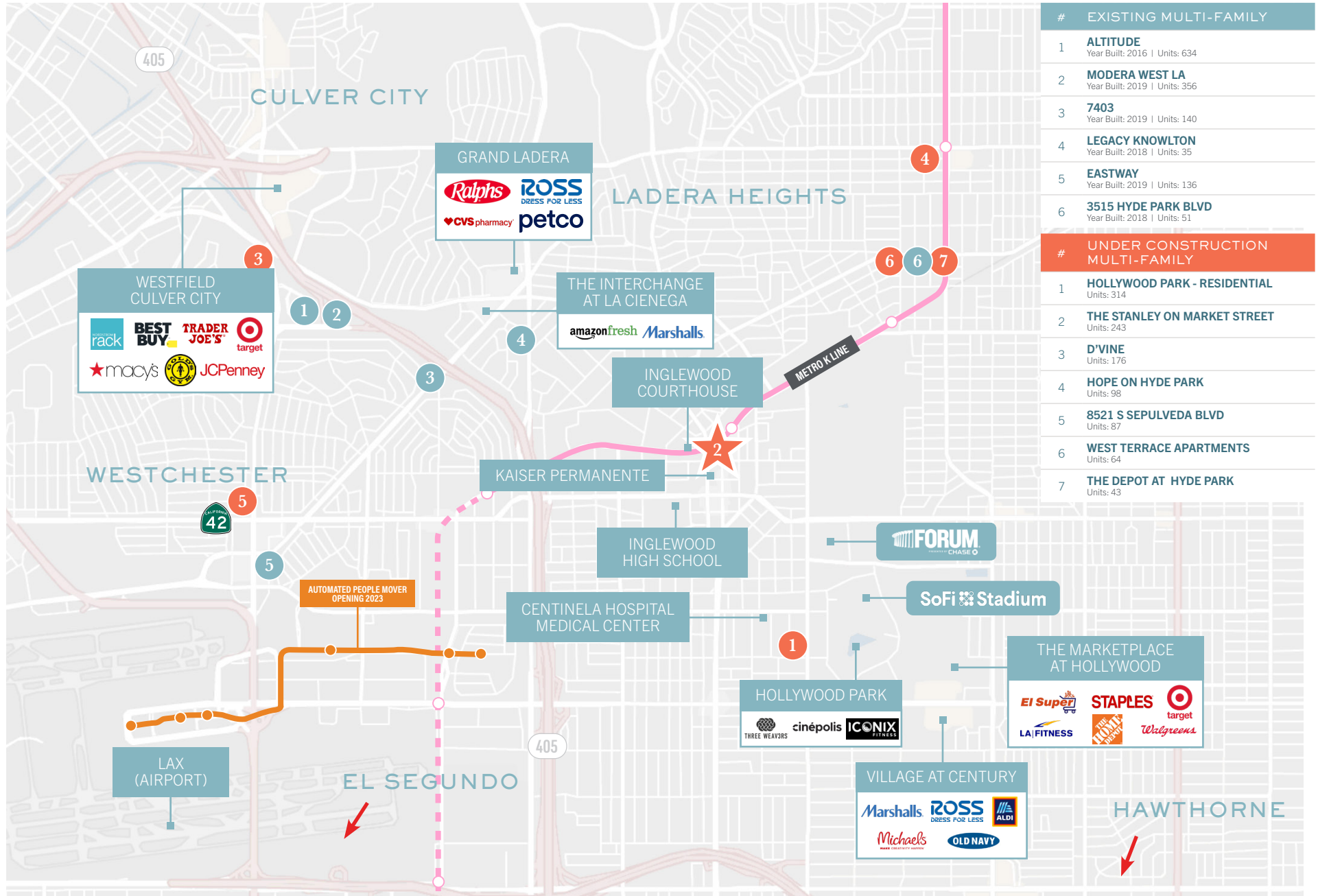
THE DEMILO
DEMILO
144 APARTMENTS
95% OCCUPANCY RATE



5-MINUTE WALKING DISTANCE



5-MINUTE DRIVE TIME OVERVIEW



#	EXISTING MULTI-FAMILY
1	ALTITUDE Year Built: 2016 Units: 634
2	MODERA WEST LA Year Built: 2019 Units: 356
3	7403 Year Built: 2019 Units: 140
4	LEGACY KNOWLTON Year Built: 2018 Units: 35
5	EASTWAY Year Built: 2019 Units: 136
6	3515 HYDE PARK BLVD Year Built: 2018 Units: 51
#	UNDER CONSTRUCTION MULTI-FAMILY
1	HOLLYWOOD PARK - RESIDENTIAL Units: 314
2	THE STANLEY ON MARKET STREET Units: 243
3	D'VINE Units: 176
4	HOPE ON HYDE PARK Units: 98
5	8521 S SEPULVEDA BLVD Units: 87
6	WEST TERRACE APARTMENTS Units: 64
7	THE DEPOT AT HYDE PARK Units: 43



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