

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





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SITE *PLAN*

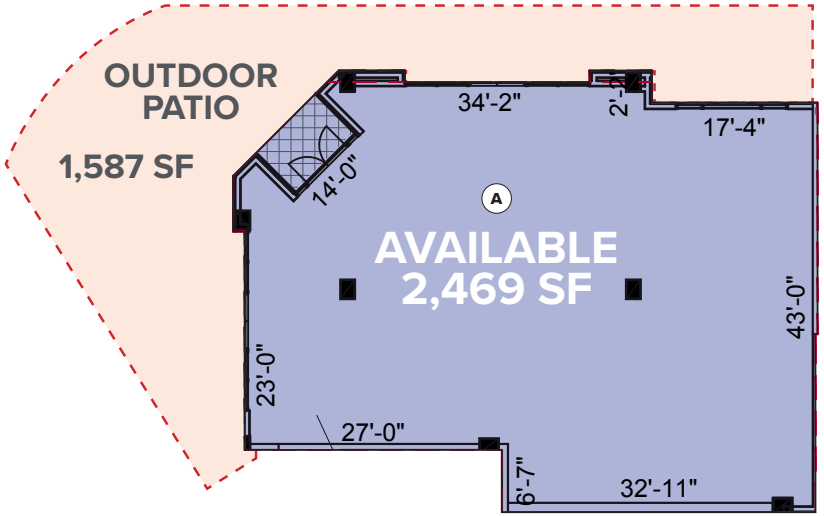


#	USE	SF
A	Restaurant	2,469 + patio
B-C	Inglewood Optometry (Coming Soon)	2,797
D	CVS Pharmacy (Coming Soon)	2,935
E-G	Armed Forces Career Center (Coming Soon)	6,133
H	Restaurant	2,505 + patio

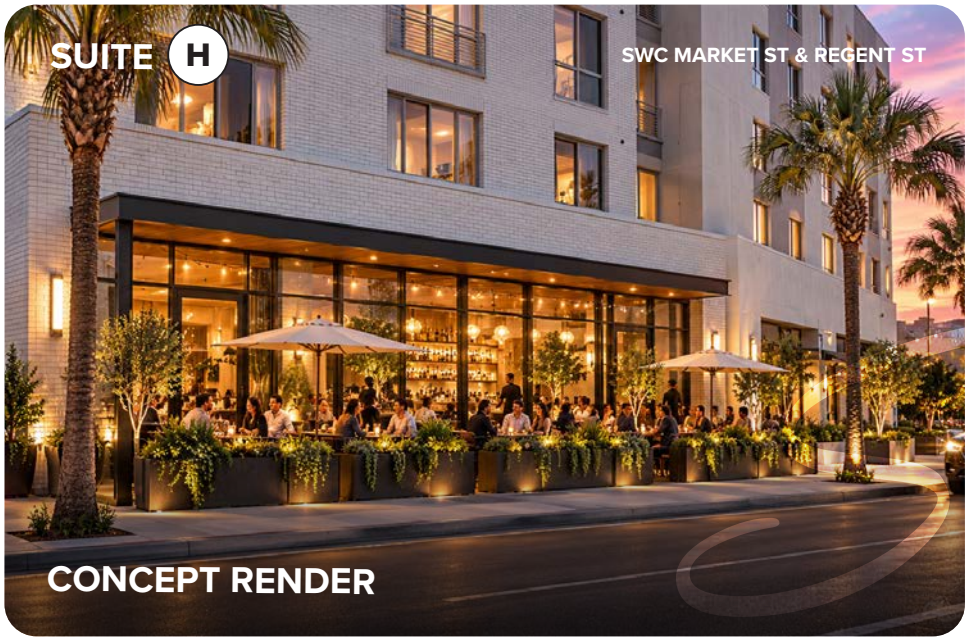
#	RESTAURANTS / EATERY
1	**HILLTOP COFFEE + KITCHEN** 170 N La Brea Ave, Inglewood, CA 90301
2	**THE SAMMICHE SHOPPE** 222 E Regent St, Inglewood, CA 90301
3	**MARTIN'S COCINA Y KITCHEN** 162 N La Brea Ave, Inglewood, CA 90301

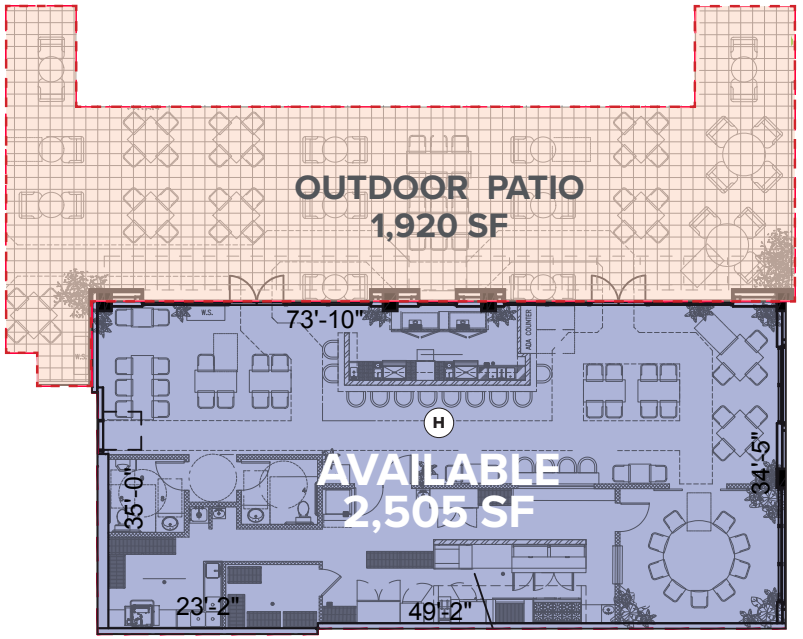
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FLOOR *PLANS*



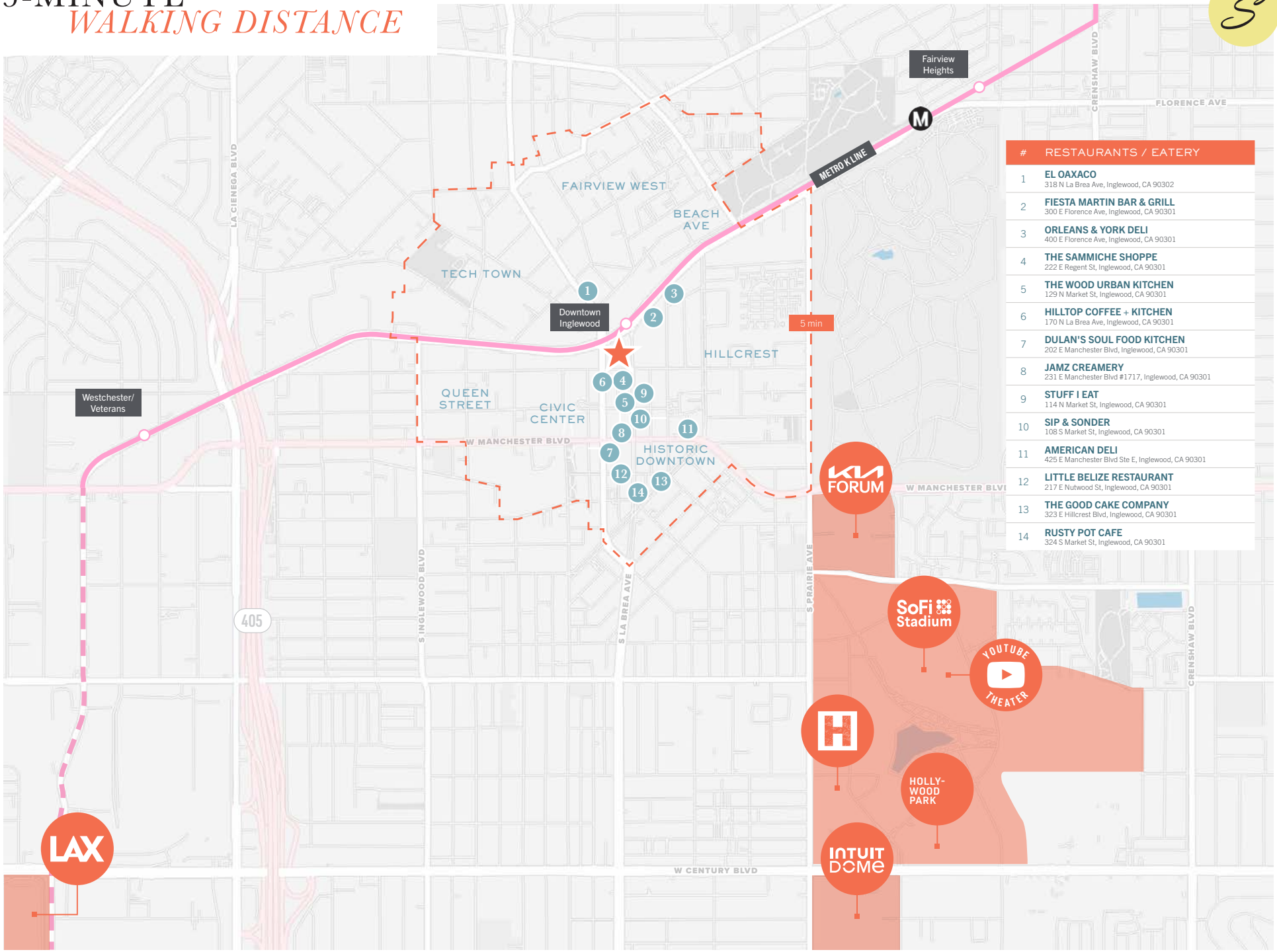






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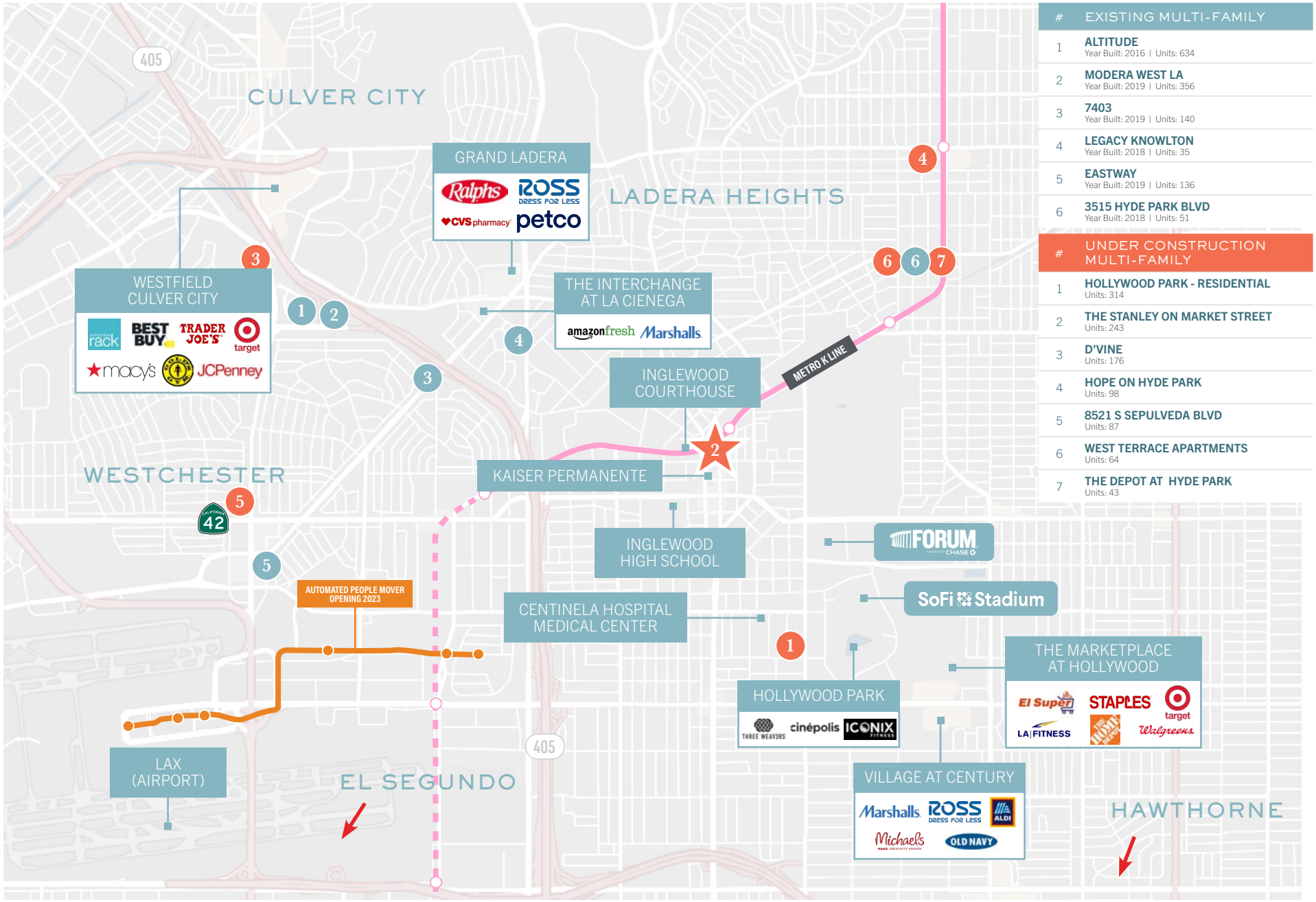
5-MINUTE *WALKING DISTANCE*



#	RESTAURANTS / EATERY	
1	EL OAXACO	318 N La Brea Ave, Inglewood, CA 90302
2	FIESTA MARTIN BAR & GRILL	300 E Florence Ave, Inglewood, CA 90301
3	ORLEANS & YORK DELI	400 E Florence Ave, Inglewood, CA 90301
4	THE SAMMICHE SHOPPE	222 E Regent St, Inglewood, CA 90301
5	THE WOOD URBAN KITCHEN	129 N Market St, Inglewood, CA 90301
6	HILLTOP COFFEE + KITCHEN	170 N La Brea Ave, Inglewood, CA 90301
7	DULAN'S SOUL FOOD KITCHEN	202 E Manchester Blvd, Inglewood, CA 90301
8	JAMZ CREAMERY	231 E Manchester Blvd #1717, Inglewood, CA 90301
9	STUFF I EAT	114 N Market St, Inglewood, CA 90301
10	SIP & SONDER	108 S Market St, Inglewood, CA 90301
11	AMERICAN DELI	425 E Manchester Blvd Ste E, Inglewood, CA 90301
12	LITTLE BELIZE RESTAURANT	217 E Nutwood St, Inglewood, CA 90301
13	THE GOOD CAKE COMPANY	323 E Hillcrest Blvd, Inglewood, CA 90301
14	RUSTY POT CAFE	324 S Market St, Inglewood, CA 90301

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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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