

For Lease

# Industrial/Retail Space In Inglewood

## 8515 S La Cienega Blvd

Inglewood, California 90301

**\$20,000**/mo   **\$19.35** SF/yr

### Property Highlights

- Commercial/Retail Space Zoned C-3
- Lot Size: 22,240 SF | Building Size: 12,400 SF
- 24 Parking Spaces on the Premises
- Multiple Roll Up Doors | Ceiling Height Approx. 14 Feet
- Highly Accesable Location | Located Right off of the 405 and Just South of Manchester Boulevard



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Inglewood, CA 90301



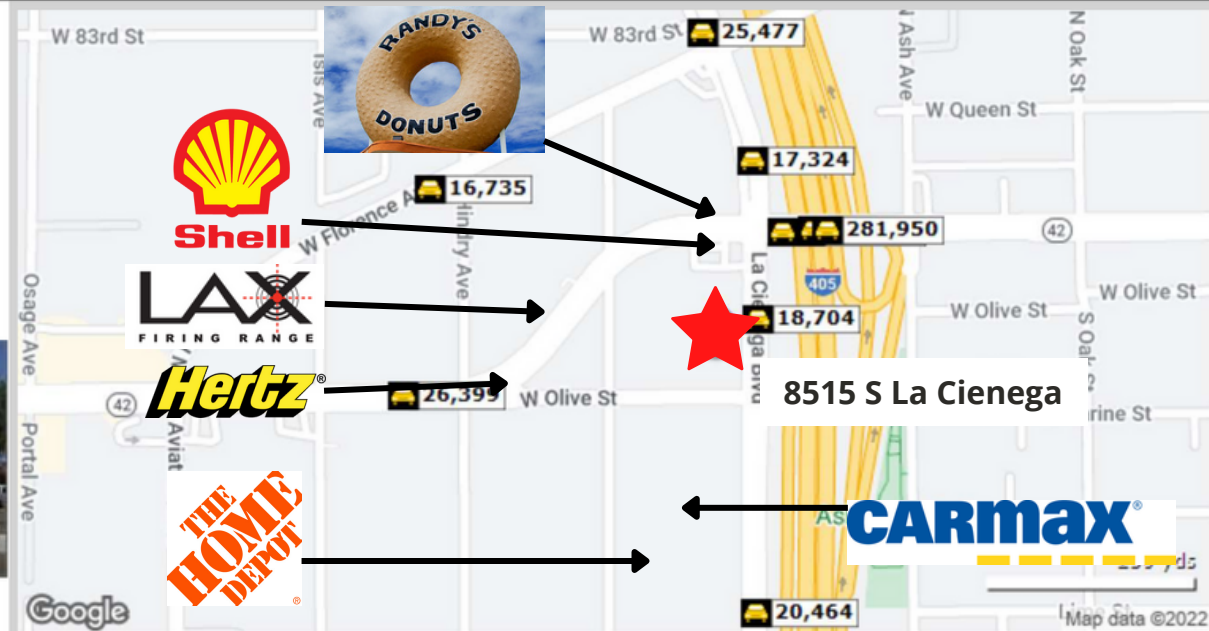
Main Floorplan

DISCLAIMER: Measurements are approximate. It is the responsibility of the buyer to verify the property's measurements and square footage independently.

# Traffic Count Report

8515 La Cienega Blvd, Inglewood, CA 90301

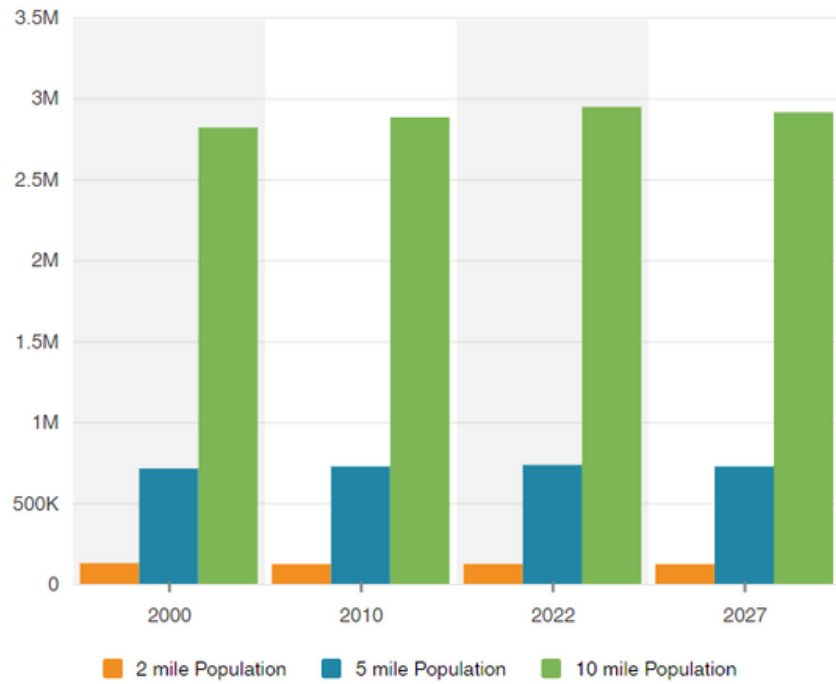
Building Type: **Industrial**  
 RBA: **12,400 SF**  
 Land Area: **.6 AC**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



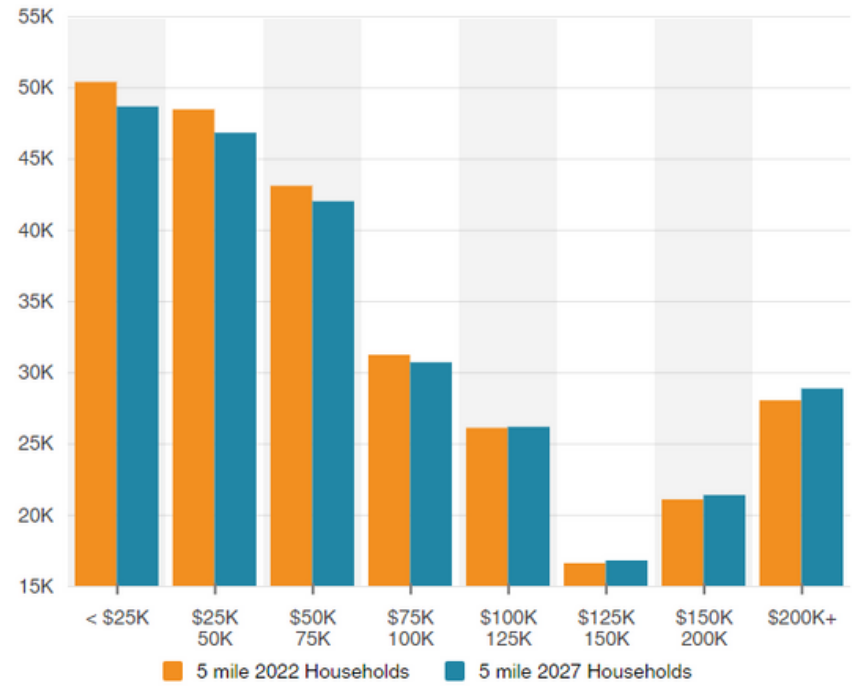
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> S la Cienega Blvd	W Olive St	0.05 S	2022	18,704	MPSI	.04
<b>2</b> W Manchester Blvd	I- 405	0.01 E	2022	35,439	MPSI	.10
<b>3</b> 405		0.00	2022	321,801	MPSI	.11
<b>4</b> San Diego Freeway		0.00	2020	286,751	MPSI	.11
<b>5</b> 405		0.00	2022	281,950	MPSI	.12
<b>6</b> S la Cienega Blvd	W Manchester Blvd	0.05 S	2022	17,324	MPSI	.14
<b>7</b> S la Cienega Blvd	W Hillcrest Blvd	0.10 S	2022	20,464	MPSI	.18
<b>8</b> W Manchester Blvd	Hindry Ave	0.04 E	2022	26,399	MPSI	.22
<b>9</b> S la Cienega Blvd	W 83rd St	0.01 N	2022	25,477	MPSI	.23
<b>10</b> W Florence Ave	Hindry Ave	0.03 NE	2022	16,735	MPSI	.23



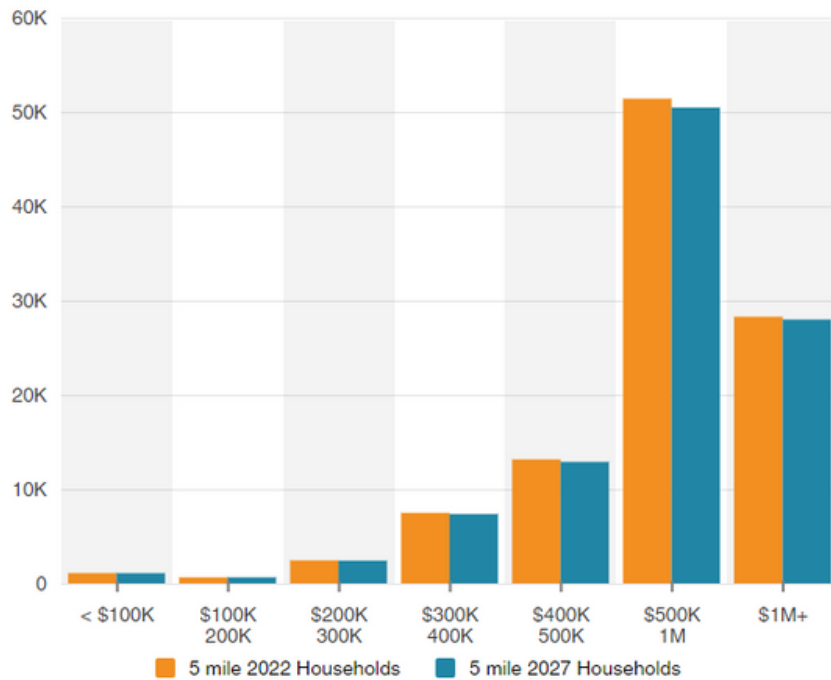
## Population



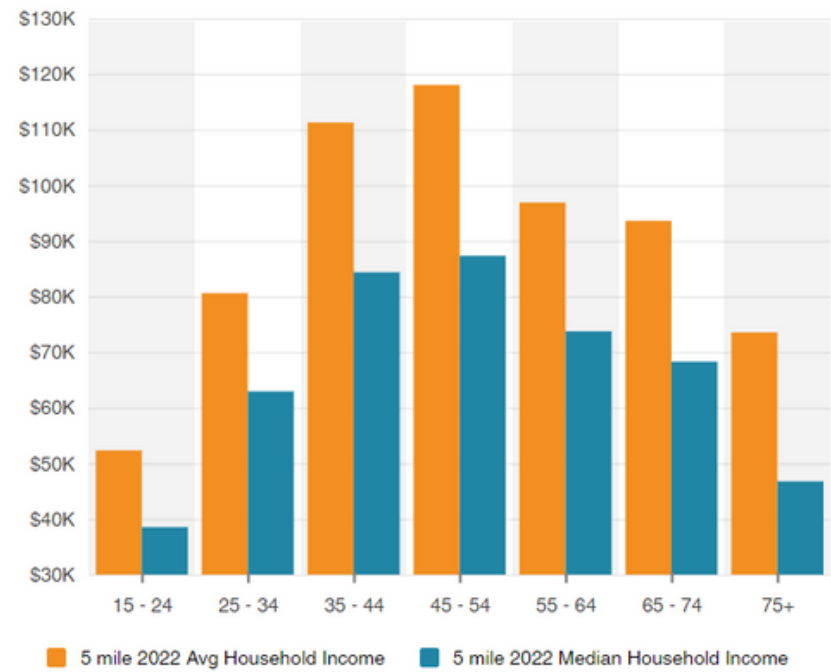
## Household Income



## Home Values



## Household Income By Age





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