

OFFERING MEMORANDUM

714 CENTINELA AVE



INGLEWOOD, CA 90302

km Kidder
Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

*Exclusively
listed by*

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EXECUTIVE SUMMARY

Section 01

INVESTMENT OPPORTUNITY

We are pleased to present 714 Centinela Ave., Inglewood, CA, a meticulously renovated $\pm 3,199$ square foot single-story commercial building offering a rare owner-user or investment opportunity in one of Southern California's fastest-growing commercial markets. Situated on a $\pm 7,138$ square foot INC3YY-zoned parcel, the property combines move-in-ready improvements with flexible zoning, making it well suited for a wide variety of commercial and professional uses.

Extensively renovated and delivered in turnkey condition, the property allows a buyer to immediately occupy the space without the time, expense, or uncertainty associated with renovations. The site features 10+ on-site parking spaces with convenient alley access, a highly desirable amenity that is increasingly difficult to find throughout the Westside and Inglewood markets.

Strategically located along the Centinela Avenue corridor, the property benefits from exceptional accessibility to SoFi Stadium, Intuit Dome, the Kia Forum, Hollywood Park, LAX, and major transportation corridors, placing it at the center of one of Southern California's most dynamic growth corridors. Positioned approximately two miles from the region's premier sports and entertainment district, the property is poised to benefit from the continued economic investment surrounding the 2026 FIFA World Cup and the 2028 Los Angeles Olympic Games, both expected to generate significant business activity and long-term demand throughout the area.

Whether for an owner-user seeking to establish or expand their business, or an investor looking to acquire a well-located commercial asset with long-term upside, 714 Centinela Ave. presents an outstanding opportunity. Qualified buyers may also benefit from SBA financing, offering the potential for attractive leverage and a lower down payment compared to conventional commercial financing. With its exceptional condition, flexible zoning, ample parking, and premier Inglewood location, this property represents a compelling opportunity to secure a high-quality commercial asset in one of Los Angeles County's most rapidly evolving submarkets.

For more information please contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com



ADDRESS	714 Centinela Ave, Inglewood, CA 90302
APN'S	4014-025-004
BUILDING SIZE	$\pm 3,199$ SF (per BOMA)
LAND SIZE	$\pm 7,138$ SF
ZONING	INC3YY
PARKING	Yes
CURRENT USE	Commercial (Delivered vacant)
LIST PRICE	\$1,195,000

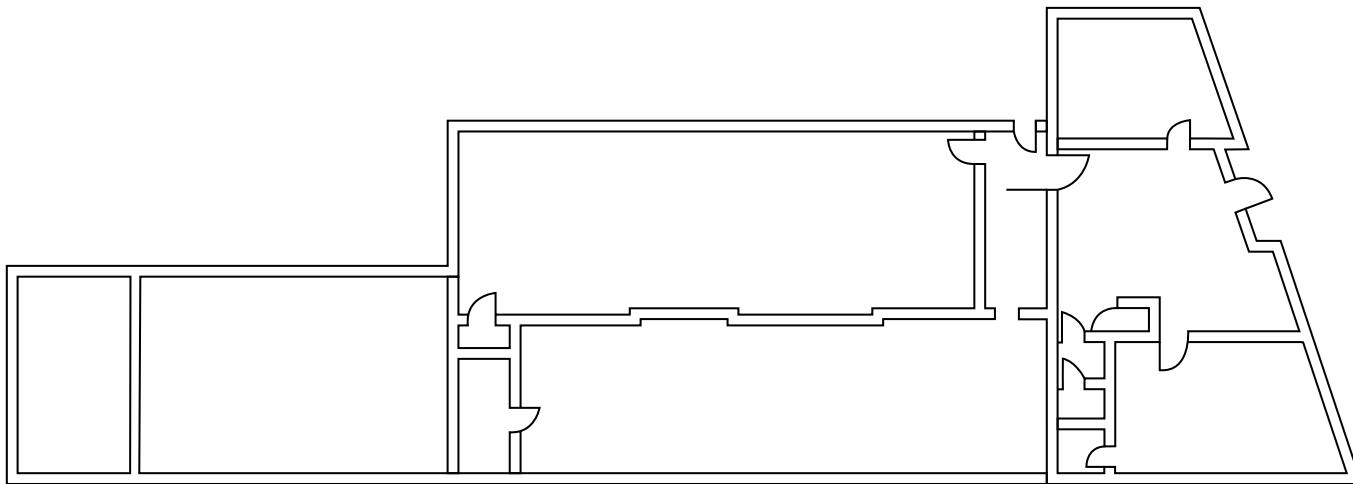
PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



FLOOR PLAN



\$1.195 M

LIST PRICE

± 3,199 SF

BUILDING SIZE

± 7,138 SF

LAND SIZE



PROPERTY OVERVIEW



EURO CAR
SERVICE

BCI & T
A TREE

FIELD AVE

PAGE
LEARNING
ACADEMY

E HYDE PARK PL

Public
Storage

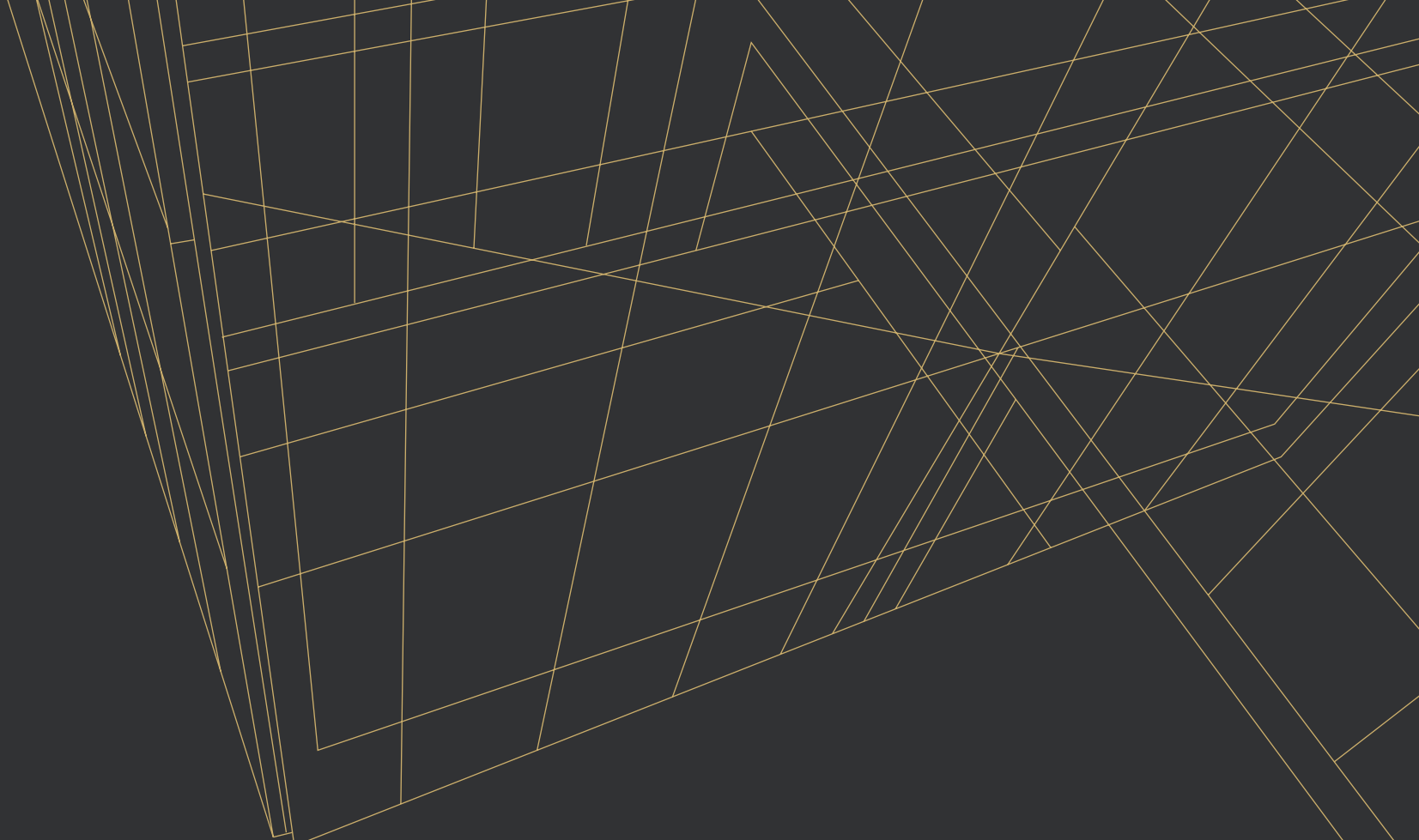
PAGE
LEARNING
ACADEMY

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CENTINELA
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