OFFERING MEMORANDUM

718 CENTINELA AVE

INGLEWOOD, CA 90302

Kidder Mathews

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Exclusively listed by

CASEY LINS
Senior Vice President
213.225.7223
casey.lins@kidder.com
LIC N° 01902650

VINCENT COOK
Senior Associate
310.405.3654
vincent.cook@kidder.com
LIC N° 02012324

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EXECUTIVE SUMMARY

Section 01

We are pleased to present 718 Centinela Ave., Inglewood, CA, a ±3,658 SF single-story commercial building situated on a ±7,128 SF parcel in the heart of Inglewood's thriving commercial district.

Offering an efficient floor plan, generous on-site parking, and extensive recent improvements, the property is well suited for businesses establishing a new headquarters, expanding an existing operation, or acquiring a quality commercial asset.

Designed to support a variety of commercial operations, the property features 10+ on-site parking spaces with convenient alley access, allowing for seamless customer access, employee parking, and day-to-day business operations. The single-story layout maximizes usability while providing flexibility for a wide range of professional, medical, retail, showroom, creative office, or service-oriented businesses.

Positioned along one of Inglewood's primary commercial corridors, the property has exceptional connectivity to Century Blvd, La Cienega Blvd, Interstate 405, Interstate 105, and LAX, making it an ideal location for businesses serving customers throughout the greater Los Angeles region.

The surrounding area has experienced significant investment in recent years, anchored by SoFi Stadium, the Intuit Dome, and the Kia Forum, creating a strong foundation for continued commercial activity and business growth.

The property's INC3YY zoning further enhances its appeal by accommodating a broad range of commercial uses (buyer to verify), while its move-in-ready condition allows an owner-user to begin operations with minimal downtime. Qualified buyers may also benefit from SBA financing, providing an attractive path to ownership through lower down payment requirements and competitive financing options.

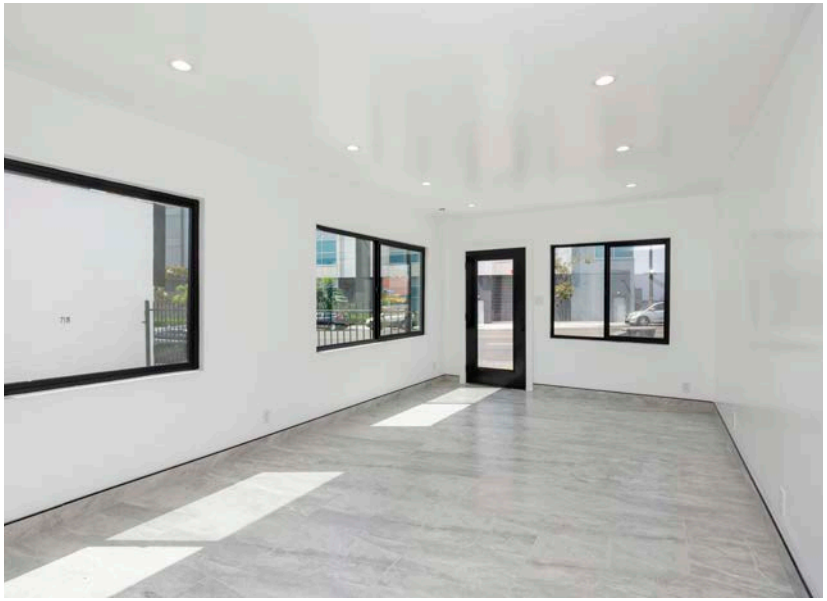
718 Centinela Ave. offers an outstanding combination of functionality, accessibility, and long-term value.

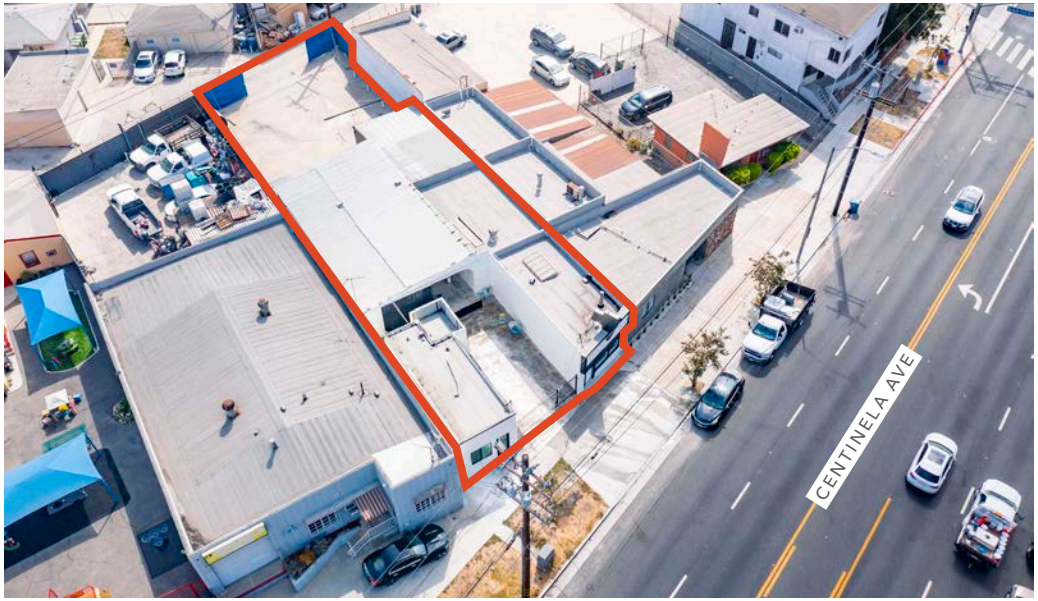
For more information please contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com

ADDRESS	718 Centinela Ave, Inglewood, CA 90302
APN	4014-025-005
BUILDING SIZE	±3,658 SF
PARKING	10+ Spaces
LAND SIZE	±7,128 SF
CURRENT USE	Commercial (delivered vacant)
ZONING	INC3YY
LIST PRICE	$1,295,000

PROPERTY OVERVIEW

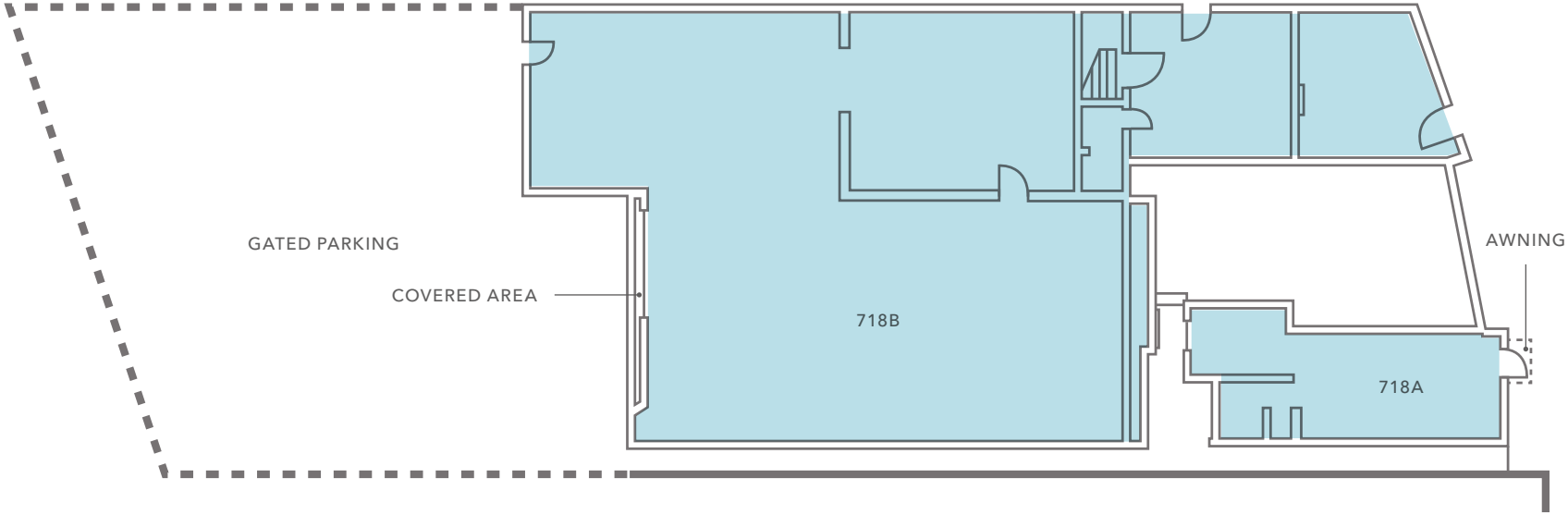
Section 02




CENTINELA AVE

CENTINELA AVE

FLOOR PLAN



Windsor Hills
LA BREA AVE
SLAUSON AVE
Hyde Park
Ladera Heights
macy's
UNIQLO
NORDSTROM RACK
jcpenney
ULTA BEAUTY
EQUINOX
WESTFIELD CULVER CITY
LA CIENGA BLVD
WEST BLVD
Fox Hills
718 CENTINELA AVE
HYDE PARK BLVD
Westchester
CENTINELA AVE
EDWARD VINCENT JR. PARK
W FLORENCE AVE
DAVE & BUSTER'S
19
PAPA'S HOT CHICKEN
Chick-fil-A
Jersey Mike's SUBS
Marshalls
INGLEWOOD PARK CEMETERY
S LA TIJERA BLVD
W MANCHESTER BLVD
Inglewood
Morningside Park
N

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