



# ASTRA

*For leasing, please contact:*

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**beta.**

## 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**



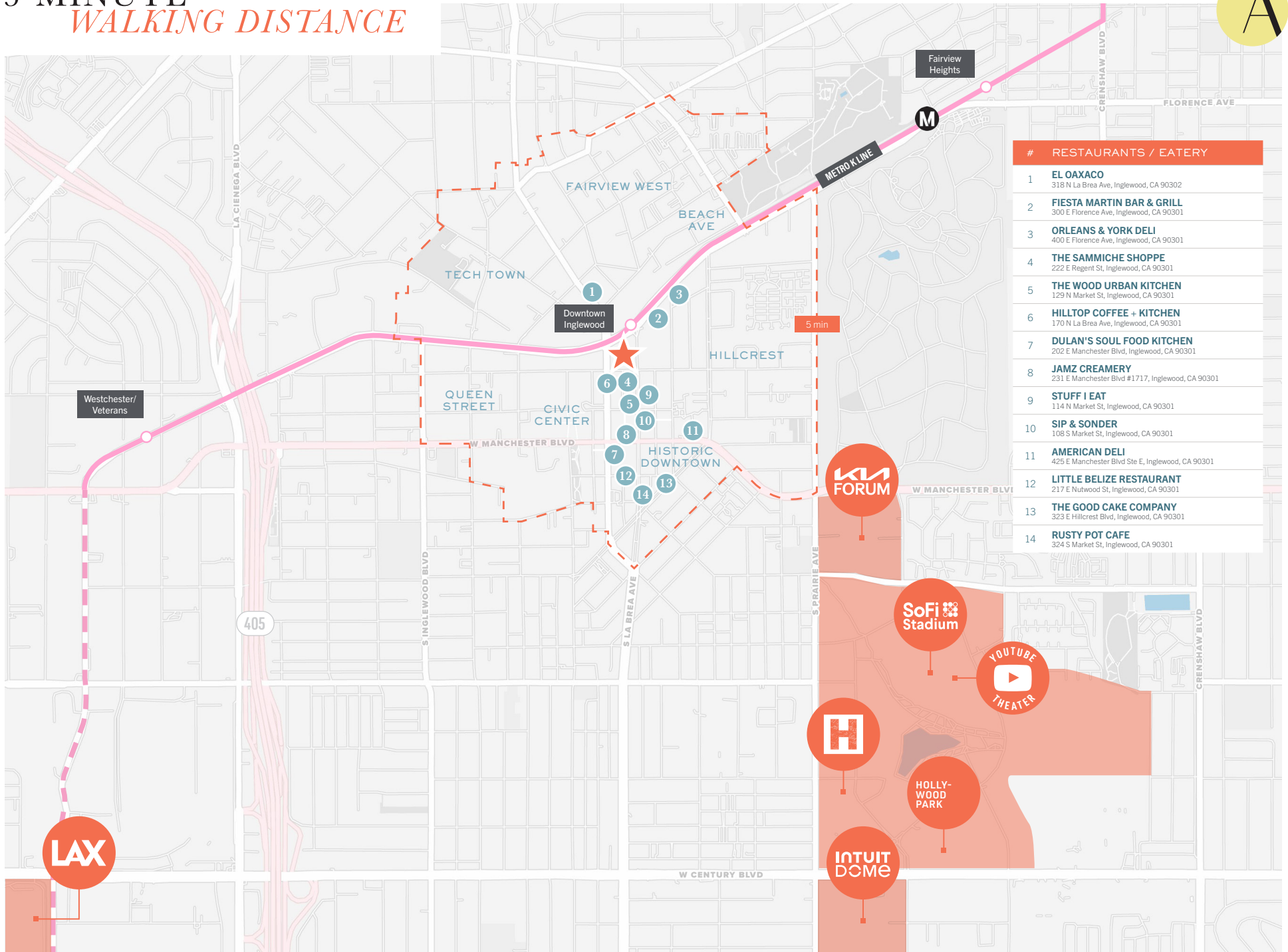
# SITE PLAN



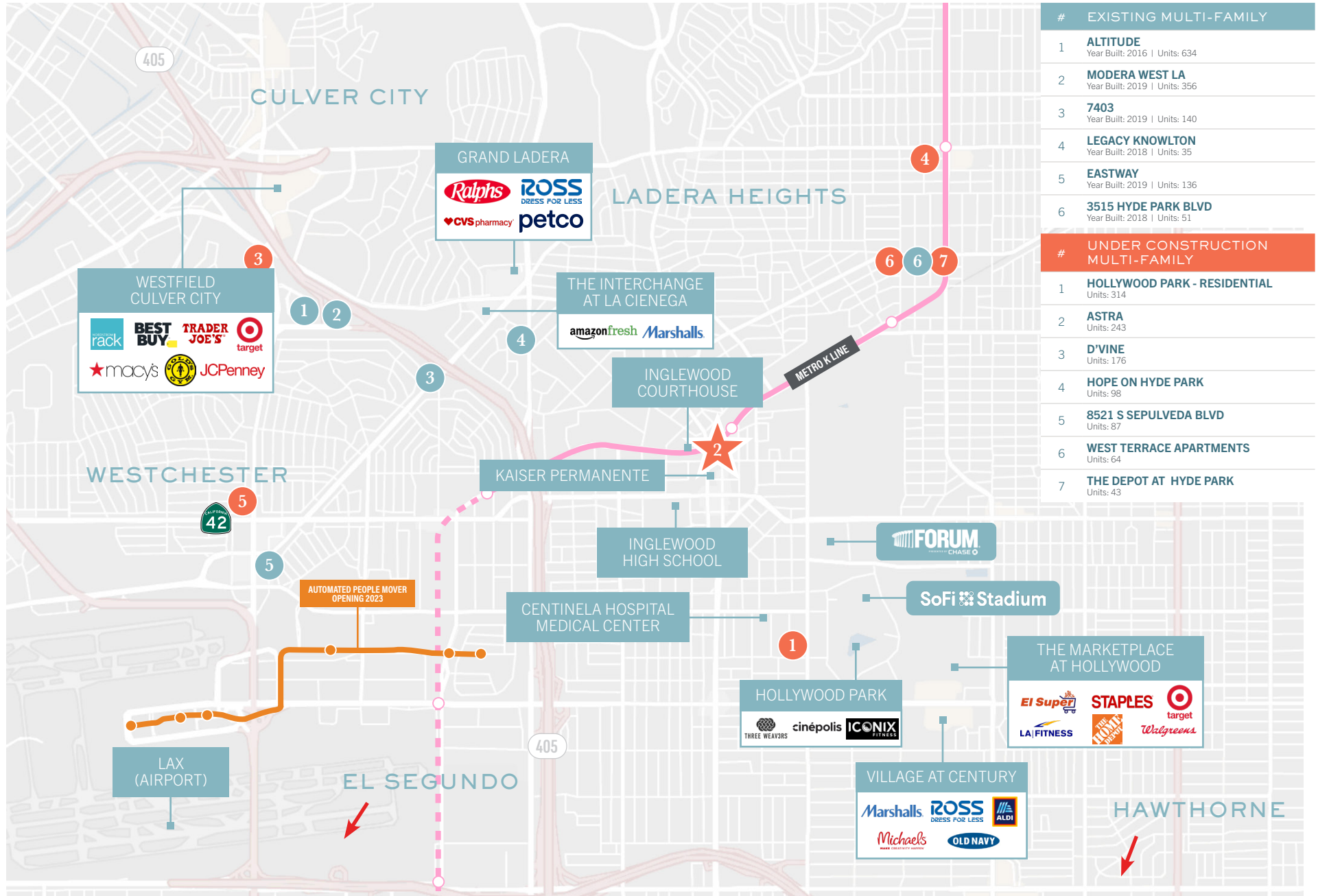
#	USE	SF
A	Restaurant	2,469 + patio
BC	Retail	2,797
D	CVS Pharmacy (Coming Soon)	2,935
E	Retail	1,305
F	Retail	2,648
G	Restaurant	2,180 + patio
H	Weaver's Fresh Food & Drink (Coming Soon)	2,505 + patio

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

# 5-MINUTE WALKING DISTANCE



# 5-MINUTE DRIVE TIME OVERVIEW



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



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