



ASTRA

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



SITE PLAN



MARKET STREET

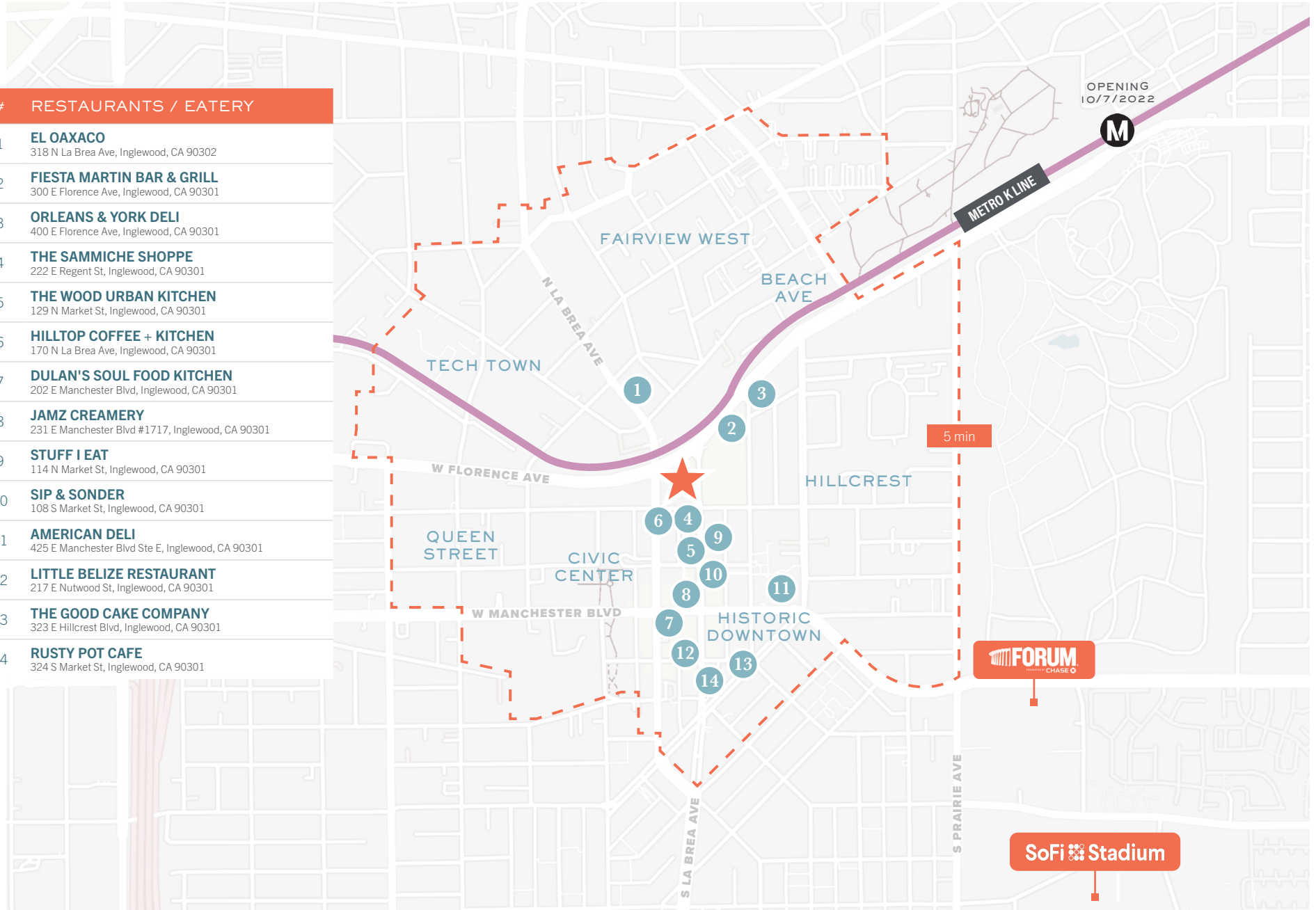


#	USE	SF
1	Restaurant	2,291 + patio
2	Retail	1,260
3	Retail	1,319
4	Retail	2,731
5	Retail	2,556
6	Retail	1,008
7	Restaurant	2,055
8	Inglewood Bungalow (Coming Soon)	2,396 + patio

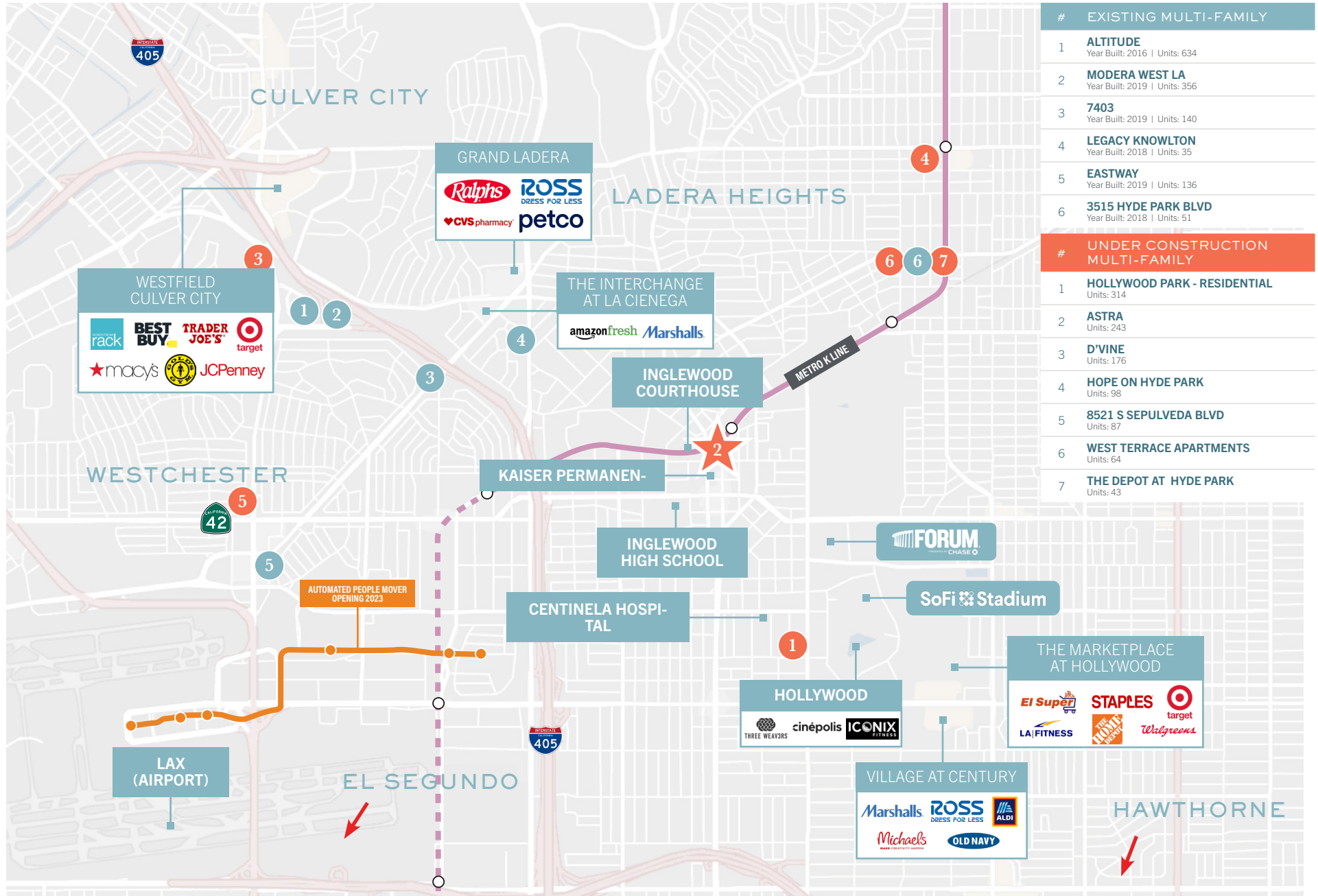
5-MINUTE WALKING DISTANCE



#	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



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	ASTRA 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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