

FOR LEASE



124 - 130 Beach Ave
Inglewood, CA 90302

LEASE PRICE

\$0.65 Per Land SF, Net

SQUARE FEET

± 42,689 SF of Land

PARKING

103+ Standard Parking Spaces

OFFICE

± 2,300 SF

WAREHOUSE

± 4,000 SF

POWER

200 AMP, 220 V, 3 Phase

ZONING

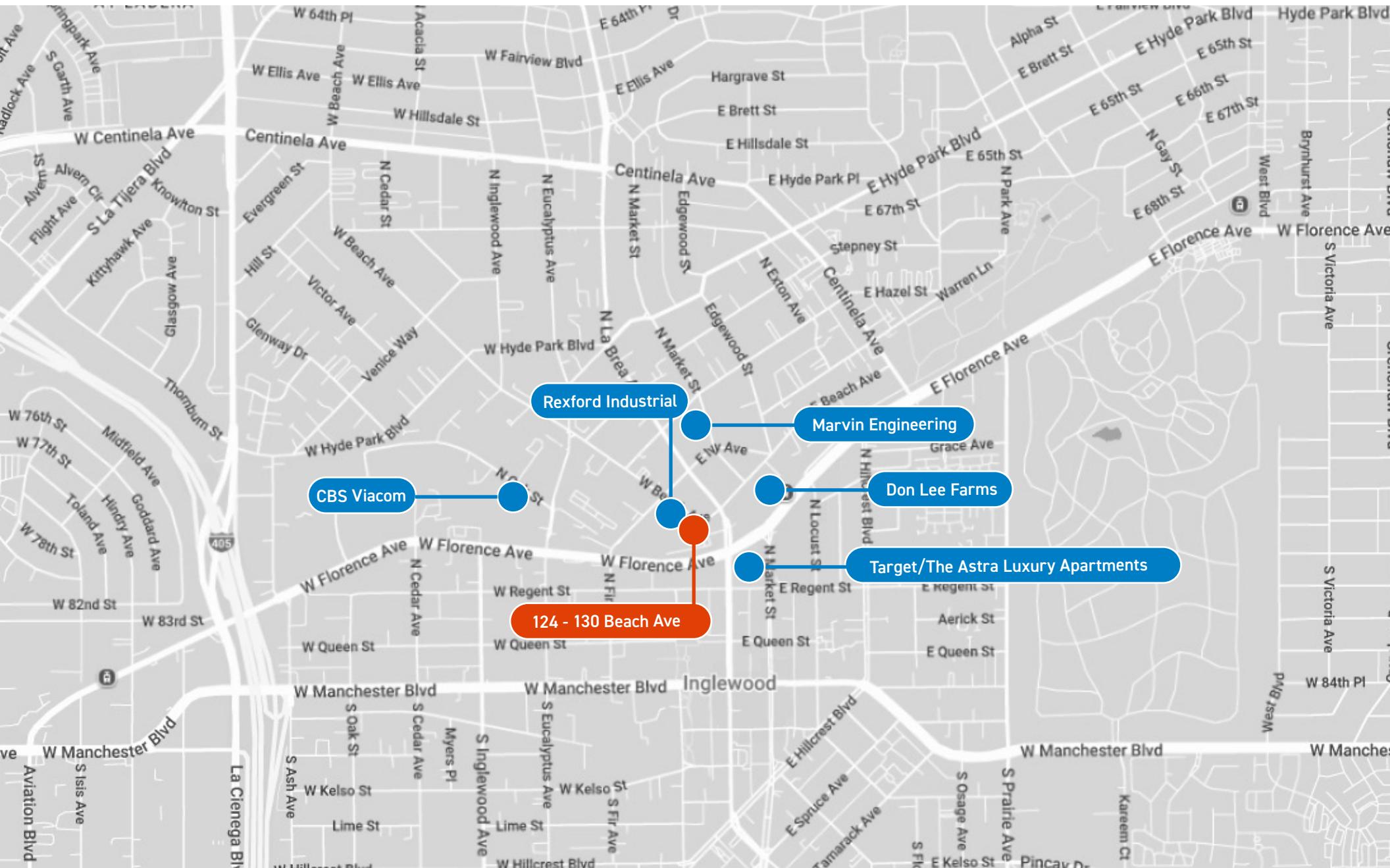
MU-2 Inglewood

PARCEL NUMBERS

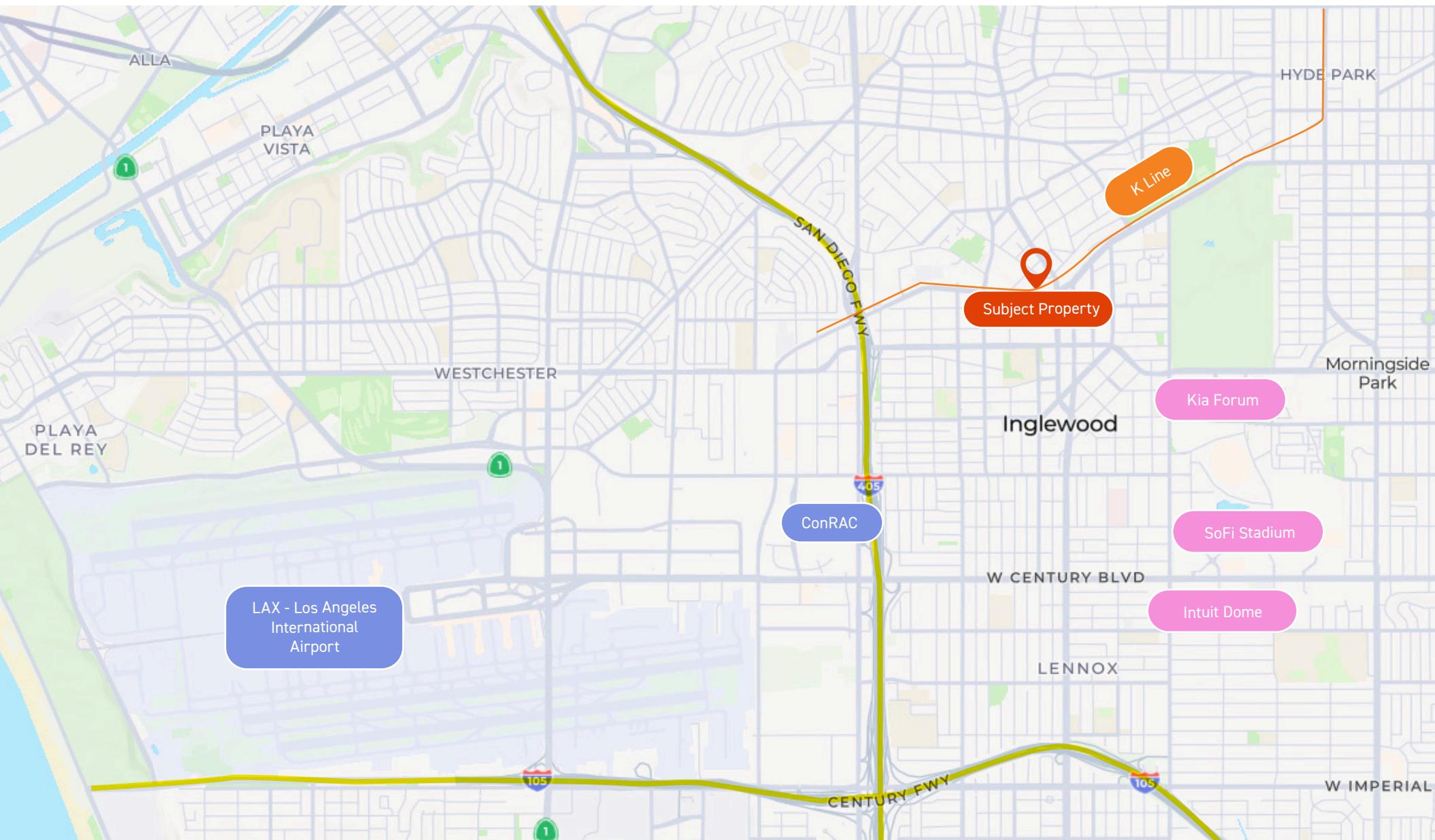
4016-030-003, 4016-030-012

Property Information

Nearby Neighbors



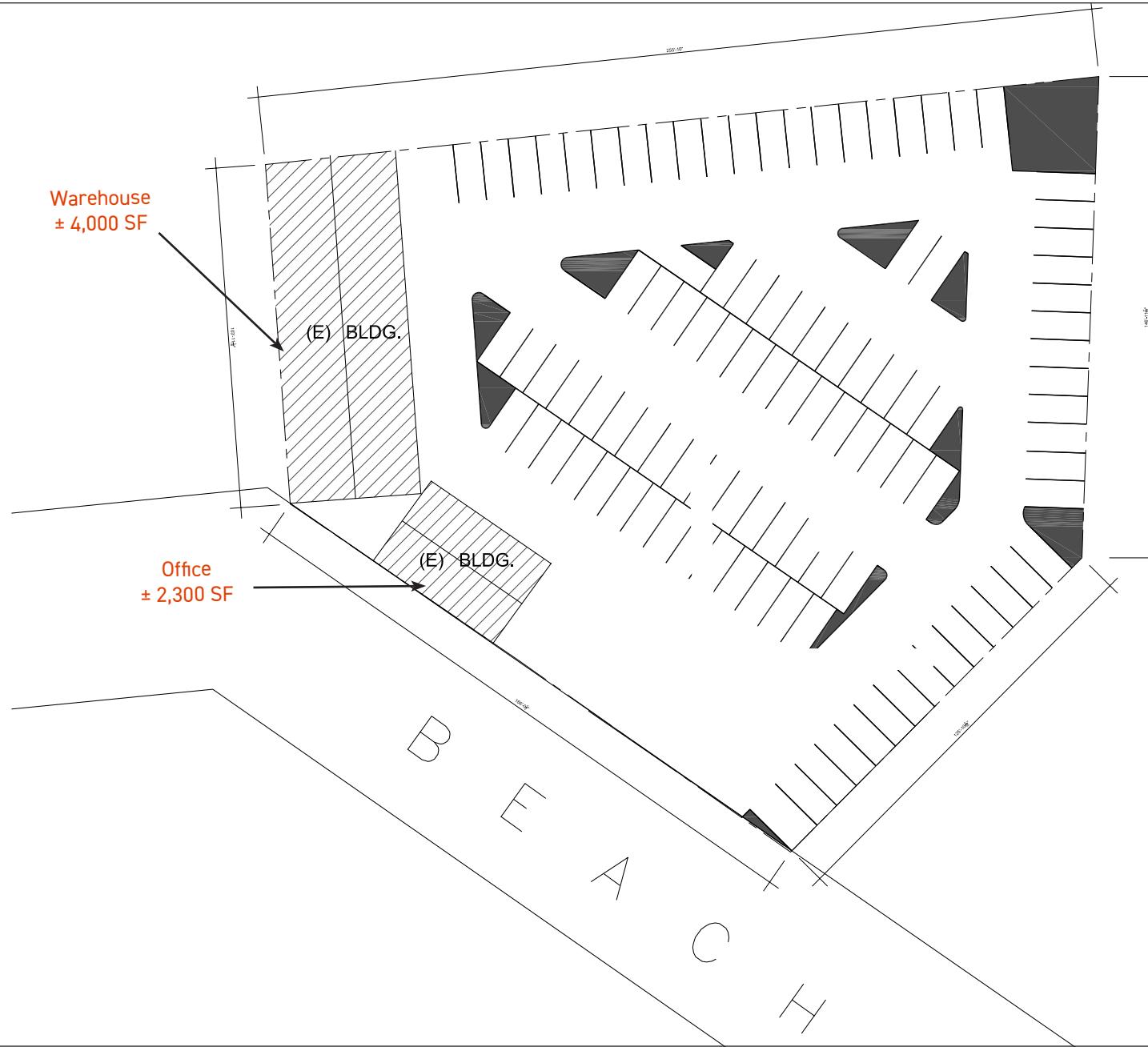
Location Map



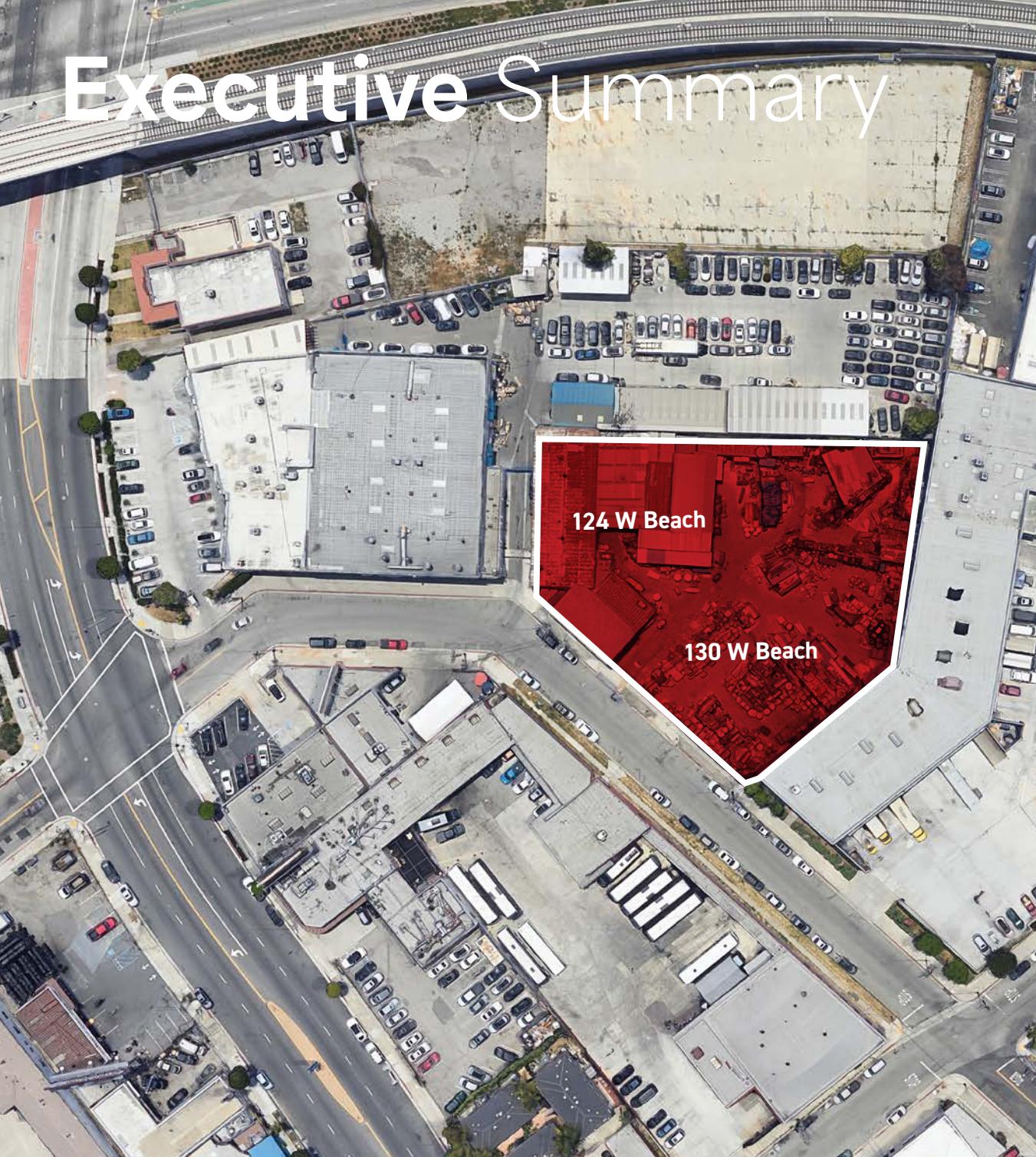
Aerial Map



Site Plan



Executive Summary



Gage Danley and Doug Marshall of Lee & Associates West Los Angeles, as exclusive agents, are pleased to present the rare opportunity to lease 124-130 W Beach Avenue, a premier mixed-use industrial property located in the rapidly transforming Inglewood market. Situated just minutes from SoFi Stadium, the Intuit Dome, and LAX, this property offers an exceptional opportunity at the center of one of Los Angeles' most dynamic growth corridors.

Property Overview

Address: 124-130 W Beach Avenue, Inglewood, CA 90302

Parcel Numbers: 4016-030-003, 4016-030-012

Land Size: ± 42,689 SF

Building Size: ±6,300 SF office/warehouse improvements

Zoning: MU-2 (Mixed Use-2)

Location Highlights
5 minutes to the I-405 Freeway

7 minutes to SoFi Stadium and Hollywood Park Entertainment District

12 minutes to Los Angeles International Airport (LAX)

Immediate access to the K-Line light rail and Inglewood's Transit-Oriented Development (TOD) district.

Market Context



The Inglewood submarket is experiencing unprecedented growth driven by major investments from the NFL, NBA, and global entertainment operators. The combination of the SoFi Stadium complex, Intuit Dome, and extensive redevelopment initiatives has created one of the strongest demand environments for industrial and mixed-use properties across Los Angeles.

Rare large land parcel ($\pm 42,689$ SF) with functional warehouse improvements.

MU-2 zoning with TOD alignment.

Strategic Inglewood location adjacent to LAX, SoFi Stadium, Intuit Dome, Kia Forum, and the K-Line.

Significant long-term upside as Inglewood evolves into a premier entertainment, technology, and mixed-use hub.

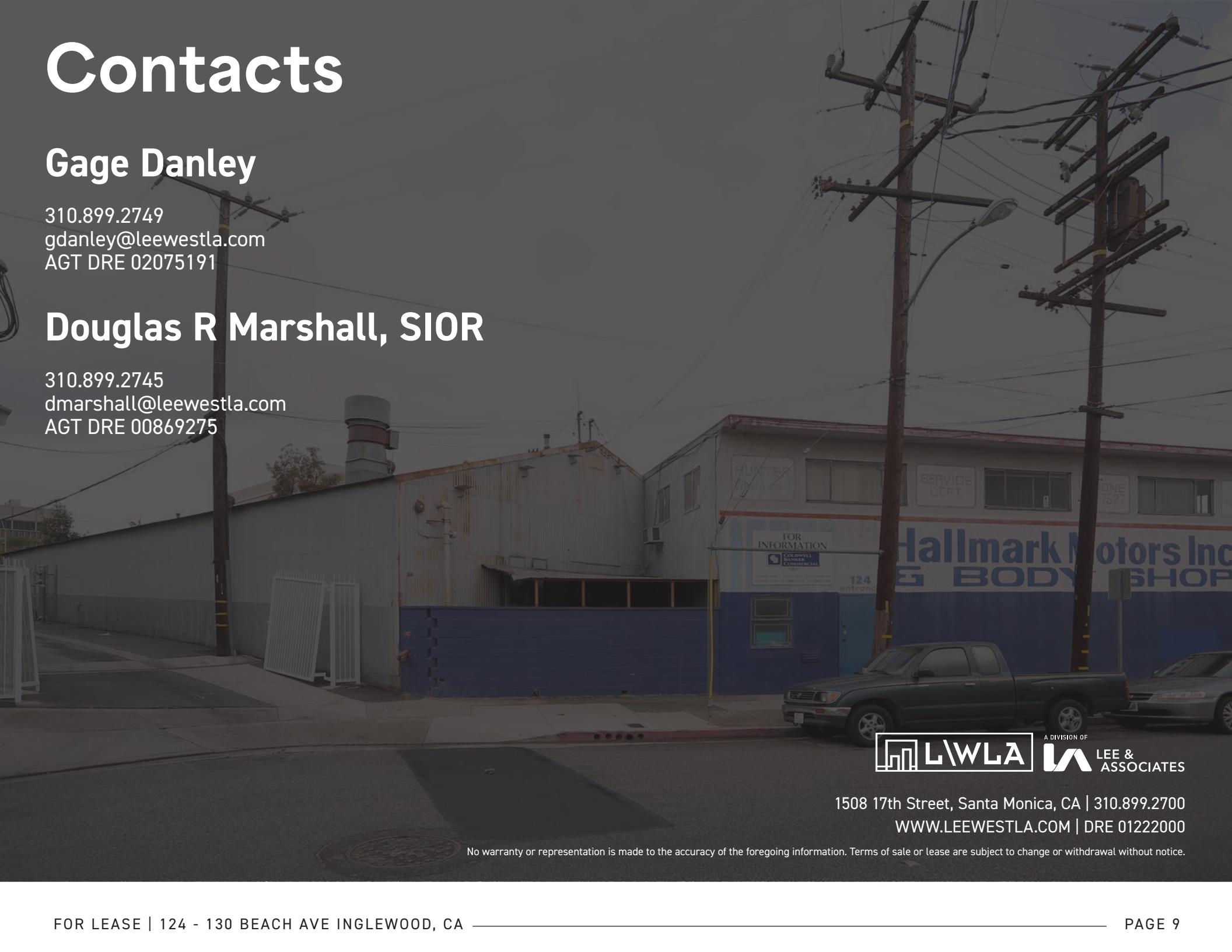
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