

RETAIL | FOOD USE FOR LEASE

4500-4506 INGLEWOOD BLVD

LOS ANGELES 90066





PROPERTY DETAILS:

Premises:	4500 Inglewood - 1,000 SF
	4506 Inglewood - 800 SF
Rate:	4500 Inglewood - \$3.75/NNN
	4506 Inglewood - \$3.50/NNN
Available:	Immediate
Use:	Retail Food use
Parking:	5 spaces

FEATURES:

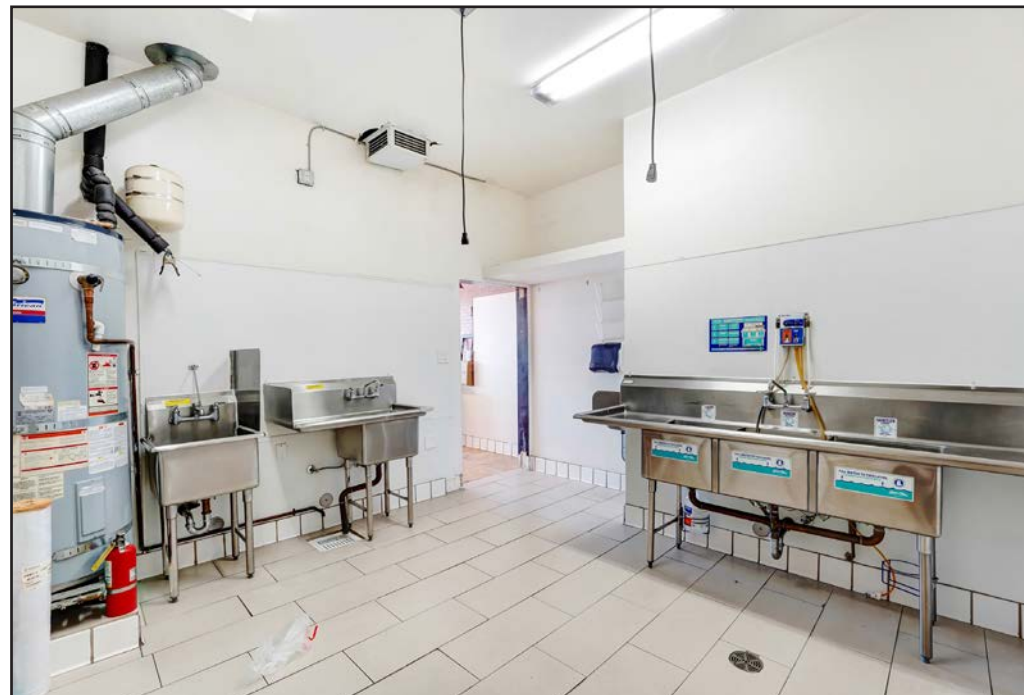
- Located along Inglewood Boulevard, a primary north-south corridor connecting Venice, Marina del Rey, Playa Vista, and Culver City
- Strong visibility with consistent daily traffic in a well-established neighborhood retail corridor
- Surrounded by a dense and affluent residential base, supported by ongoing multifamily development
- Minutes from major Westside employment hubs including Silicon Beach, Playa Vista, Culver City, and Marina del Rey
- Close proximity to Venice Beach and Marina del Rey, enhancing lifestyle appeal and destination traffic
- Convenient access to the 90 and 405 Freeways, providing efficient connectivity throughout West Los Angeles
- Nearby retail, dining, fitness, and service amenities drive steady foot traffic



INTERIOR PHOTOS

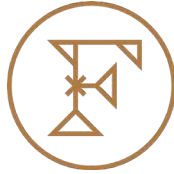


INTERIOR PHOTOS



NEARBY AMENITIES WITHIN 10 MINUTES

EREWON



AREA OVERVIEW

MARINA DEL REY/VENICE

The property at 4500–4506 Inglewood Boulevard is located within one of West Los Angeles' most dynamic and steadily growing corridors. The area benefits from close proximity to major mixed use destinations and employment centers such as the Hayden Tract, Ivy Station, and the Culver Steps, as well as prominent technology and media companies including Amazon Studios and Apple TV+. This concentration of employers and amenities continues to drive strong demand for nearby retail and commercial uses.

The surrounding neighborhood has experienced consistent commercial and residential growth, supported by new multifamily development and creative office activity. The property offers excellent accessibility with convenient access to the 405 and 90 freeways, providing efficient connectivity throughout West Los Angeles. Nearby communities including Playa Vista, Westchester, and the broader Westside contribute to steady foot traffic and destination driven visitors, making this location well positioned for long term visibility and sustained market performance.



DEMOGRAPHICS

2025 POPULATION

132,056	687,833	2,445,191
2 MILES	5 MILES	10 MILES

AVERAGE HOUSEHOLD INCOME

\$136,992	\$126,585	\$106,471
2 MILES	5 MILES	10 MILES

2030 PROJECTION

128,828	672,973	2,381,171
2 MILES	5 MILES	10 MILES

INCOME OVER \$200k

13,277	60,864	141,466
2 MILES	5 MILES	10 MILES

MEDIAN AGE

39.2	39.5	37.8
2 MILES	5 MILES	10 MILES

MEDIAN HOME VALUE

\$1,093,393	\$1,065,115	\$1,004,553
2 MILES	5 MILES	10 MILES



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