

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

FOR LEASE

\$2.50/SF MG

107 W FAIRVIEW BLVD

INGLEWOOD, CA 90302

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PROPERTY INFORMATION

107 W Fairview Blvd - Inglewood, CA 90302

THE OFFERING



This stand-alone medical office property offers approximately 1,217 square feet of highly functional space in a prime North Inglewood location. The building features multiple private entrances and exits, along with an attached garage and driveway parking—making it an ideal fit for medical professionals seeking convenience and accessibility for staff and patients. With medical use permitted per zoning (subject to verification with the city), the property provides a rare opportunity for tenants to establish or expand their practice in a sought-after area.

The space is currently vacant and available for immediate occupancy, with flexible lease terms of 2–5 years and a competitive rental rate of \$2.75 per square foot modified gross. Tenant improvements are available, allowing customization to meet specific medical or office needs. Its stand-alone nature provides privacy, identity, and ease of use, setting it apart from traditional office or shared medical suites. This property is perfectly positioned to serve the surrounding community while offering tenants a modern, accessible, and adaptable environment.



PROPERTY SUMMARY

- | | |
|----------------|---------------------------|
| Price/SF | \$2.75/ SF Modified Gross |
| Current Tenant | Vacant |
| Lease Term | 2-5 Years |
| Unit Size | ~1,217 SF |

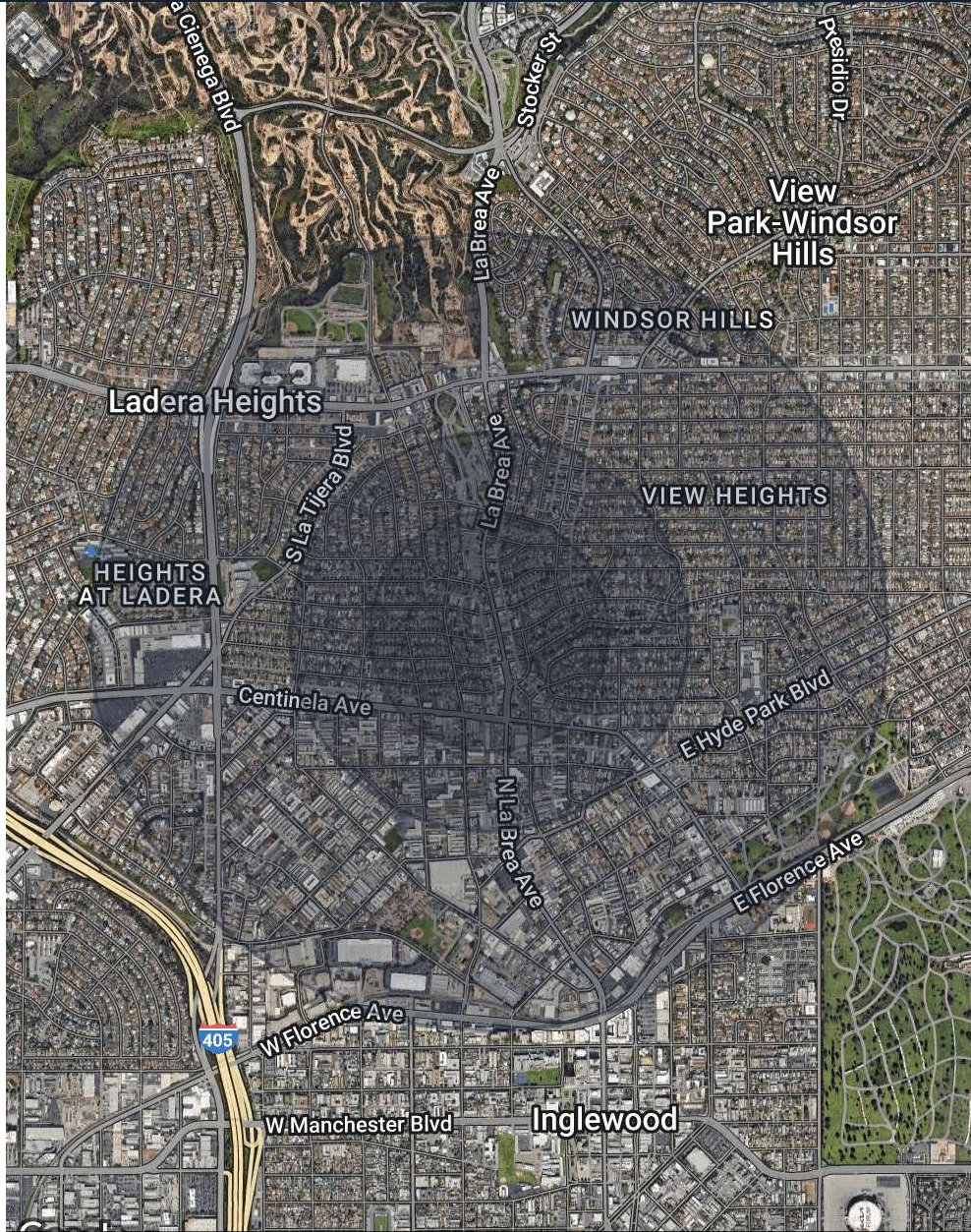
PROPERTY INFORMATION

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,438	10,906	36,433
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,370	4,326	14,631
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$102,833	\$97,133	\$106,114
Average House Value	\$965,014	\$938,613	\$1,006,971

** Demographic data derived from 2020 ACS - US Census*



Google Imagery ©2025 Airbus, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies

PROPERTY PHOTOS

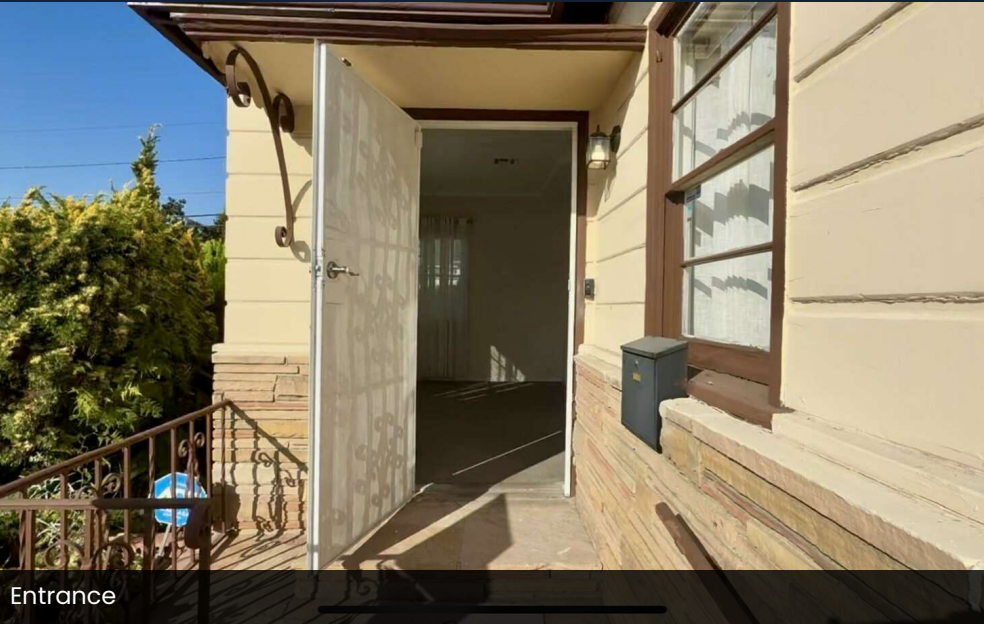
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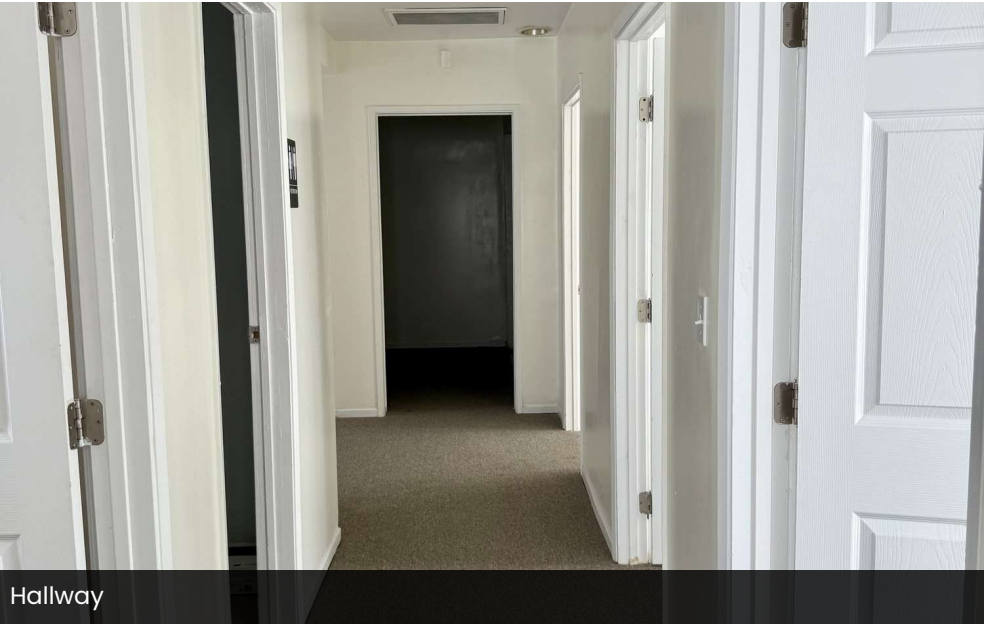
PROPERTY PHOTOS
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Entrance



Waiting Room



Hallway



Reception Office

PROPERTY PHOTOS

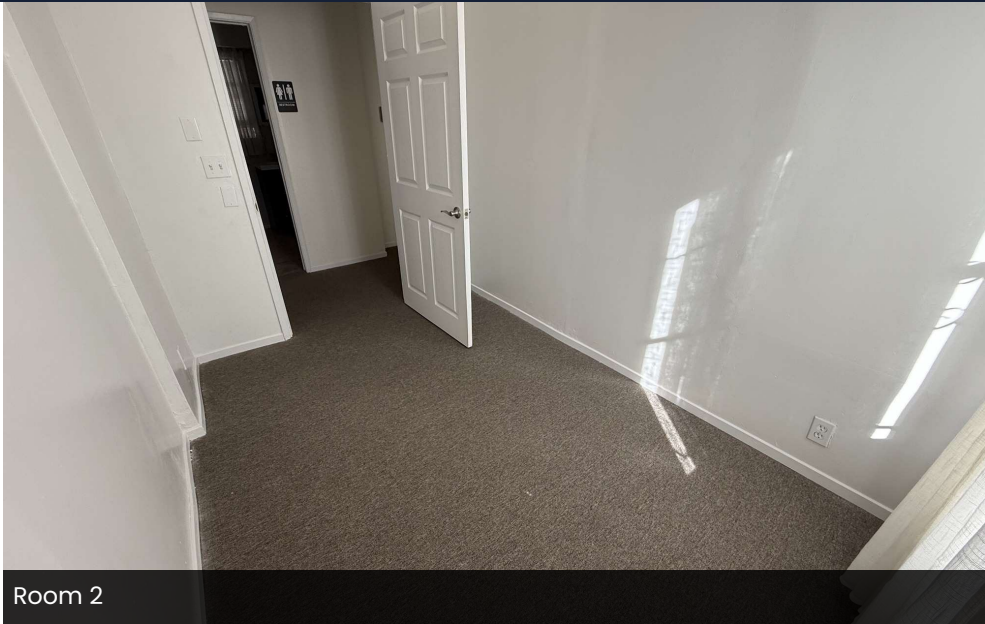
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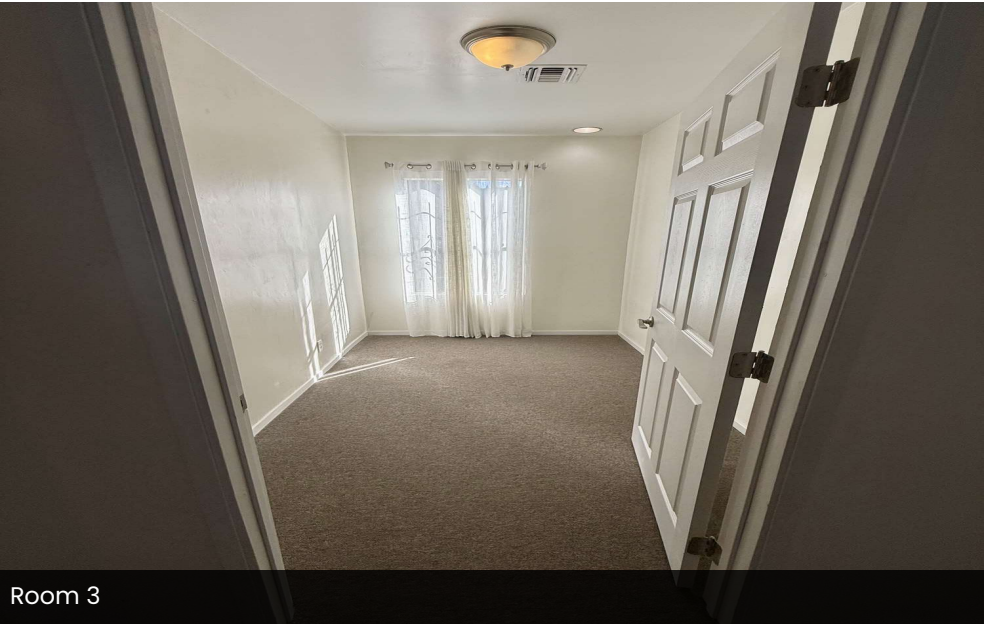
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Room 1



Room 2



Room 3



Kitchenette

PROPERTY PHOTOS
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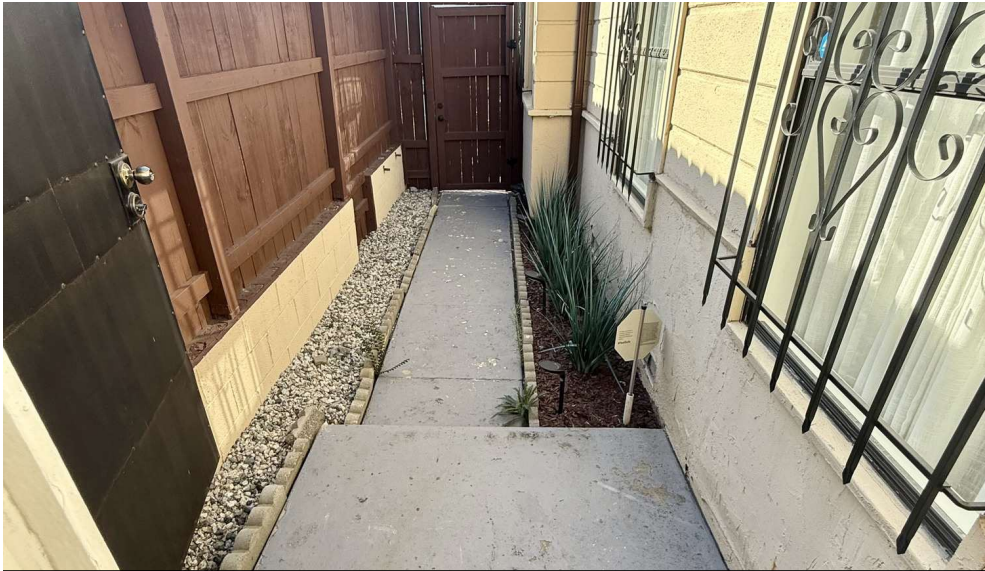
Private Rear Office with Door to Private Garage



Restroom



Private Rear Office

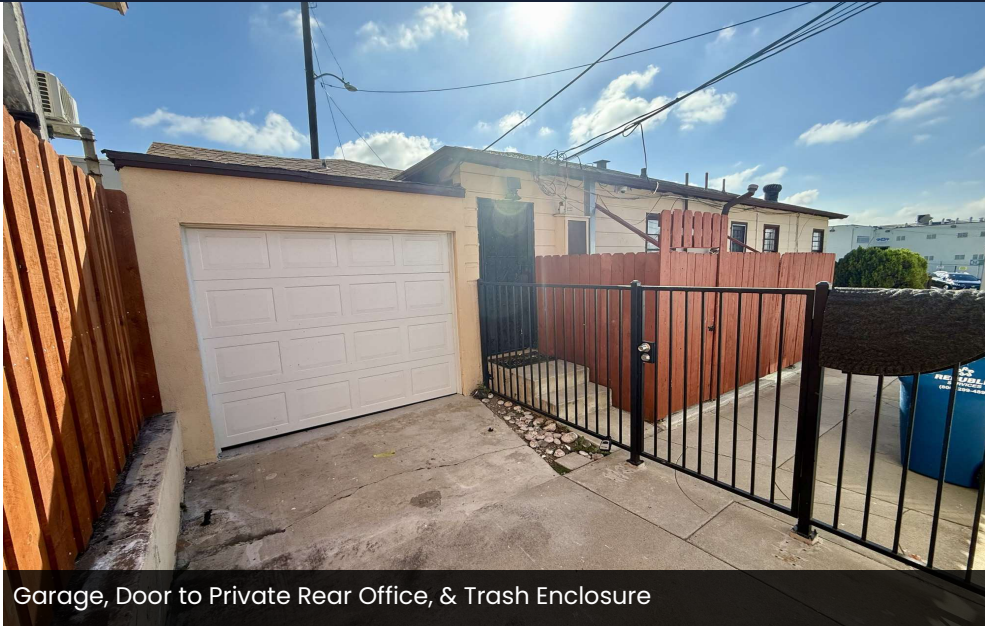


Private Rear Office Garden Walkway from Sidewalk

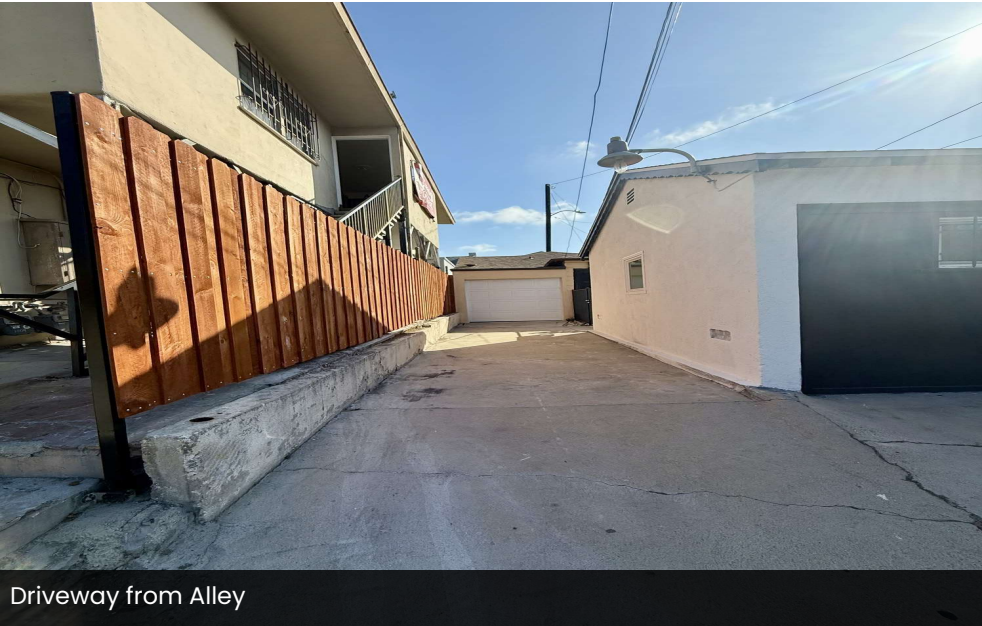
PROPERTY PHOTOS
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Private 1-Car Garage



Garage, Door to Private Rear Office, & Trash Enclosure



Driveway from Alley



Side Walkway and Landscaping

EXCLUSIVELY MARKETING BY

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