

INGLEWOOD, CA 90302

Prime Development Site on Signalized Corner – 13,493 SF across three contiguous parcels



335-339 CENTINELA AVE
434 WARREN LANE

 HG HARLEY GROUP

 LYON STAHL

335-339 CENTINELA AVE & 434 WARREN LN ■ INGLEWOOD, CA 90302

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All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. The Harley Group has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. The Harley Group's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. The Harley Group and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)





SECTION 1
EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

\$1,895,000

OFFERING PRICE

\$140

PRICE/SF LAND

MU-C

ZONING

Address	Type	Units	Building SF	Lot Size SF
335 Centinela Ave, Inglewood	Multi	2	1,080	5,342
339 Centinela Ave, Inglewood	Multi	2	1,080	5,129
434 Warren Ln, Inglewood	SFR	1	540	3,022

Year Built 1940

Parking 5 (1-Car Garages)

Combined Lot Size 13,493 SF

Zoning MU-C (Mixed Use Corridor)

PROPERTY OVERVIEW

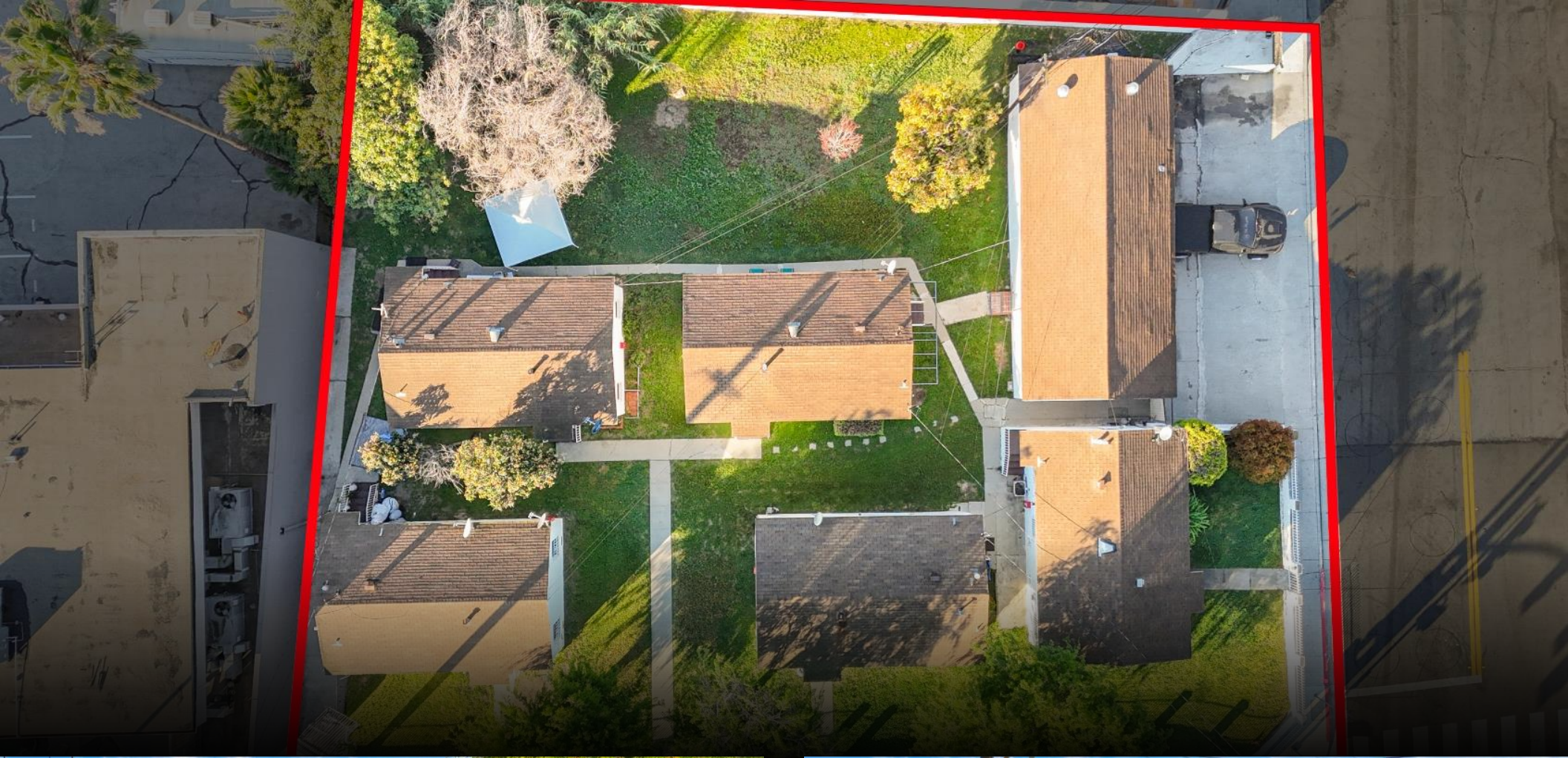
The Harley Group at Lyon Stahl is pleased to present a **rare development opportunity** at 335–339 Centinela Avenue and 434 Warren Lane in Northwest Inglewood. The property spans a **13,493 square foot site across three contiguous parcels**, currently improved with two duplexes and one single-family residence, totaling five detached dwelling units and a separate structure comprised of (5) one-car garages.

Located at a **signalized intersection within the Inglewood Downtown Transit-Oriented Development (TOD) area** and zoned **MU-C (Mixed-Use Corridor)**, the site is well-positioned for higher-density residential, mixed-use, or a variety of commercial development. Investors and developers can benefit from **in-place residential income while pursuing entitlement and permitting approvals**.

Preliminary architectural studies indicate the potential for a **70-unit mixed-use development with ground-floor retail and structured parking**, illustrating a feasible mid-rise podium project aligned with MU-C zoning and TOD density incentives, subject to buyer verification.

Positioned in one of Southern California's most dynamic growth markets, the property is surrounded by transformative developments including **SoFi Stadium, the Intuit Dome, and the Hollywood Park redevelopment**, supporting long-term demand across residential, mixed-use, and commercial uses.





335-339 CENTINELA AVE & 434 WARREN LN

PRIME DEVELOPMENT SITE ON SIGNALIZED CORNER

INVESTMENT HIGHLIGHTS

335-339 CENTINELA AVE & 434 WARREN LN

Prime Development Site on Signalized Corner – 13,493 SF across three contiguous parcels at Centinela Ave & Warren Ln, offering strong visibility and access

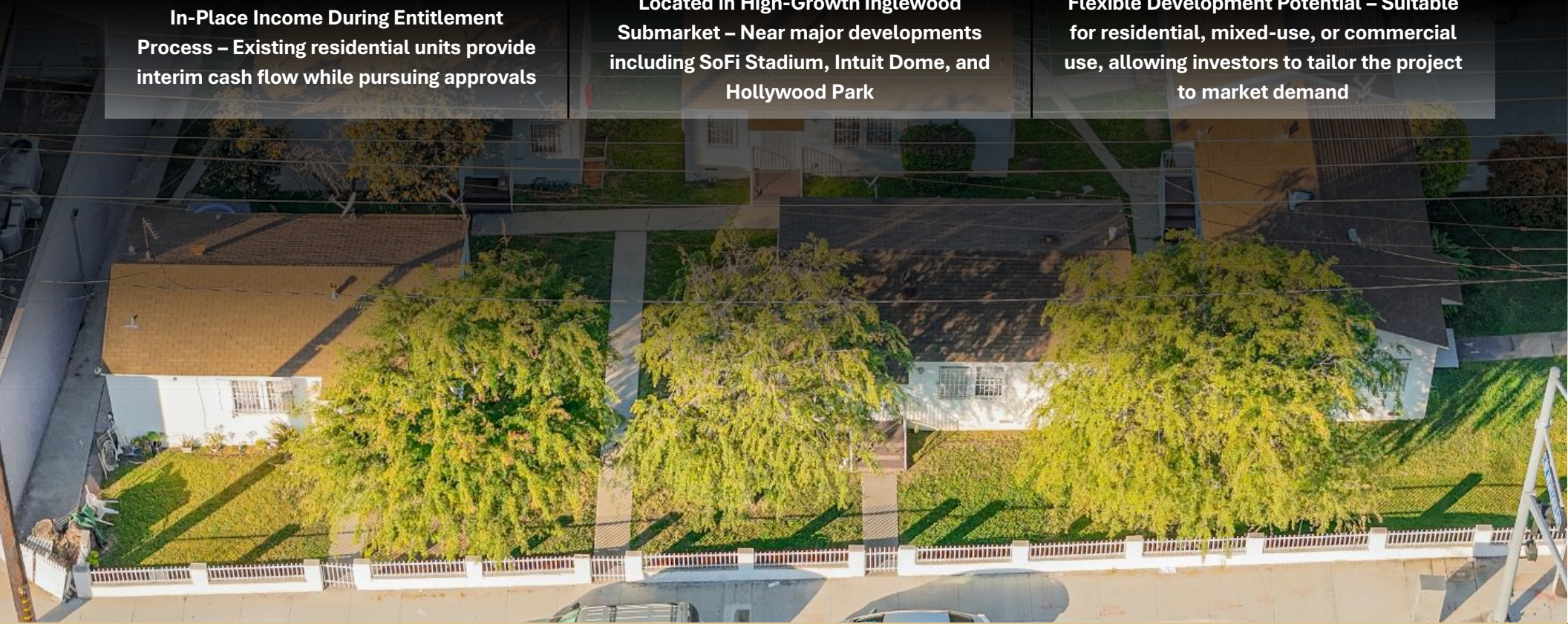
Favorable MU-C Zoning within TOD Area – Allows for higher-density residential, mixed-use, or a variety of commercial development opportunities

Preliminary Plans for 70-Unit Project – Conceptual design supports a mid-rise podium development with ground-floor retail and structured parking (Buyer to Verify)

In-Place Income During Entitlement Process – Existing residential units provide interim cash flow while pursuing approvals

Located in High-Growth Inglewood Submarket – Near major developments including SoFi Stadium, Intuit Dome, and Hollywood Park

Flexible Development Potential – Suitable for residential, mixed-use, or commercial use, allowing investors to tailor the project to market demand



Rent Roll

Unit	Lease Start	Rent
335 Centinela Ave	6/1/2022	\$1,485.00
337 Centinela Ave	9/1/2024	\$1,485.00
339 Centinela Ave		\$1,511.14
341 Centinela Ave	9/1/2024	\$1,485.00
434 Warren Lane	1/1/2026	\$1,800.00
Total for 335-341 Centinela Ave/434 Warren Lane		\$7,766.14



PRIME LOCATION



Subject

FLORENCE AVE

GENTINELA AVE



SECTION 2
DEVELOPMENT POTENTIAL

Development Summary

Proposed Project	▪ 6-Story Multifamily Development
Unit Count	▪ 70 Units
Unit Mix	▪ 50 One-Bedroom / 20 Two-Bedroom
Net Rentable Area	▪ ±42,595 SF
Floor Plan	▪ 14 Units per Floor (Levels 2–6)
Construction Type	▪ Podium-Style (Ground Floor Parking)
Ground Floor Features	▪ Parking, Lobby, Trash/Utility Rooms, Retail Space
Access	▪ Frontage on Centinela Ave with Rear Access via Warren Ln

Based on Preliminary Architectural Plans – Buyer to Verify

Prelim Development Concept



PROPOSED UNIT COUNT			
FLOOR	1 BR	2 BR	UNIT PER FLOOR
1ST FLOOR			
2ND FLOOR	10	4	14
3RD FLOOR	10	4	14
4TH FLOOR	10	4	14
5TH FLOOR	10	4	14
6TH FLOOR	10	4	14
TOTAL:	50	20	70

PROPOSED NET RENTABLE AREA			
LEVEL 2-6	1 BR	2 BR	AREA
	40	5	550 SF
	5	5	568 SF
	5	5	582 SF
		5	701 SF
		5	712 SF
		5	725 SF
TOTAL:			42,595 SF



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architects stamp

consultant

NET PLAN

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
CENTINELA APARTMENTS

335-339 CENTINELA
HOLLYWOOD, CA 90028

PC: JIN
DRAWN BY:
JOB NO:
DRAWING TITLE:

SHEET

Development Potential & Zoning

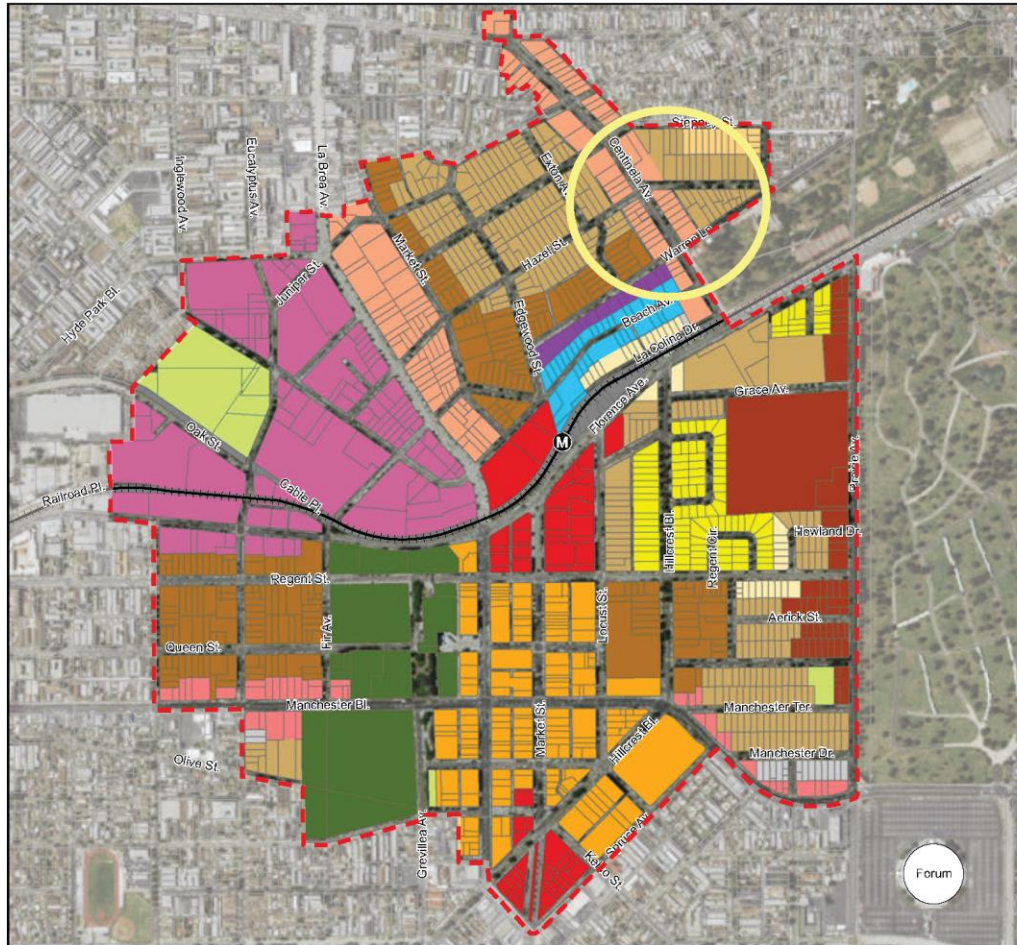
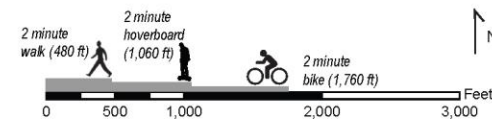


FIGURE 3.1

Downtown Zoning Districts

- Downtown Plan Boundary
- Crenshaw/LAX Line
- TOD Mixed Use 1 (MU-1)
- TOD Mixed Use 2 (MU-2)
- TOD Mixed Use Corridor (MU-C)
- Historic Core (HC)
- Residential Single Family (R-1)
- Residential Limited Multi Family (R-2)
- Residential Limited Multi Family (R-2A)
- Residential Multiple Family (R-3)
- Residential Multiple Family (R-4)
- Residential Medical (R-M)
- General Commercial (C-2)
- Heavy Commercial (C-3)
- Civic Center (C-C)
- Light Manufacturing (M-1)
- Parking (P-1)
- Open Space (O-S)
- Transportation Corridor (T-C)



ADOPTED OCT. 2016 31

Development Potential & Zoning



Use		Zone					
		MU-1	HC	MU-2	MU-C	R-3	R-4
Residential	Residential units	P	P	N	P	P	P
	Senior independent housing ¹	P	P	N	P	N	P
	Live-work units in new structures ²	P ³	P ³	N	P	N	N
	Live-work units in existing structures	P	P	P	P	P ⁴	P ⁴
	Institutional transitional housing	N	N	N	N	N	N
	Homeless shelter	N	N	N	N	N	N
	Residential caretaker's unit	N	N	P	N	N	N
	Halfway houses, orphanages, group homes or community care facility	N	N	N	S	P ⁵	P ⁵
Commercial	Fraternities and sororities	N	N	N	S	N	N
	General retail, including sales of goods, non-pawn jewelry stores, neighborhood services, finance and insurance establishments, restaurants, bakeries, etc. ⁶	P	P	P ⁷	P	N	N
	Sales of distilled spirits for off-site consumption ⁸	N	N	S ⁷	S	N	N
	Sales of beer and wine for off-site consumption ⁸	S	S	S ⁷	S	N	N
	Professional offices	P	P	P	P	N	N
	Beauty salons, barbershops and tanning salons ⁸	N	N	P/S	P/S	N	N
	Tattoo parlors	S	S	S	S	N	N
	Shopping centers ⁹	P	P	N	P	N	N
	Specialty merchandise mart	S	S	S	S	N	N
	Auction halls ¹⁰	N	N	P	S	N	N
	Hotels	P ¹¹	P ¹¹	N	P ¹¹	N	N
	Check cashing	S	S	S	S	N	N
	Rent-to-own	S	S	N	S	N	N
	Pawn shops	N	N	N	N	N	N
	Gymnasiums and studios	P	P	P ¹²	P	N	N
	Thrift, antiques or collectibles stores	S	S	N	S	N	N
	Swap meets and flea markets	N ¹³	N ¹³	N ¹³	N ¹³	N	N
	Plant nurseries	N	N	N	N	N	N
Newsstands	P	P	P	P	N	N	
Recreational	Arcades and recreational activities geared to children 12 or younger	S	S	N	S	N	N
	Arcades and recreational activities geared to persons 13 and older	S	S	N	S	N	N
	Bars and nightclubs with alcohol sales for on-site consumption	S	S	N	S	N	N
	Pool halls	S	S	N	S	N	N
	Adult businesses	N	N	N	N	N	N
Large entertainment facilities: movie theaters, bowling alleys	S	S	N	N	N	N	

Figure 3.3a Permitted and Prohibited Uses

Notes

1. "Senior independent housing" means a residential development with at least 10 residential units where at least one occupant of each residential unit must be at least 55 years old and less than 5% of the floor area of the development is devoted to assisted living or convalescent facilities.
2. See Chapter 12, Article 17.4 of the Inglewood Municipal Code for the definition and relevant standards.
3. Allowed on ground-floor only. Commercial space must be at least 50% of the unit size and located on the ground floor. Not permitted on Primary Pedestrian Promenade (Market Street and Queen Street) facades.
4. Allowed in existing commercial structures only.
5. Permitted with a maximum of six residents and when not located within 300 feet of any comparable facility. Larger facilities must request a Special Use Permit.
6. Regulations governing the sale of alcohol are given in Section 12-24 of the Inglewood Municipal Code.
7. Permitted with a maximum retail space size of 2,500 square feet.
8. Regulations governing these uses are given in Section 12-24 (8) of the Inglewood Municipal Code. No beauty salons or barbershops shall be permitted within 300 feet of a similar establishment unless a Special Use Permit is approved.
9. Shopping centers must comply with all Design Guidelines relevant to the zone/district in which it is located. Developments of multiple retail outlets, each of which fronts directly onto the sidewalk, shall be considered "Retail sales" and not "Shopping centers."
10. A definition of auction halls is given in Section 12-1.12 of the Inglewood Municipal Code, and the regulations that govern its operation may be found in Section 8.56.
11. Hotels with 50 or more rooms are permitted in the MU-1, HC and MU-C zones. Hotels with less than 50 rooms shall require a Special Use Permit in these zones.
12. Permitted with a maximum size of 10,000 square feet.
13. A swap meet or flea market operated by and on the premises of a community nonprofit in the noted zones may be permitted through a Special Use Permit.

Relevant use definitions can be found in Section 12-1 of the Inglewood Municipal Code.

Key

- P = Permitted
- N = Not Permitted
- S = Special Use Permit Required

Development Potential & Zoning



Use		Zone					
		MU-1	HC	MU-2	MU-C	R-3	R-4
Civic	Religious assembly	P ¹⁴	P ¹⁴	P	P	N	N
	Non-religious assembly ¹⁵	P ¹⁶	P ¹⁶	P	P	N	N
	Private K-12 schools	P	P	N	P	N	N
	Trade schools and colleges	S	S	S	S	N	N
	Public and quasi-public facilities	P	P	P	P	N	N
	Group counseling and tutoring	P ¹⁷	P ¹⁷	N	P ¹⁷	N	N
Medical	Medical offices ¹⁸	P	P	S	P	N	N
	Mortuaries	N	N	N	S	N	N
	Convalescent homes	N	N	N	S	N	N
	Veterinary offices	N	N	P	P	N	N
	Veterinary hospitals	N	N	N	N	N	N
	Parking lots and structures	P	P	P	P	N ¹⁹	N
Automobile	Vehicle storage	N	N	N	N	N	N
	All types of automobile servicing and repair	N	N	N	N	N	N
	Automobile showrooms	P	P	P	P	N	N
	Other automobile sales	N	N	N	N	N	N
	Automobile service stations	N	N	S	S	N	N
	Automated car washes and trailer rental ancillary to service stations	N	N	S	S	N	N
Industrial	Wireless communication facilities ²⁰	S	S	S	S	N	N
	Emergency ambulance dispatch	N	S	N	N	N	N
	Delivery and distribution	N	N	S	N	N	N
	Welding	N	N	S	N	N	N
	Furniture storage	N	N	N	N	N	N
	Frozen food locker plants	N	N	N	N	N	N
	Light manufacturing ²¹	N	N	P	N	N	N
	Building materials storage yard	N	N	N	N	N	N
	Public utility service yard or electric receiving or transforming station	N	N	P ²²	N	N	N
	Heavy manufacturing	N	N	N	N	N	N
	Shooting range	N	N	N	N	N	N

Notes

- 14. Religious assembly uses are not to exceed a total of nine in the Historic Downtown district (MU-1 and HC zones). New religious assembly uses in these zones are not permitted along street facades unless they maintain an active storefront.
- 15. Examples of non-religious assembly uses are live theaters and social clubs.
- 16. Non-religious assembly uses are not to exceed a total of nine in the Historic Downtown district (MU-1 and HC zones). New non-religious assembly uses in these zones are not permitted along street facades unless they maintain an active storefront.
- 17. Group counseling/tutoring facilities where 11 or more members receive services, or where the maximum floor area exceeds 100 square feet for each member receiving services plus 500 square feet maximum of office and administrative floor area, are subject to Special Use Permit approval.
- 18. Acupuncture and chiropractor facilities shall be subject to Special Use Permit approval in those instances where they allow on-site massage or acupressure therapy.
- 19. Parking lots and structures are permitted in the P-1 Parking and R-M Residential Medical zones.
- 20. Wireless communication facilities are subject to compliance with the provisions of Chapter 12, Article 31 of the Inglewood Municipal Code. Additionally, these facilities shall not be mounted on the ground within The New Downtown Inglewood.
- 21. The definition of "Light manufacturing" shall be the full description of permitted uses in Section 12-25 (12) of the Inglewood Municipal Code.
- 22. Public utility service yards and electric receiving or transforming stations shall be enclosed with a wall not less than six feet high.

Relevant use definitions can be found in Section 12-1 of the Inglewood Municipal Code.

Key

- P = Permitted
- N = Not Permitted
- S = Special Use Permit Required

Figure 3.3b Permitted and Prohibited Uses

Development Potential & Zoning



4 THE NEW DOWNTOWN INGLEWOOD DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

4.1 Purpose and Applicability

The development and design standards and guidelines for The New Downtown Inglewood are to provide property owners, merchants and their designers with basic development and design criteria that are intended to reinforce the desired character of the Urban Design Form and Districts, through the design of appropriate buildings and their environs.

These Development Standards and Design Guidelines shall apply to all properties located within the Downtown planning area.

4.2 Interpretation

The Development Standards given in Figure 4.3 are obligatory; development applications that seek to violate any of these standards must pass through the variance process (Section 3.9).

The Economic and Community Development Department Manager or his/her designee may interpret design guidelines (Sections 4.7 through 4.10) for specific projects with some flexibility, consistent with the purpose of the district. Variations may be considered for projects with special design characteristics during the City's design review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.

4.3 Development Standards and Guidelines Not Listed

Any issue or standard not specifically covered in this Specific Plan shall be subject to the Municipal Code and Citywide Design Guidelines. In cases where development standards or guidelines set forth in this Plan are inconsistent with the Municipal Code, the standards of this Plan shall prevail.

4.4 Site Plan Review

All new construction and all additions or remodeling of structures outside the R-1, R-2 and R-2A zones, except

for purely interior changes and the installation of super graphic wall signs, shall require site plan review pursuant to the provisions of Section 12.39.50 to 12.39.57 of the Municipal Code.

4.5 Design Review

The TOD Mixed Use 1, TOD Mixed Use 2 and Historic Core zones are hereby added to the "D" Supplemental Design Review Zone. Applicants in these zones must undergo the design review process described in Chapter 12, Article 14 of the Inglewood Municipal Code.

4.6 Development Standards for Historic Core, TOD Mixed Use 1, TOD Mixed Use 2, TOD Mixed Use Corridor, R-3 and R-4 zones

Figure 4.3 contains the Development Standards for the above listed zones.

4.7 Development Incentives

There are several development incentives available, including:

Affordable Housing Density Bonus

Pursuant to Sections 12-128 through 12-133 of the Inglewood Municipal Code, the City offers a density bonus for the construction of affordable housing. The amount of the bonus is shown in Figure 4.2. The bonus applied to densities in the ordinance should be translated into stories in Downtown; e.g. 20% density bonus becomes a 20% increase in maximum height.

In recognition of the fact that implementing a density bonus often requires variances from other physical development standards, the ordinance offers development standard reductions or waivers based on the affordability level and share of affordable units in accordance with Section 12-132. These development standard reductions or waivers are:

1. Increase allowable height by five percent (5%) with a maximum fifteen percent (15%) increase allowed and no restriction on number of stories.

Type of Housing Unit	Amount of Units Required for Bonus	Density Bonus Provided to Developer	Additional Density Bonus that May Be Available to Developer
Very low income	5%	20%	2.5% bonus for every 1% above 5% (maximum bonus of 35%)
Lower income	10%	20%	1.5% bonus for every 1% above 10% (maximum bonus of 35%)
Senior housing development	Minimum of 35 units	20%	None available
Moderate income common interest development	10%	5%	1% bonus for every 1% above 10% (maximum bonus of 35%)

Figure 4.1 Affordable Housing Density Bonus Table

2. Reduce required private open space area to sixty square feet per unit.
3. Reduce required side yard setback by ten percent (10%) with a maximum thirty percent (30%) decrease allowed (minimum three-foot side yard required or other minimum specified by zone).
4. Reduce required rear yard setback by 10% with a maximum thirty percent (30%) decrease allowed (minimum five-foot rear yard required).

5. Allow ancillary mixed-use zoning on a residentially zoned site (commercial must be compatible with surroundings).
6. Allow tandem parking for parking spaces assigned to specific dwelling units.
7. Reduce parking requirement.
8. Other incentives specified by Government Code 65915 et seq.
9. Other incentives proposed by the developer or the City that result in identifiable, financially sufficient, and actual cost reductions.

Affordability Level	Number of Incentives		
	1	2	3
Very low-income	5% of units	10%	15%
Low-income	10%	20%	30%
Moderate income common interest development	10%	20%	30%
One of above plus child day care facility	One additional incentive (Section 12-130D)	N/A	N/A

Figure 4.2 Development Standard Reductions or Waivers (Incentives) offered for Affordable Housing

Parcel Consolidation Incentive

The combination of an increase in the minimum lot size combined with a high height limit in the TOD Mixed-Use 1 zone should facilitate the assembly of actionable sites in order to achieve the type of development described in Section 4.7.

Property owners within the TOD Mixed-Use 1 and TOD Mixed-Use 2 zones who do not meet the minimum lot size but would like to develop their properties may do so only up to their current height and with current uses. The new parking standards, however, will apply to these properties.

Development Potential & Zoning

Zoning District	Maximum Height ¹²	Minimum Lot Size	Public Street Setback	Public Alley Setback	Parking Requirements ^{3,4,5,6}	Additional Development Standard Modifications
TOD Mixed-Use 1					General Commercial ⁷ 2 spaces/1,000 sf (minimum) Restaurant 4 spaces/1,000 sf (minimum) All commercial parking requirements shall be met through parking district approach (construction of shared structures or purchase of parking zoning credits) Residential 1 space/du. Any additional parking spaces must be “unbundled” (offered as an option for purchase separately from the rent or purchase price)	
North Station	9 stories or 116'	120,000 sf				
North Market Place	8 stories or 104'	80,000 sf	0'	0.2'		
South Market Place	6 stories or 80'	40,000 sf				
Historic Core	5 stories or 68' ⁸	None	0'	0.2'	No required visitor parking Residential parking may be met through parking district approach.	
TOD Mixed-Use 2	4 stories or 60'	80,000 sf	0-10'	0.2'	TechTown Office 2.5 spaces/1,000 sf (minimum) Light Industrial 1.5 spaces/1,000 sf (minimum)	
R-4	4 stories or 55'	None	Prevailing ⁹	Follow appropriate rear yard and prototype requirements	Residential 0-1 bedroom units: 1 space/du Residential 2+ bedroom units: 1.5 spaces/du; 0.5 spaces/du of the requirement may be met through unrestricted on-street parking immediately abutting development	All parking must be located in an above-ground or subterranean structure.
R-3	3 stories or 40'	None	Prevailing ⁹	Follow appropriate rear yard and prototype requirements	Visitor parking 0.1 spaces/du for developments of 20+ units	Uncovered parking is permitted depending on prototype guidelines. Other standards may be modified in keeping with the provisions of Appendix A.
TOD Mixed-Use Corridor	4 stories or 55'	None	0.5'	0.2'	General Commercial 2.5 off-street spaces/1,000 sf (minimum) Restaurant 5 spaces/1,000 sf (minimum)	
Other Commercial Zones (C-2, C-3, C-C, M-1)	Citywide standards apply				It is encouraged to meet parking requirements through shared lots or structures. Residential 0-1 bedroom units: 1 space/du Residential 2+ bedroom units: 1.5 spaces/du Visitor parking 0.1 spaces/du for developments of 20+ units	
Other Residential Zones (R-1, R-2A, R-2)	Citywide standards apply					

1. Corner towers and other architectural elements shall be allowed above the height limit provided that they do not exceed 15' in height and 50 feet in any lateral dimension, and number no more than two per building.
2. Among the maximum height given in stories and the maximum height given in feet, the more restrictive condition shall apply.
3. All parking requirements are off-street and residential parking is fully enclosed unless specifically stated otherwise.
4. All square footages refer to gross floor area.
5. Where commercial uses are permitted, buildings of less than 1,500 square feet, with commercial uses, primary entrance onto the street and transparent windows are exempt from parking requirements in all zones.
6. The following minimum parking requirements shall apply to all zones: Senior Independent Housing 0.5 off-street spaces/bedroom; Night Clubs, Theaters 7 spaces/1,000 sf; Colleges, Trade Schools, etc. 7 spaces/1,000 sf of classroom area plus General Commercial requirement for office area. All other uses shall be subject to a 30% reduction in minimum parking requirements based on the Citywide requirement given in the Inglewood Municipal Code Sections 12.43 to 12.47.
7. General Commercial includes the following categories of uses: General Business, Retail or Wholesale; Auction Houses; and Bakeries, Confectioneries, Take-out Restaurants, and the like.
8. Where parcels abut Market Street, heights shall be limited to 3 stories or 45' within the closest 20' of the property to Market Street, and 4 stories or 55' within the closest 40' of the property to Market Street.
9. A definition for the prevailing setback is given in Section A.6.

Figure 4.3 Development Standards



SECTION 3
LOCATION OVERVIEW

Inglewood CALIFORNIA

As a gateway to major commercial centers of the United States and internationally, Inglewood is in a unique position on the shore of the Pacific Rim. The Los Angeles International Airport is directly accessible by Inglewood's Century Boulevard - one of the City's busiest commercial corridors. Proximity to the airport, the Los Angeles and Long Beach Harbors, and four major freeways facilitate both domestic and international trade.

LOCATION RENAISSANCE

In recent years, Inglewood has experienced a significant revitalization effort, which is often referred to as the "Inglewood Renaissance." This has been driven by a number of factors, including The development of the SoFi Stadium: In 2020, the SoFi Stadium, a state-of-the-art sports and entertainment complex, opened in Inglewood. This development has brought a significant amount of investment to the area, and has helped to create new jobs and opportunities for local residents.



\$71,029

Median Household Income



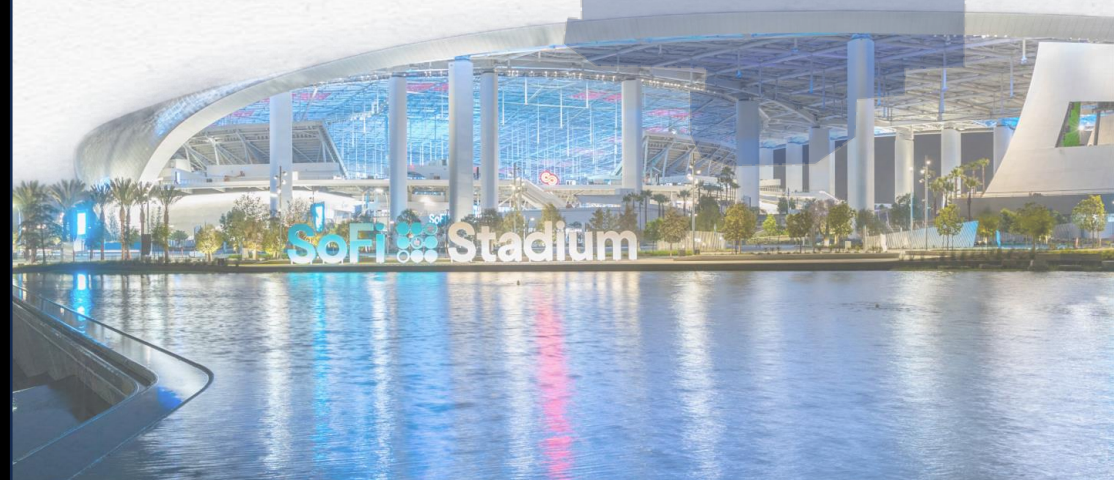
35.3%

Owner-Occupied Housing

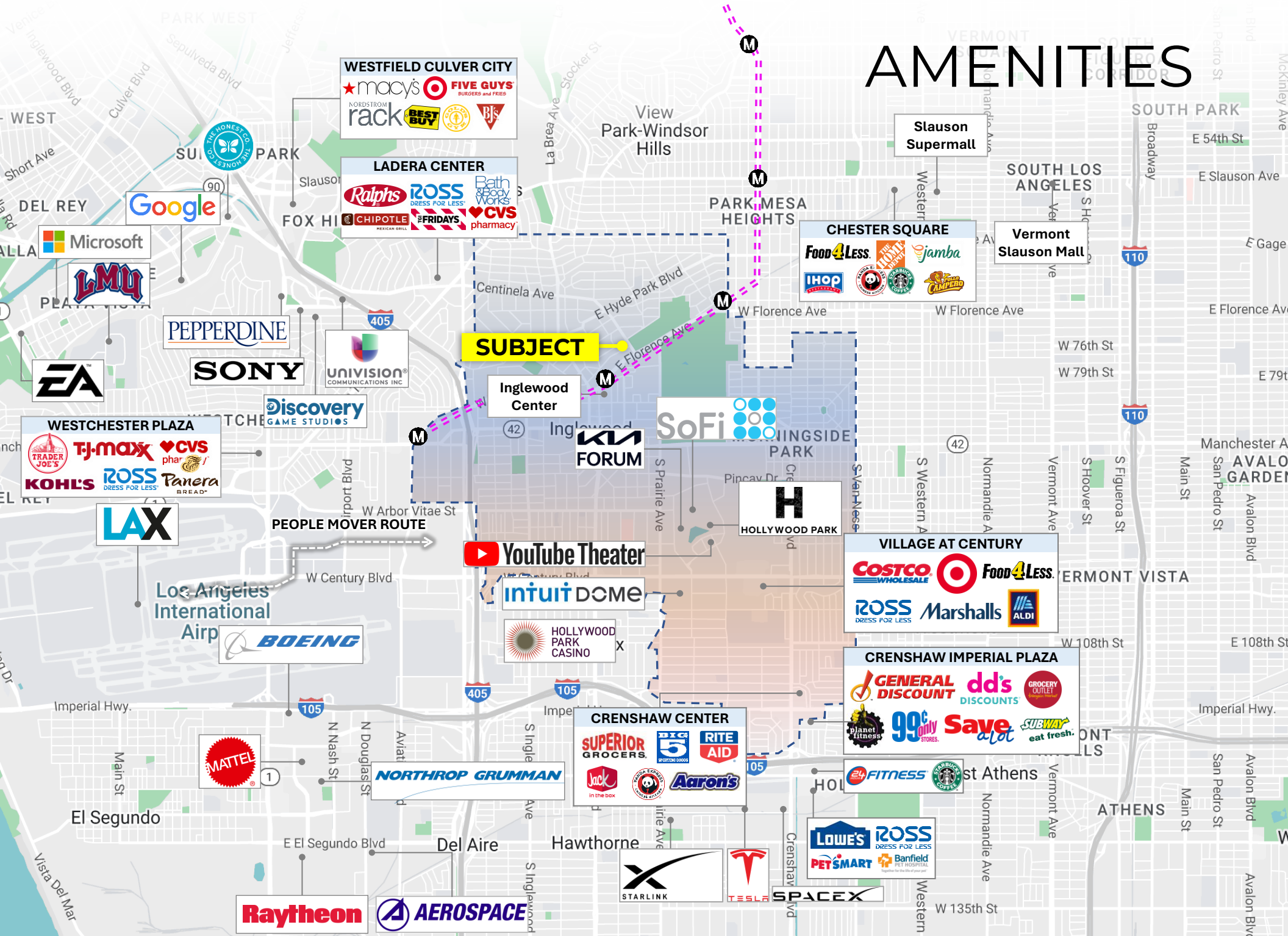


\$863,500

Median Home Sale Price



AMENITIES



335-339 CENTINELA AVE & 434 WARREN LN

PRIME DEVELOPMENT SITE ON SIGNALIZED CORNER

TRANSIT ORIENTED DEVELOPMENT

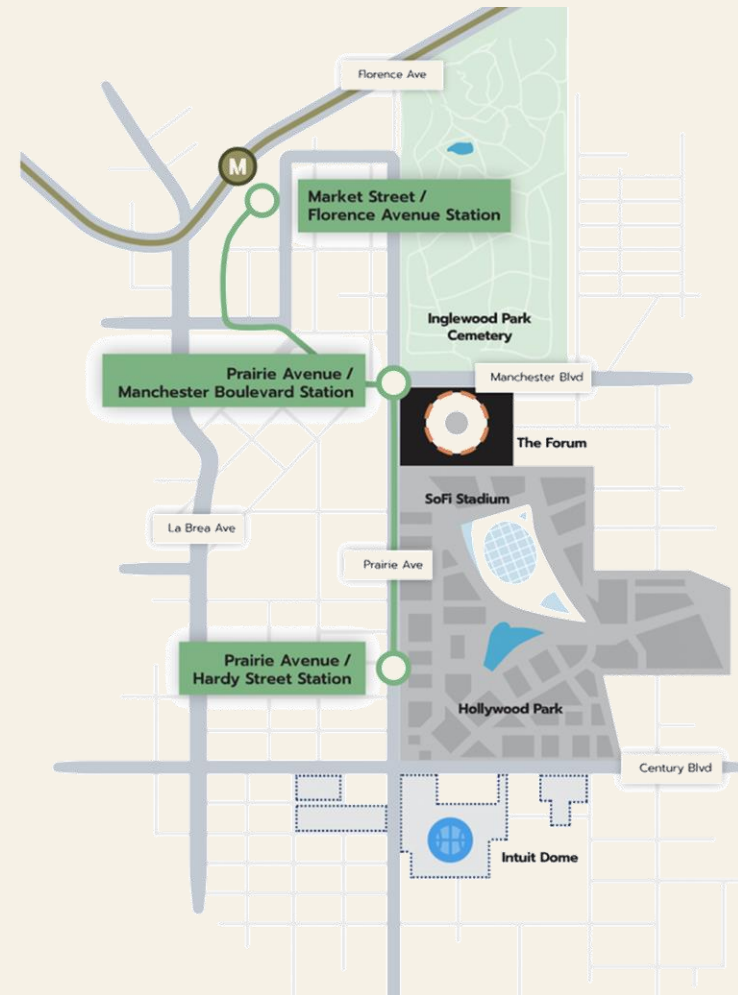


1 BILLION FEDERAL TRANSIT INVESTMENT

METRO CRENSHAW/LAX: The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood and El Segundo; and portions of unincorporated Los Angeles County.

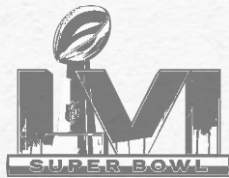
TRANSIT PLAZA BETWEEN FLORENCE & MARKET: This project is going to place a transit plaza between Florence and Market Street, at the mouth of downtown. The transit connector will reduce traffic and will move up to 11,000 people per hour and revitalize the downtown area.

INGLEWOOD PEOPLE MOVER: The Inglewood City Council has approved the construction of the Inglewood Transit Connector (ITC), which is a monorail style train that would connect the Metro Crenshaw's Downtown Inglewood Station to both SoFi Stadium and Intuit Dome. This involves automated vehicles traveling on an elevated, 1.6-mile guideway which would run above Market Street, Manchester Avenue, and Prairie Avenue. In addition to the northern terminus on Market Street adjacent to the K Line, plans also call for stops at Manchester Avenue and Hardy Avenue.



World-Class

SPORTS DESTINATION



Area Landmarks



Opened in September 2020, the stadium is home to the National Football League (NFL)'s Los Angeles Chargers and Los Angeles Rams, as well as the annual LA Bowl in college football. Capacity is 70,240 to 100,240. Built 2016-2020. Cost \$5.65B

8 FIFA World Cup Matches in 2026, Superbowl 61 in 2027, the 2028 Olympic Games, and the NBA All-Star Game Weekend in 2026.

The arena is located south of the other major Inglewood sports venues, SoFi Stadium and the Kia Forum. It is the home venue of the Los Angeles Clippers. The Clippers arena project will generate millions of dollars in new tax revenue that will be used to improve local parks, libraries, and police and fire services.



TOP REGIONAL EMPLOYERS

5-MILE RADIUS

INGLEWOOD



\$55,000,000

In Local Wages



\$500M

In Local Business Contracts



HOLLYWOOD PARK

35%

Local Hire Provisions



HOLLYWOOD PARK CASINO

PLAYA VISTA



SONY



EL SEGUNDO



NORTHROP GRUMMAN

Raytheon



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