OFFERING MEMORANDUM

1116 S La Brea Avenue

Ingelwood, CA 90301

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OFFERING SUMMARY

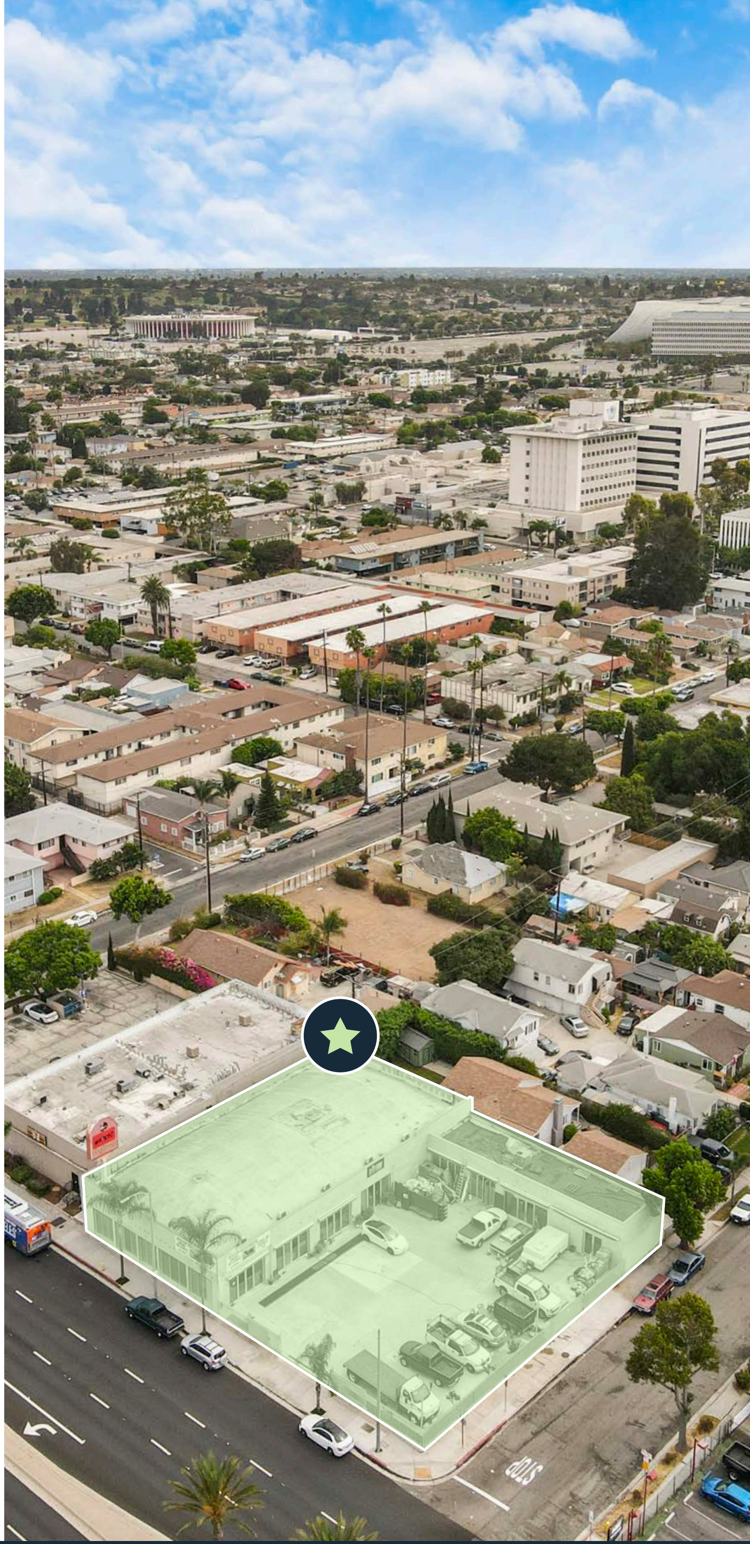
Positioned along one of Inglewood's primary commercial corridors, 1116 S La Brea Ave presents an opportunity to acquire a highly visible commercial asset in one of Southern California's fastest-evolving investment markets. The property consists of an approximately 8,700-square-foot commercial building situated on a 14,703-square-foot parcel with INC3 zoning, providing flexibility for a variety of retail, office, showroom, service commercial, or owner-user applications.

Located just minutes from SoFi Stadium, Intuit Dome, Hollywood Park, YouTube Theater, and The Kia Forum, the property benefits from exceptional exposure to millions of annual visitors while remaining centrally positioned between Downtown Los Angeles and LAX. The surrounding La Brea Ave corridor continues to experience significant public and private investment as Inglewood evolves into one of Southern California's premier sports, entertainment, and commercial destinations.

Offered at $2,500,000 ($287/SF), the property represents an attractive value relative to replacement cost while providing investors and owner-users with immediate occupancy flexibility and long-term appreciation potential within a supply-constrained infill market.

PROPERTY HIGHLIGHTS

- Prominent frontage on heavily traveled La Brea Ave
- Excellent owner-user or investment opportunity
- Flexible commercial zoning allowing a broad range of retail, office, showroom, automotive related, and commercial uses (Buyer to Verify)
- Minutes from SoFi Stadium, Intuit Dome, Hollywood Park, The Kia Forum, and YouTube Theater
- Convenient access to I-405, I-105, LAX, and major employment centers
- Located within one of Southern California's most active redevelopment and investment corridors
- Strong long-term appreciation potential driven by continued mixed-use and commercial development throughout Inglewood and the La Brea Ave corridor.



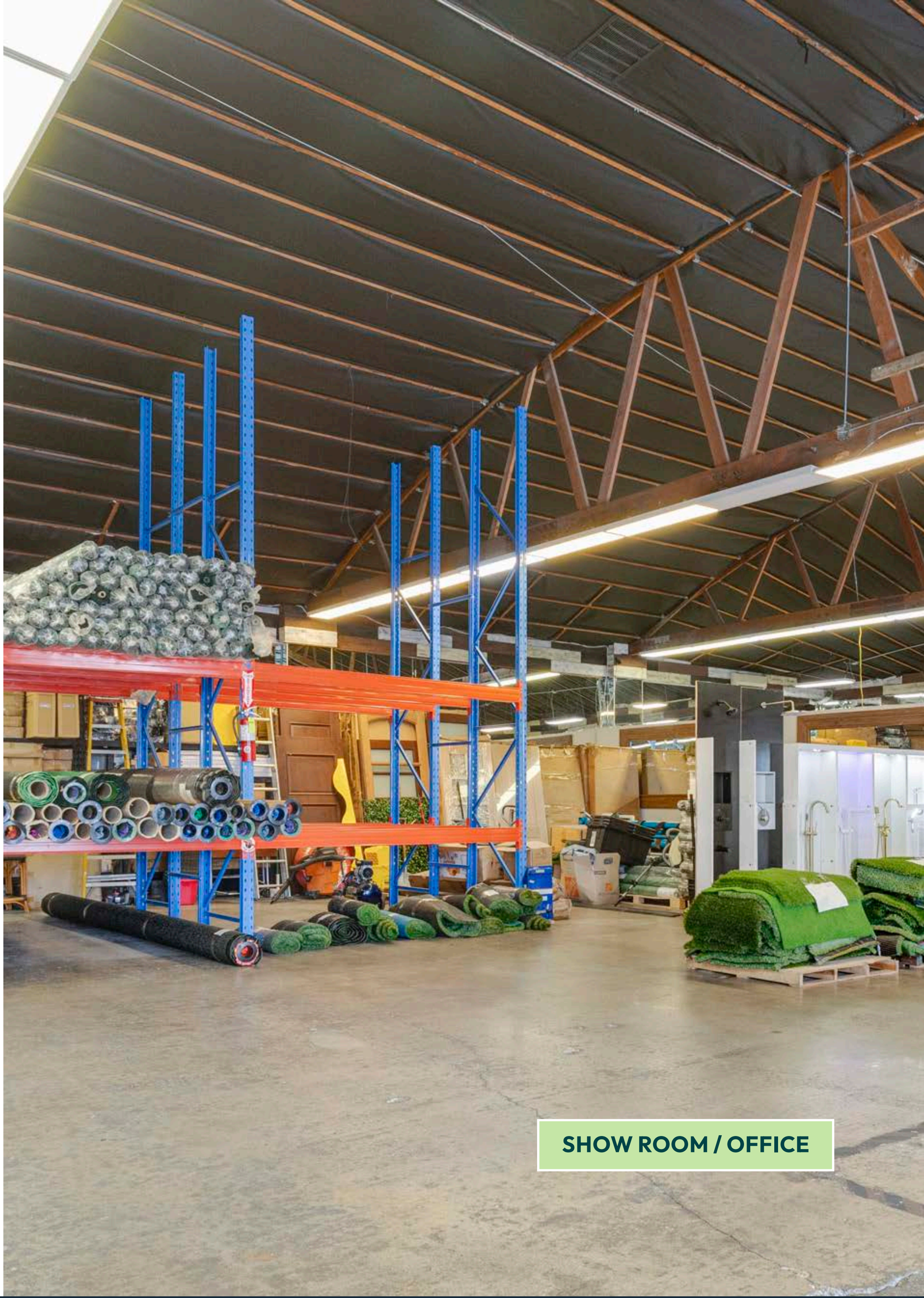
INVESTMENT SUMMARY

1116 S La Brea Ave offers investors and owner-users the opportunity to acquire an 8,700 SF commercial building on a 14,703 SF lot along one of Inglewood's primary commercial corridors. The property features flexible INC3 zoning, immediate occupancy potential, and strong visibility along La Brea Avenue.

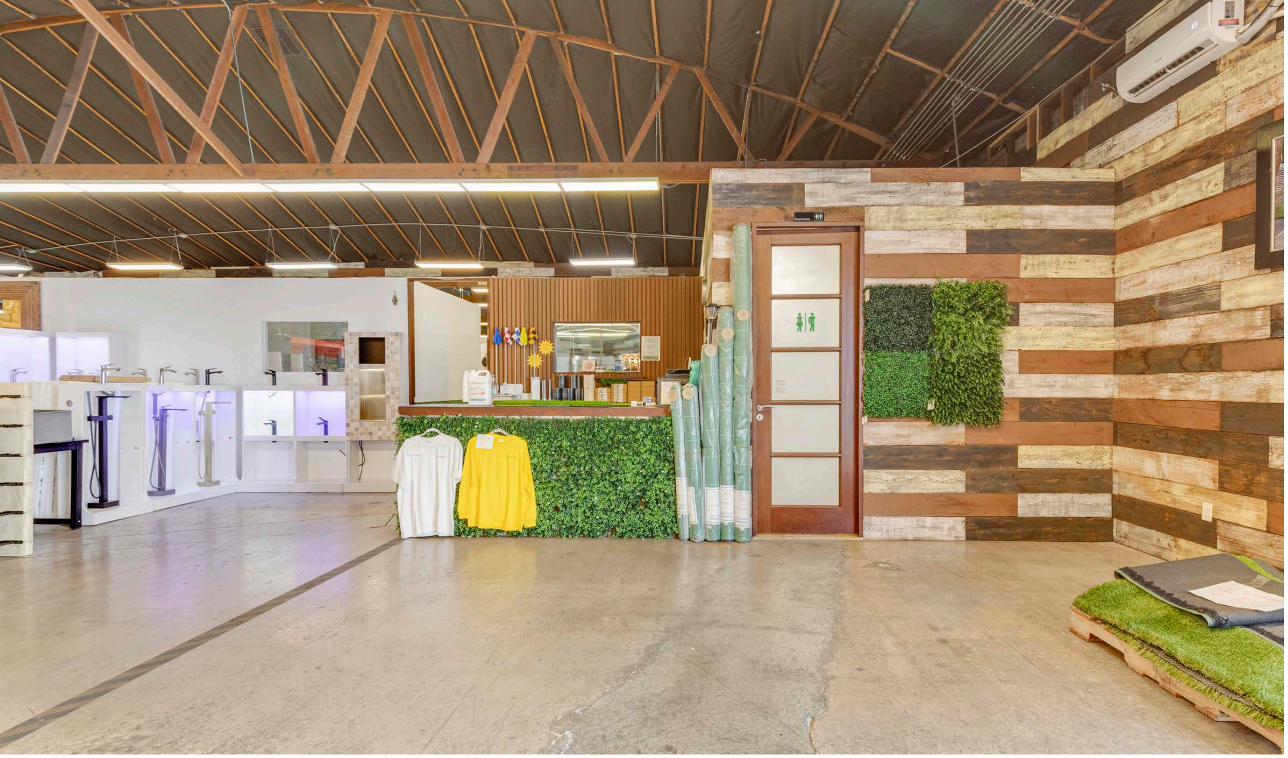
The asset is well positioned to benefit from Inglewood's continued redevelopment, increasing investment activity, and long-term appreciation potential.

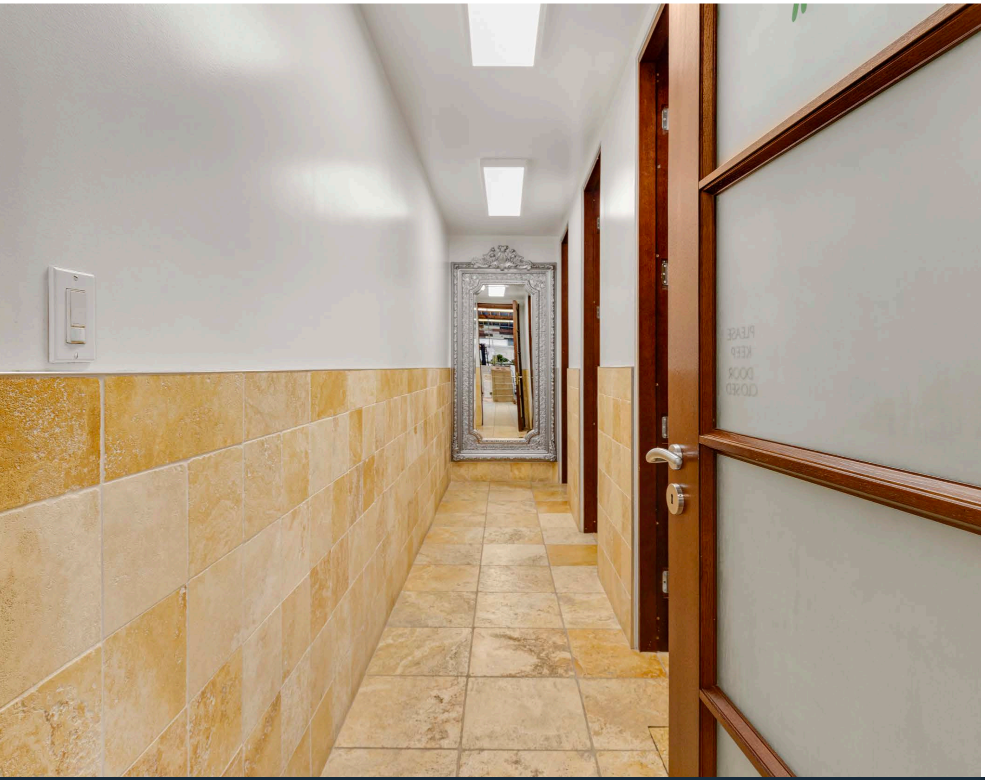
PROPERTY INFO

ADDRESS	**1116 S La Brea Avenue, Inglewood, CA**
BUILDING SIZE	**8,700 SF**
LOT SIZE	**14,703 SF**
APN	**4024-035-050**
ZONING	**INC3**
LIST PRICE	**$2,500,000**
PRICE PER SF	**$287/SF**

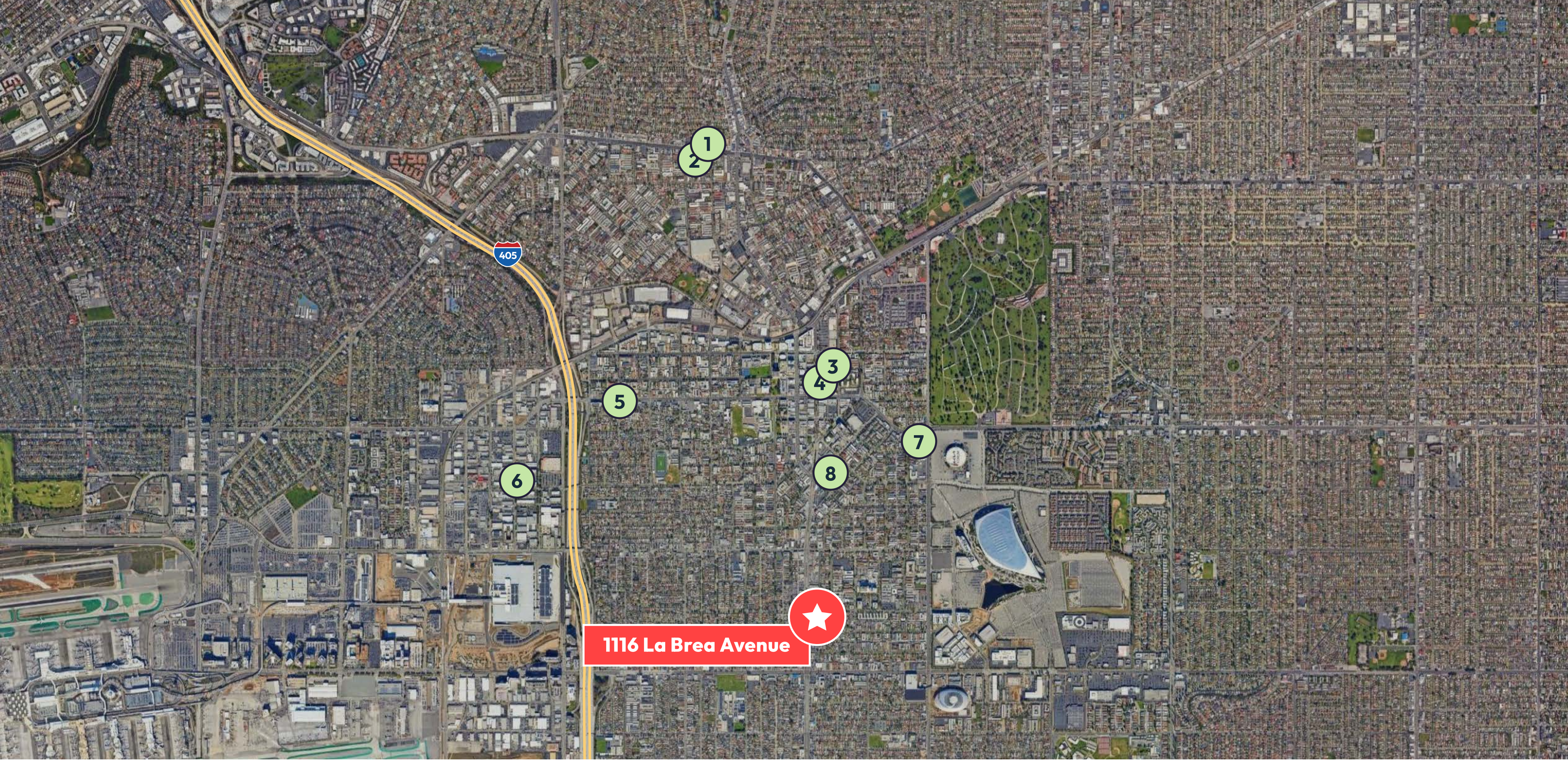



INSTALLATION AVAILABLE FREE ESTIMATES
DESERT TURF
ARTIFICIAL TURF STARTING AT
1122






SHOW ROOM / OFFICE
STORAGE
PARKING
INSTALLATION AVAILABLE FREE ESTIMATES
323-454-8873
DESERT TURF
ARTIFICIAL TURF STARTING AT $.99



#	ADDRESS	PRICE	SQUARE FEET	PRICE/SF	COE
1	1206 Centinela Ave, Inglewood	$5,300,000	7,899	$670.97	October 2025
2	1217 Centinela Ave, Inglewood	$7,700,000	11,647	$661.11	September 2025
3	100 N Market St, Inglewood	$4,350,000	9,258	$469.86	November 2025
4	116-126 S Market St, Inglewood	$2,500,000	5,431	$460.32	May 2026
5	550 W Manchester Blvd, Inglewood	$1,200,000	1,800	$666.67	February 2026
6	523 S Hindry Ave, Inglewood	$3,000,000	7,174	$418.18	October 2025
7	455 Prairie Ave, Inglewood	$2,500,000	4,361	$573.26	February 2025
8	230 E Spruce Ave, Inglewood	$7,100,000	19,300	$367.88	Novomber 2025

SALES COMPS INFO

1 1206 Centinela Ave
Ingelwood, CA

Price	$5,300,000
Square Feet	7,899
Price / SF	$670.97
COE	October 2025

2 1217 Centinela Ave
Ingelwood, CA

Price	$7,700,000
Square Feet	11,647
Price / SF	$661.11
COE	September 2025

3 100 N Market St
Ingelwood, CA

Price	$4,350,000
Square Feet	9,258
Price / SF	$469.86
COE	November 2025

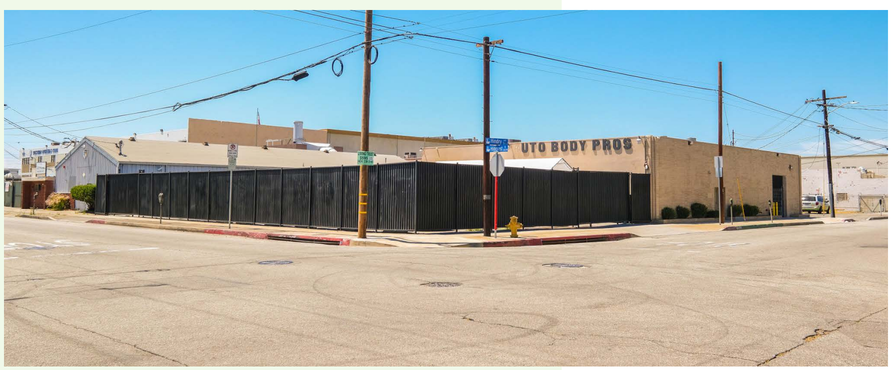
SALES COMPS INFO

4 116-126 S Market St
Ingelwood, CA

Price	$2,500,000
Square Feet	5,431
Price / SF	$460.32
COE	May 2026

5 550 W Manchester Blvd
Ingelwood, CA

Price	$1,200,000
Square Feet	1,800
Price / SF	$666.67
COE	February 2026



6 523 S Hindry Ave
Ingelwood, CA

Price	$3,000,000
Square Feet	7,174
Price / SF	$418.18
COE	October 2025

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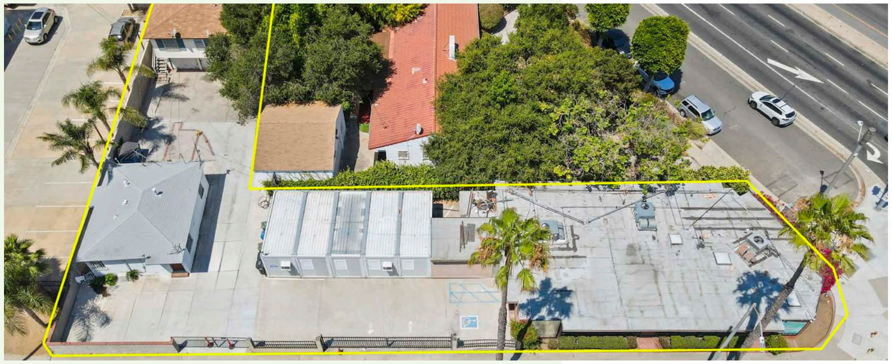

7 455 Prarie Ave
Ingelwood, CA

Price	$2,500,000
Square Feet	4,361
Price / SF	$573.26
COE	February 2025

8 230 E Spruce Ave
Ingelwood, CA

Price	$7,100,000
Square Feet	19,300
Price / SF	$367.88
COE	Novomber 2025

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DEMOGRAPHICS

Population	2 Miles	5 Miles	10 Miles
2020 Population	133,579	757,345	2,965,053
2025 Population	129,470	734,642	2,897,631
2030 Population Projection	128,398	728,697	2,879,290
Annual Growth 2020-2025	-0.6%	-0.6%	-0.5%
Annual Growth 2025-2030	-0.2%	-0.2%	-0.1%
Median Age	37.7	39.1	38.6
Bachelor's Degree or Higher	20%	30%	34%
U.S Armed Forces	213	628	2,090

Income	2 Miles	5 Miles	10 Miles
$200,000 or More	3,297	41,289	174,078
$150,000 - 200,000	3,773	25,811	99,072
$125,000 - 150,000	2,956	17,474	68,925
$100,00 - 125,000	4,407	25,167	97,463
$75,000 - 100,000	5,731	30,195	119,746
$50,000 - 75,000	7,759	37,109	148,441
$25,000 - 50,000	8,154	39,322	162,607
<$25,000	7,187	40,780	176,780
Average Household Income	$91,695	$114,791	$114,43
Median Household Income	$70,276	$84,407	$82,459

Population By Race	2 Miles	5 Miles	10 Miles
White	15,133	144,448	750,788
Black	29,744	194,705	406,260
American Indian/Alaskan Native	2,911	11,354	48,369
Asian	5,016	53,931	355,509
Hawaiian & Pacific Islander	640	2,537	7,236
Two or More Races	76,026	327,667	1,329,469
Hispanic Origin	81,778	332,962	1,384,200

Housing	2 Miles	5 Miles	10 Miles
Median Home Value	$791,892	$887,489	$926,891
Median Year Built	1963	1959	1975

Households	2 Miles	5 Miles	10 Miles
2020 Households	44,670	266,478	1,067,809
2025 Households	43,264	257,146	1,047,113
2030 Household Projection	42,889	254,716	1,047,113
Annual Growth 2020-2025	0.7%	0.7%	0.9%
Annual Growth 2020-2030	-0.2%	-0.2%	-0.1%
Owner Occupied Households	12,494	104,442	344,499
Renter Occupied Households	30,395	150,274	696,751
Average Household Size	2.9	2.8	2.6
Average Household Vehicles	2	2	2
Total Specified Consumer Spending	$1.3B	$8.5B	$33.7B

Collection Street	Cross Street	Traffic Volume
West Century Boulevard	West Century Boulevard W	26,906
Inglewood Ave	W 99th St S	13,493
Inglewood Ave	W Century Blvd N	14,988
Condon Ave	W 104th St S	1,089
West Century Boulevard	West Century Boulevard E	29,009
Inglewood Ave	W 96th St N	13,885
S Eucalyptus Ave	W Hardy St S	1,980
S Buford Ave	W 104th St S	1,811
South Felton Avenue	South Felton Avenue NW	3,653
W 104th St	S Truro Ave E	4,748

25

Acres of parks, hidden gardens, lush promenades and trails with lakefront spots to gather for leisure & recreation.

500K

Square feet of initial offerings oflocal business and eateries.

12

Cinepolis luxury cinema screens

9

Miles from downtown, 3 miles to LAX and 27 miles from northern orange county

Hollywood Park is a major development located in Inglewood, California, adjacent to SoFi Stadium. The project spans approximately 300 acres, transforming the former site of the Hollywood Park Racetrack into a vibrant mixed-use community.

RETAIL AND DINING

The project features approximately 890,000 square feet of retail space. This area includes shops, restaurants, and entertainment venues, providing a diverse range of options for shopping, dining, and leisure activities.

RESIDENTIAL

Hollywood Park includes plans for up to 2,500 new residential units. These units range from luxury apartments to more affordable housing options, catering to different demographics and enhancing the city's housing diversity.

OFFICE SPACE

The development offers around 620,000 square feet of office space, attracting businesses and fostering economic growth. The office spaces are designed to meet the needs of modern companies, providing state-of-the-art facilities and infrastructure.

HOTEL

A hotel is also part of the development, providing accommodations for visitors attending events at SoFi Stadium or exploring the Los Angeles area. The hotel aims to offer high- quality amenities and services, enhancing Inglewood's appeal as a destination.

PARKS AND GREEN SPACES

Hollywood Park features 25 acres of public parks and open spaces. These green areas are designed for community recreation, offering spaces for outdoor activities, relaxation, and community events.

ENTERTAINMENT AND SPORTS VENUES

In addition to SoFi Stadium, Hollywood Park is home to YouTube Theater, a 6,000-seat performance venue that hosts concerts, comedy shows, and other live events. The proximity to SoFi Stadium makes Hollywood Park a central hub for sports and entertainment.

ECONOMIC IMPACT

The Hollywood Park development is a significant driver of economic growth in Inglewood. It has created thousands of construction jobs and is expected to generate numerous permanent jobs in retail, hospitality, and office sectors. The influx of businesses and residents contributes to the local economy, increasing tax revenues and supporting public services.

1116 La Brea Avenue
HOLLYWOOD BOWL
NETFLIX
Children's Hospital LOS ANGELES
LACC The City's College
Dodgers
NORTHEAST LOS ANGELES
MONTECITO HEIGHTS
LINCOLN HEIGHTS
EL SERENO
VILLAGE
HIGHLAND PARK
LOS FELIZ
THAI TOWN
HOLLYWOOD
WALK OF FAME
ECHO PARK
SILVER LAKE
West Hollywood
PDC
Cedars Sinai
BEVERLY CENTER
Beverly Hills
RODEO DRIVE
LA BREA TAR PITS
LACMA
PETERSEN AUTOMOTIVE MUSEUM
CENTRAL LA
KOREATOWN
MID-WILSHIRE
CHINATOWN
crypto.com ARENA
Los Angeles CONVENTION CENTER
FIGAT7TH
LA LIVE
CITY TERRACE
BOYLE HEIGHTS
FASHION DISTRICT
BEVERLY GLEN
BEL AIR
MANDEVILLE CANYON
GETTY
Ucla
BRENTWOOD
WESTWOOD
CAA
WEST LA VA MEDICAL CENTER
FOX SPORTS
SEARCHLIGHT PICTURES
CENTURY CITY
FOX STUDIO LOT
Westfield CENTURY CITY
amazon studios
MID-CITY
SAWTELLE
hulu
ACTIVISION
LIONSGATE
TrueCar Buy Smarter. Drive Happier.
HBO
SONY PICTURES
Culver City ARTS DISTRICT
Platform
WEST ADAMS
CRENSHAW
LEIMERT PARK
USC
EXPOSITION PARK CALIFORNIA
BMO STADIUM
California ScienCenter
S Western Ave
Vernon
THE BUMBLE BEE SEAFOOD COMPANY
DOGTOWN
OCEAN PARK
Snap Inc.
Gorilla MARKETING
TOMS
headspace
BIRD
Google
Meta
Microsoft
YouTube
RIOT GAMES
EA
View Park-Windsor Hills
SOUTH LOS ANGELES
Harbor-UCLA MEDICAL CENTER
FLORENCE
LAUSD
Maywood
Bell
Florence-Graham
Cudahy
South Gate
KIA FORUM
SoFi Stadium
YouTube Theater
HOLLYWOOD PARK CASINO
Inglewood
PLAYA DEL REY
Los Angeles International Airport
LAX
ORACLE
NORTHROP GRUMMAN
Raytheon
SPACEX
LOCKHEED MARTIN
LOS ANGELES AFB
El Segundo
Hawthorne
Lennox
Westmont
West Athens
WATTS
NICKERSON GARDENS
Lynwood
Willowbrook

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