



Offering Memorandum

**10136 Inglewood Ave.**  
Inglewood, CA 90304



**THOMPSON TEAM**  
REAL ESTATE SINCE 1981



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Area Overview

# 10136 Inglewood Ave.

## Property Snapshot

**Address:**

10136 Inglewood Ave.  
Inglewood, CA 90304

**Zoning:**

LCC2YY

**APN:**

4036-002-027

**Roof:**

Flat

**Year Built:**

2026

**Stories:**

5

**Units:**

136

**Average Unit Size:**

1Bd 375 SF  
Studio 270 SF

**Building:**

1

**Bicycle Storage Room:**

2

**Building Area:**

±45,465 SF

**Laundry Facility:**

In-Unit Washer/Dryer

**Land Area:**

±11,722 SF



# 136 UNIT NEW CONSTRUCTION APARTMENT BUILDING 15 ONE BEDROOM UNITS AND 121 STUDIO UNITS

**THIS IS NOT A PUBLIC HOUSING FACILITY OWNED AND OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY, AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL.  
NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED.**

Thompson Team Real Estate is proud to exclusively offer this newly constructed 136-unit, five-story multifamily asset in Inglewood, California presents a rare opportunity to acquire a modern, institutional-quality property in one of Southern California's strongest rental growth corridors. Developed by Vargas International Developments, the property totals approximately 45,465 square feet and sits on an 11,722 square foot LCC2YY-zoned lot. The unit mix consists of efficiently designed studios ( $\pm 270$  SF) and one-bedroom units ( $\pm 375$  SF), with 124 units projected at market rents. The offering is underwritten at a 6.0% pro forma cap rate with 5% vacancy, a 13.24 GRM, and \$725.83 price per square foot.

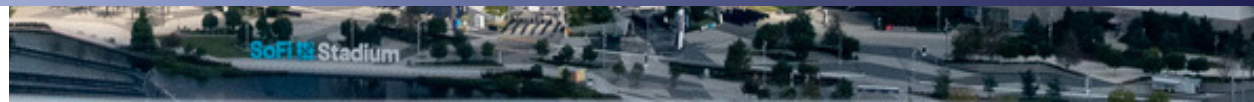
The building features contemporary construction and modern renter-focused amenities including a rooftop common area, in-unit laundry, and secure bike storage rooms. The compact, efficient layouts are tailored to workforce and urban tenants seeking attainable living options in a high-demand coastal-adjacent sub-market. With strong demand drivers and limited comparable new supply at this scale, the asset is positioned for stable cash flow and long-term appreciation.

Strategically located minutes from SoFi Stadium, Intuit Dome, The Forum, and Los Angeles International Airport, the property benefits from immediate access to the 405 and 105 freeways and proximity to Hawthorne, Manhattan Beach, Los Angeles, Carson, Gardena, and Torrance. The surrounding neighborhood offers walkable access to shopping, dining, and essential services, reinforcing tenant demand and enhancing long-term investment fundamentals.

# Property **Highlights**

- **New construction - 2026**
- **136 Units - 124 at market rent  
12 units for low income**
- **15 one bedroom units and 121 studios**
- **5 Stories - Rooftop deck**

- **In Unit Laundry**
- **Close to Sofi Stadium,  
Intuit Dome, The Forum, LAX**
- **Lot size: 11,722 SQFT**
- **Living Space: 36,720 square feet**





# Pricing & Financial Summary

Price	\$33,000,000
Year Built	2026
Units	136
Price/Unit	\$242,647
Building SQFT	45,465 SQFT
Price/BSF	\$725.83
Lot Size (SF)	11,722 SQFT
Zoning	LCC2YY
APN	4036-002-027
Pro Forma Cap Rate	6%
Pro forma GRM	13.24



*\* Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.*

# Financial Summary - Pro Forma

## Unit Mix

Unit Type	# of Units	Monthly PPU	Annual Income	Monthly Income	Total Pro Forma Rent
One-Bedrooms Market Rents	15	\$1,575	\$283,500	\$18,900	<b>\$283,500</b>
Studios Market Rents	109	\$1,325	\$1,733,100	\$144,425	<b>\$1,733,100</b>
80% AMI (Affordable Housing)	10	\$1,031	\$123,720	\$10,310	<b>\$123,720</b>
50% AMI (Affordable Housing)	1	\$859	\$10,308	\$859	<b>\$10,308</b>
30% AMI (Affordable Housing)	1	\$516	\$6,192	\$516	<b>\$6,192</b>
Wifi & TV Service Charge Fully Furnished (Stove, Microwave, Fridge, W&D, Sofa/Bed, & TV)	136	\$205	\$334,560	\$27,880	<b>\$334,560</b>
<b>Annual Rent Potential:</b>					<b>\$2,491,380</b>

## Calculating Annualized Income

	Pro Forma %	Pro Forma
Gross Potential		\$2,156,820
Wifi & TV Service		\$130,560
Fully Furnished (Stove, Microwave, Fridge, W&D, Sofa/Bed, & TV)		\$204,000
Gross Potential Income		\$2,491,380
Less Economic Vacancy	-5.00%	-\$124,569
Effective Gross Income		\$2,366,811
Less Expenses		
Net Operating Income	6.00%	\$1,798,911

## Calculating Annualized Expenses

	Pro Forma
**Real Estate Taxes	\$412,500
Insurance	\$48,000
Cleaning & Landscaping	\$4,800
Trash Pick-up	\$15,000
Wifi & TV Service Payment to Spectrum	\$40,800
Professional Management	\$42,000
Repairs & Maintenance (New Construction)	\$4,800
<b>Total Expenses:</b>	<b>\$692,469</b>

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\*\* There are certain exemptions, abatements, and reassessment exclusions that may potentially apply. Contact the agent for more information.

# Demographics



**Household Growth**  
within a 3 mile radius is expected  
to reach 0.6% by 2029



**Rent Occupied**  
3,399 within a  
1 mile radius of property



**Population Growth**  
within a 3 mile radius is expected  
to reach -0.6% by 2029

## Demographic Overview

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population Est. 2024	41,915	487,902	1,162,681
Male	50.0%	49.7%	
Female	60	648	38,862
<b>Race &amp; Ethnicity</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	3,516	38,936	141,461
Black	4,440	73,158	189,103
American Indian/Alaska Native	1,022	4,172	9,923
Asian	853	14,546	53,817
Hawaiian/Pacific Islander	185	1,390	2,756
Two or More Races	31,900	130,087	330,021
Hispanic Origin	34,833	133,566	331,492
<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Average Household Income	\$71,142	\$94,809	\$103,191
Median Household Income	\$55,327	\$71,630	\$76,007
<b>Housing</b>			
Median Housing Value	\$694,570	\$791,625	\$826,863
Owner Occupied	3,399	33,139	101,786
Renter Occupied	8,166	56,697	144,845

## Top Employers

	<b>Number of Employees</b>		
<b>Top Employers</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Trade Transportation & Utilities	1,699	16,760	39,755
Information	354	7,316	12,219
Financial	1,102	9,093	22,075
Professional & Business Services	1,328	14,833	39,049
Education & Health Services	4,472	19,822	50,071
Leisure & Hospitality	2,016	17,578	37,874
Other Services	852	9,536	20,965
Public Administration	1,071	4,076	17,639
Goods-Producing Industries	639	19,527	34,838
Natural Resources & Mining	7	90	160
Construction	264	2,309	7,295
Manufacturing	368	17,128	27,383
<b>Total:</b>	<b>13,533</b>	<b>18,541</b>	<b>274,485</b>

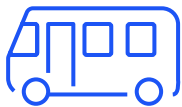
# Aerial Map



# Neighborhood Essentials

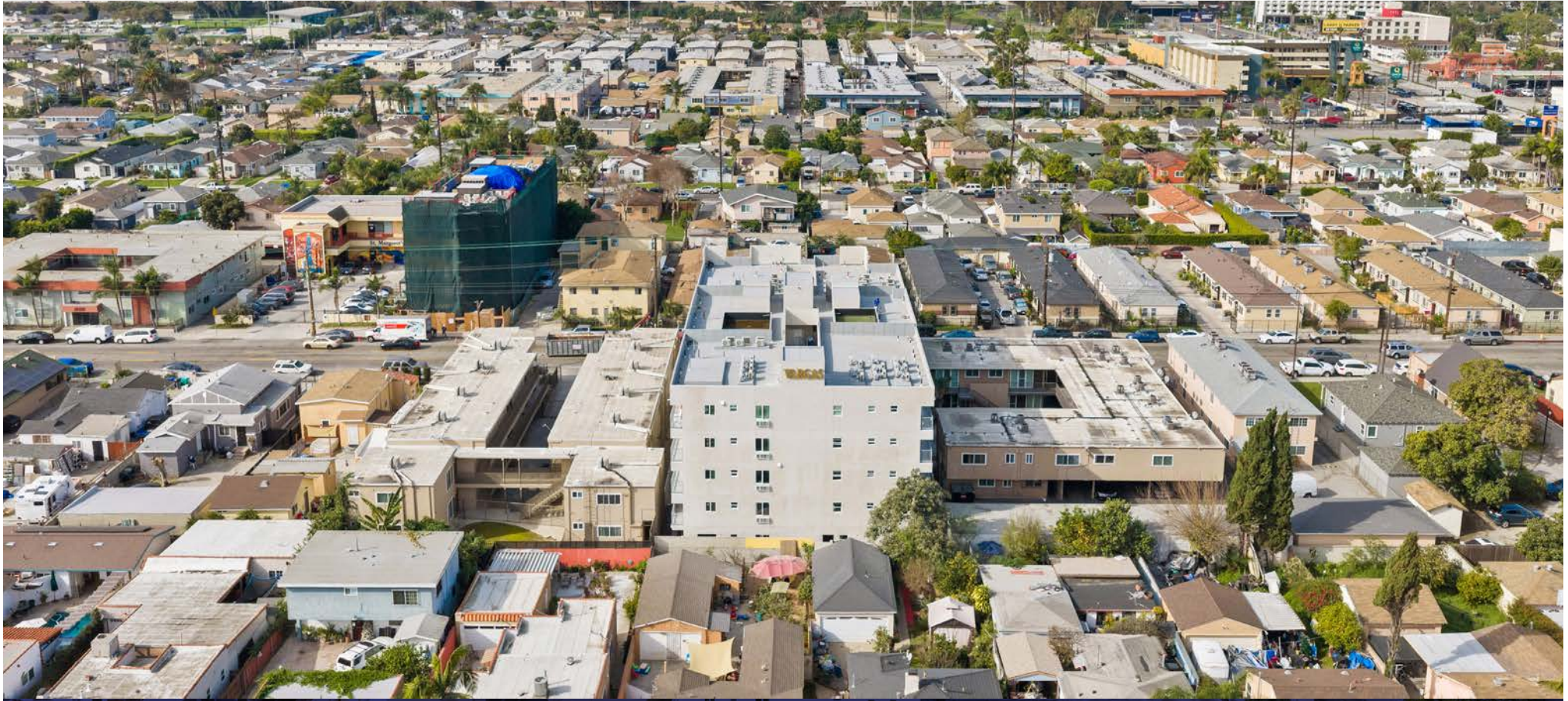
Conveniently located with immediate access to the Interstate 405 and Interstate 105, this property offers seamless connectivity to the greater Los Angeles area. Positioned just minutes from premier entertainment destinations including SoFi Stadium, Intuit Dome, and Kia Forum, as well as Los Angeles International Airport, the location provides exceptional accessibility for residents and visitors alike.

The property sits adjacent to the highly desirable South Bay beach communities, offering close proximity to coastal amenities, outdoor recreation, and a relaxed beach lifestyle. Surrounded by a diverse mix of residential, retail, and commercial property types, the neighborhood supports a dynamic and growing environment. A vibrant local community, complemented by year-round events and neighborhood gatherings, enhances the area's appeal and creates a strong sense of place for residents and businesses.



**FOR SALE**

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