



OFFERING MEMORANDUM

10400-10404 S. PRAIRIE AVE

3960 W. 104TH STREET

INGLEWOOD, CALIFORNIA 90303

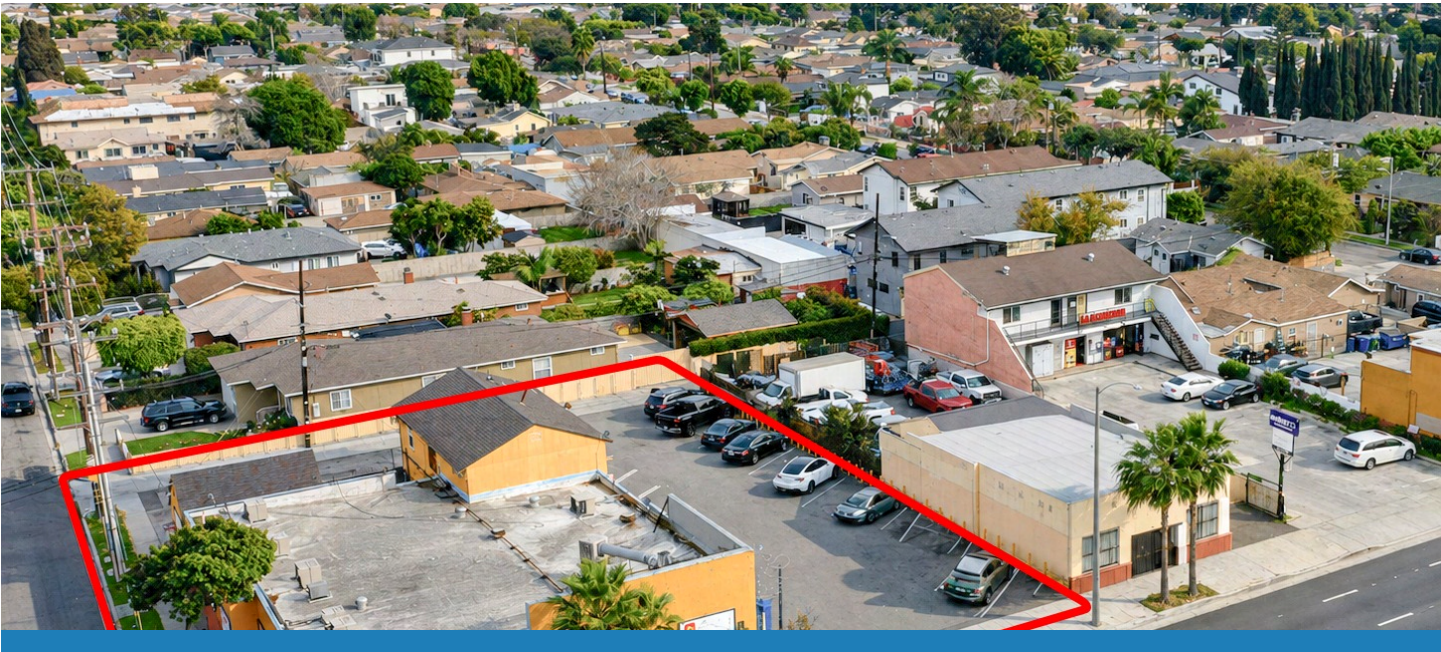
\$5,999,999

LISTED BY

Jerome McAlpin - McAlpin & Company | DRE #00939725
Dolores Golden - 1st Interstate Realtors | DRE #01075537

310-437-4172
213-718-2305

COMMERCIAL | RETAIL | HOSPITALITY | MIXED-USE POTENTIAL



A FLEXIBLE INGLEWOOD INVESTMENT OPPORTUNITY

10400-10404 S. Prairie Avenue / 3960 W. 104th Street offers approximately 5,880 square feet of improvements on a 14,630-square-foot C-2A-zoned lot. The property's scale, parking area, multiple addresses, and flexible use profile may support owner-user occupancy, repositioning, or redevelopment, subject to verification and governmental approvals.

Inglewood continues to experience major investment and development activity associated with Hollywood Park, SoFi Stadium, Intuit Dome, and the broader sports and entertainment district. The planned Inglewood Transit Connector is envisioned as an approximately 1.6-mile elevated automated system linking Metro's Downtown Inglewood K Line station with major activity centers and venues, reinforcing the city's long-term connectivity and economic profile.

\$5,999,999 OFFERING PRICE	5,880 SF BUILDING AREA	14,630 SF LOT AREA	C-2A ZONING
\$410 PRICE / LOT SF	\$1,020 PRICE / BUILDING SF	1935 YEAR BUILT	2 / 2 STORIES / TENANTS

Sources for area context: City of Inglewood and LA Metro public project materials. Transit connector remains planned/proposed.



PROPERTY HIGHLIGHTS

● LARGE INFILL SITE

Approximately 14,630 square feet of land within an established Inglewood commercial and residential setting.

● MULTIPLE ADDRESSES

The offering encompasses 10400-10404 S. Prairie Avenue and 3960 W. 104th Street.

● ON-SITE PARKING

The property photographs show a substantial paved parking and service area with access from the surrounding street network.

● FLEXIBLE ZONING

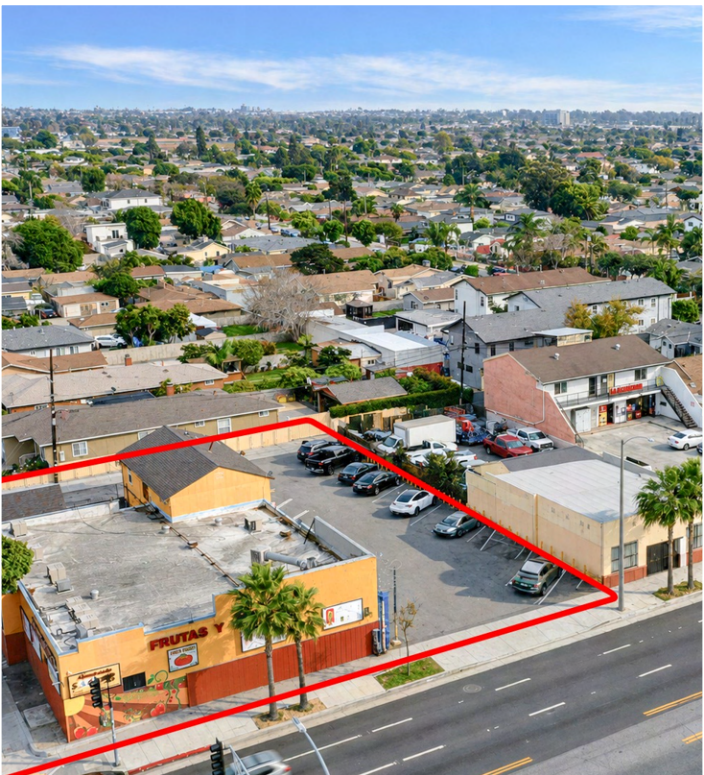
C-2A zoning with potential for hospitality, commercial, retail, and mixed-use concepts, subject to verification and approvals.

● EXISTING IMPROVEMENTS

Approximately 5,880 square feet across two stories, with wood-frame stucco construction and a two-tenant configuration.

● OWNER-USER OR REPOSITIONING POTENTIAL

A broad physical footprint and adaptable use profile create multiple potential business plans for qualified buyers.





POTENTIAL USE CONCEPTS

The site's commercial zoning and physical scale may support a range of future concepts, including hospitality, mixed-use, office, and retail development. These images are illustrative only and are intended to communicate potential use categories rather than a specific architectural proposal.

CONCEPTUAL RENDERING DISCLAIMER

Renderings are AI-generated conceptual illustrations only. They are not site plans, architectural drawings, approved projects, representations of development capacity, or guarantees that any depicted use can be constructed. Buyers must independently verify zoning, density, height, parking, access, utilities, environmental conditions, and all entitlement requirements with the City of Inglewood and other applicable agencies. Property information is subject to independent verification and change without notice.