



COMMERCIAL
ASSET GROUP

2101

W. CENTURY BLVD
LOS ANGELES, CA 90047



PRIME INGLEWOOD CORNER STRIP CENTER
FOR SALE LOCATED WITHIN
CLOSE PROXIMITY TO SOFI STADIUM

PROPERTY HIGHLIGHTS

SALE PRICE
\$3,195,000

LAND SIZE
±10,614 SQFT

BUILDING SIZE
±4,704 SQFT

CAP
6.16%*

*PRO FORMA WITH LEASE UP OF ONE VACANCY

- Seller open to carrying financing
- Traditional “L-Shaped” Corner shopping center for Sale blocks from the revitalized Inglewood Entertainment Corridor - Sofi Stadium (Home to the Rams and Chargers as well as countless concerts and other sporting events), Cosm, the Kia Forum (home to 150+ events per year), the Intuit Dome (Home to the Clippers) and Hollywood Park Casino and the accompanying Shops at Hollywood Park and future Apartment Project
- Project is stabilized with one recent vacancy, a built-out food use space consisting of 725 SQFT
- The Project has an ideal Tenant mix with all Food use Tenants
- Significant Rental upside potential
- Project is in the heart of both residential and commercial density enhancing daytime and evening traffic
- Inglewood Market has grown significantly in the last 10 years and is projected to continue this growth pattern
- Well parked building

2101 W. CENTURY BLVD RENT ROLL

Tenant	Unit #	Size (±)	Base Rent (Mo)	Base Rent (PSF)	Lease Expiration	Lease Type
Dominos Pizza	2101-2103	1,410	\$5,428.50	\$3.85	9/30/2031	NNN
Famous Fried Chicken	2105 A	725	\$3,068.00	\$4.23	4/30/2030	NNN
Vacant (former Fluffy Sno-Balls)	2015 B	725	\$3,262.50	\$4.50	N/A	NNN
The Market Spot	2107 & 2105 ½	1,844	\$4,633.00	\$2.51	6/30/2030	NNN
		4,704	\$16,392.00			

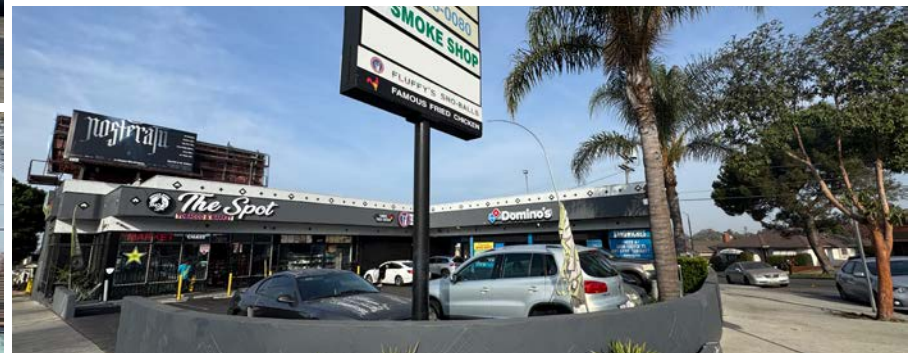
*Note: Unit 2107 is vacant and this is pro forma rent

Purchase Price **\$3,195,000.00**
NOI **\$196.704***
CAP **6.16%***

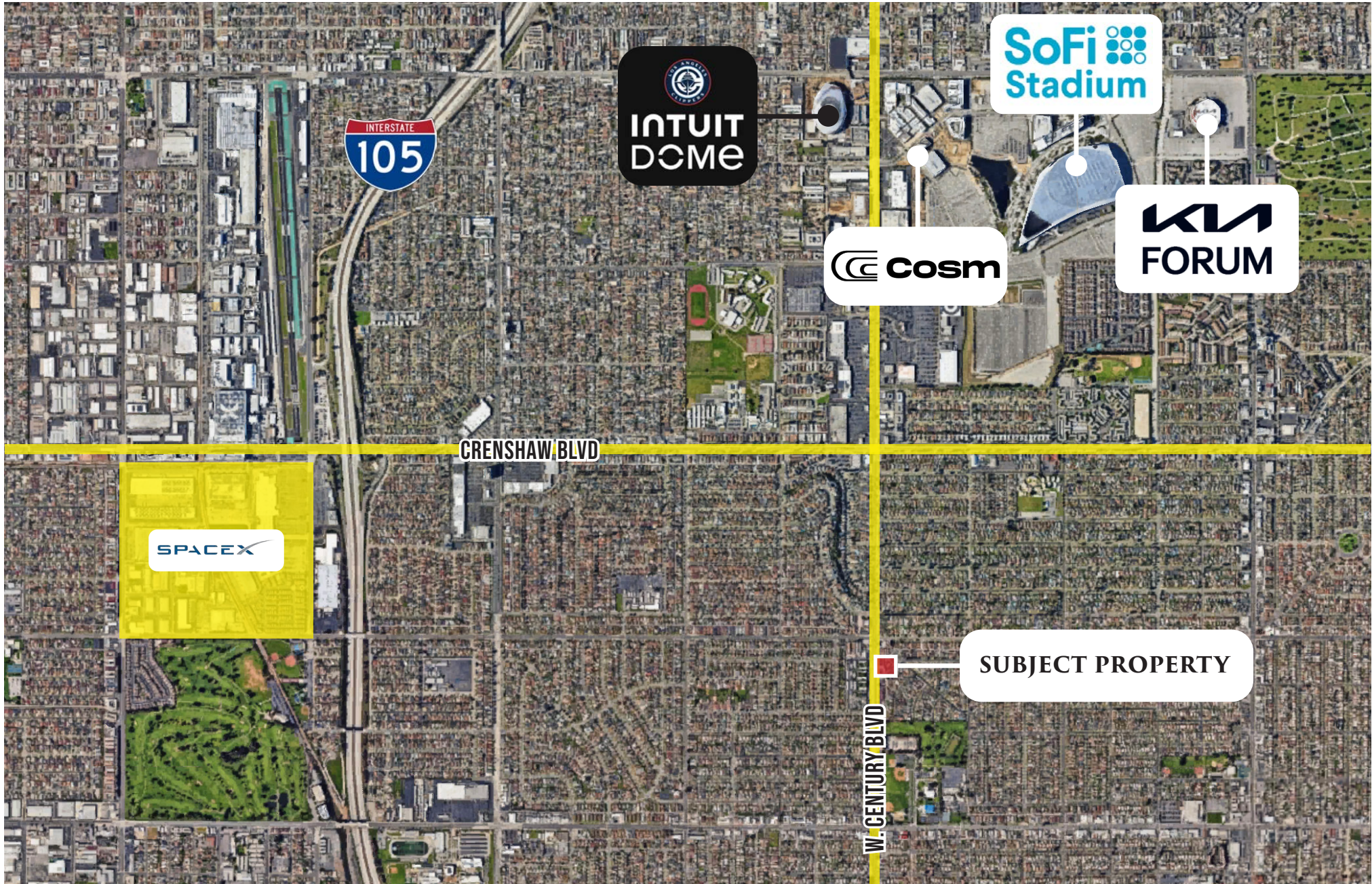
***Pro forma**

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ADDITIONAL PHOTOS



AERIAL



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