

1317 N. La Brea Avenue

APPROX. 10,400 SF MULTI-TENANT RETAIL BUILDING



Inglewood, CA 90302



SITS ON OVER 23,000 SF C2 ZONED CORNER LOT

1317 N. La Brea Avenue

Inglewood, CA 90302

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Executive Summary

1317 N. La Brea Avenue

Property Summary

PRICE:	▪ \$3,120,000
YEAR BUILT:	▪ 1946
SF (PER TITLE):	▪ 10,416
PRICE / SF:	▪ \$299.54
LOT SIZE (SF):	▪ 23,066
PRICE/SF LOT:	▪ \$135.26
FLOORS:	▪ 1
PARKING:	▪ Approx 33 - Rear
ZONING:	▪ IN-C2YY
APN:	▪ 4002-020-006
CURRENT CAP RATE:	▪ 1.9%
PROFORMA CAP RATE:	▪ 7.0%

TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$177,301	\$310,020
TOTALS	\$177,301	\$310,020

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$177,301	\$310,020
Less: Vacancy	(\$46,800)	(\$15,501)
Reimbursements	\$11,154	\$11,154
Effective Gross Income	\$141,655	\$305,673
Less: Expenses	(\$82,538)	(\$87,846)
Net Operating Income	\$59,118	\$217,827

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$55,216	\$55,216
Insurance	\$6,000	\$6,000
Water & Sewer	\$8,665	\$8,665
Electricity	\$315	\$315
Gardener	\$2,250	\$2,250
Repairs/Maintenance	\$3,000	\$3,000
Management	\$7,092	\$12,401
Total Expenses	\$82,538	\$87,846
Expenses Per RSF	\$7.92	\$8.43



Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Type	Increases	Proforma Rent	Proforma Rent/SF
1311	Hair Salon	990	2/1/04	M-M	\$1,375.61	\$1.39	Net		\$2,475.00	\$2.50
1313	Gloria Martin - Office	660	3/1/16	M-M	\$800.00	\$1.21	Gross		\$1,650.00	\$2.50
1315	Tattoo Barber	935	3/1/26	2/28/27	\$1,772.75	\$1.90	Net		\$2,337.50	\$2.50
1317	Dave Stewart - Office	880	2/1/04	M-M	\$1,056.79	\$1.20	Net		\$2,200.00	\$2.50
1319	Clayton - Office	770	2/10/04	M-M	\$924.42	\$1.20	Net		\$1,925.00	\$2.50
1321	Clothing Store	1,025	10/15/18	M-M	\$1,300.00	\$1.27	Gross		\$2,562.50	\$2.50
1321-A	Cell Phone Repair	984	3/1/16	M-M	\$125.00	\$0.13	Gross		\$2,460.00	\$2.50
1323	Retail - Johnson	935	11/1/21	M-M	\$1,420.54	\$1.52	Gross		\$2,337.50	\$2.50
1325	Realty Office	770	10/15/18	M-M	\$1,200.00	\$1.56	Gross		\$1,925.00	\$2.50
1327	Cell Phone Repair	825	11/1/14	M-M	\$900.00	\$1.09	Gross		\$2,062.50	\$2.50
1329	VACANT	1,560			\$3,900.00	\$2.50			\$3,900.00	\$2.50
Total Square Feet		10,334			\$14,775.11				\$25,835.00	



SoFi Stadium



Intuit Dome

Centinela Hospital Medical Center

Inglewood Courthouse

LAX

(ConRAC) FACILITY



La Brea Plaza

Burn Cycling

La Brea Discount

Fiesta Martin Mexican Grill

LA BREA AVE



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Property Highlights

1317 N. LA BREA AVENUE

APPROX. 10,400 SF MULTI-TENANT RETAIL BUILDING.

LOCATED AT THE CORNER OF LA BREA AVE. & 64TH PL.

EXCELLENT FRONTAGE; 205 FEET ALONG N. LA BREA AVE.

HUGE UPSIDE IN RENTS!!!

CONSIDERED VERY WALKABLE WITH A WALKING SCORE OF 86!

SITS ON OVER 23,000 SF C2 ZONED CORNER LOT.

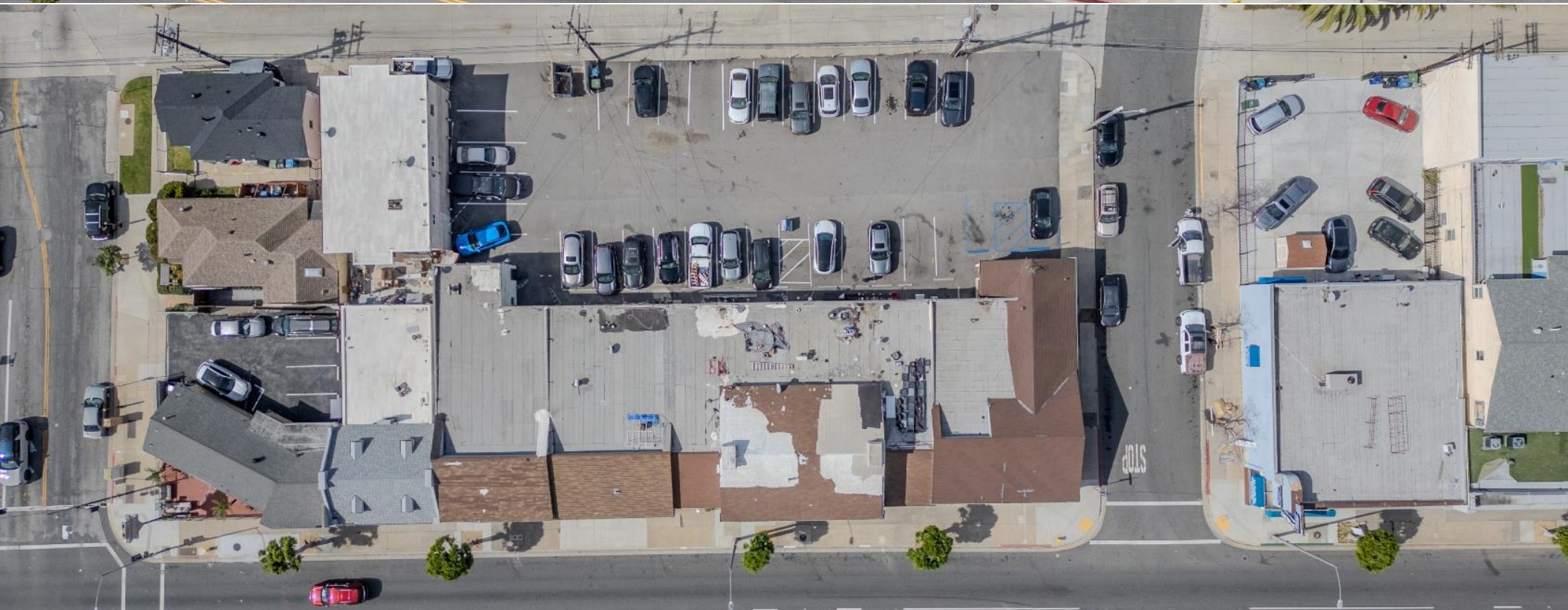
GREAT CAR TRAFFIC COUNTS; OVER 35,000 CARS PER DAY AT THIS INTERSECTION.

LOCATED BETWEEN THE MAJOR SIGNALIZED INTERSECTIONS OF LA BREA & SLAUSON AVE. AND LA BREA & CENTINELA AVE.

LESS THAN 3 MILES FROM SoFi STADIUM, KIA STADIUM, COSM LOS ANGELES, HOLLYWOOD PARK CASINO, & INTUIT DOME.

GOOD DEMOGRAPHICS; OVER 35,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 250,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.





Investment Overview

1317 N. La Brea Avenue presents a compelling value-add retail investment and development opportunity in the rapidly evolving Inglewood market. The property consists of an approximately 10,400 square foot multi-tenant retail building situated on over 23,000 square feet of C2-zoned land on a highly visible corner lot at N. La Brea Avenue and 64th Place. The site offers approximately 205 feet of frontage along N. La Brea Avenue and 130 feet along 64th Place, providing excellent exposure along one of the area's primary commercial corridors. This intersection benefits from traffic counts exceeding 35,000 vehicles per day, creating strong visibility and accessibility for retail tenants and customers. The property also features a Walk Score of 86, reflecting strong pedestrian accessibility and the surrounding neighborhood's walkable retail environment.

Strategically positioned between the major intersections of La Brea & Slauson Avenue and La Brea & Centinela Avenue, the property sits within a well-established retail corridor serving the surrounding residential community. The asset is located less than three miles from the rapidly expanding Inglewood entertainment district, including SoFi Stadium, Intuit Dome, Hollywood Park Casino, and Cosm Los Angeles. This multi-billion-dollar district continues to drive substantial economic growth, tourism, and residential expansion throughout the area. The property also benefits from convenient regional access to the 405 and 105 freeways and Los Angeles International Airport, further strengthening its accessibility.

The surrounding trade area is supported by strong demographics, with over 35,000 residents within a one-mile radius and more than 250,000 residents within three miles, providing a stable customer base for neighborhood-serving retail and service tenants. In addition to its existing income potential, the C2 zoning and sizeable corner parcel provide future development flexibility, offering investors the opportunity to reposition, redevelop, or expand the site to capitalize on the continued growth occurring throughout the Inglewood market. With its prime corner positioning, strong traffic counts, dense population, proximity to major entertainment venues, and long-term development potential, 1317 N. La Brea Avenue represents a rare opportunity to acquire a strategic asset in one of Los Angeles County's fastest-growing submarkets.



Location Overview

1317 N. La Brea Avenue

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

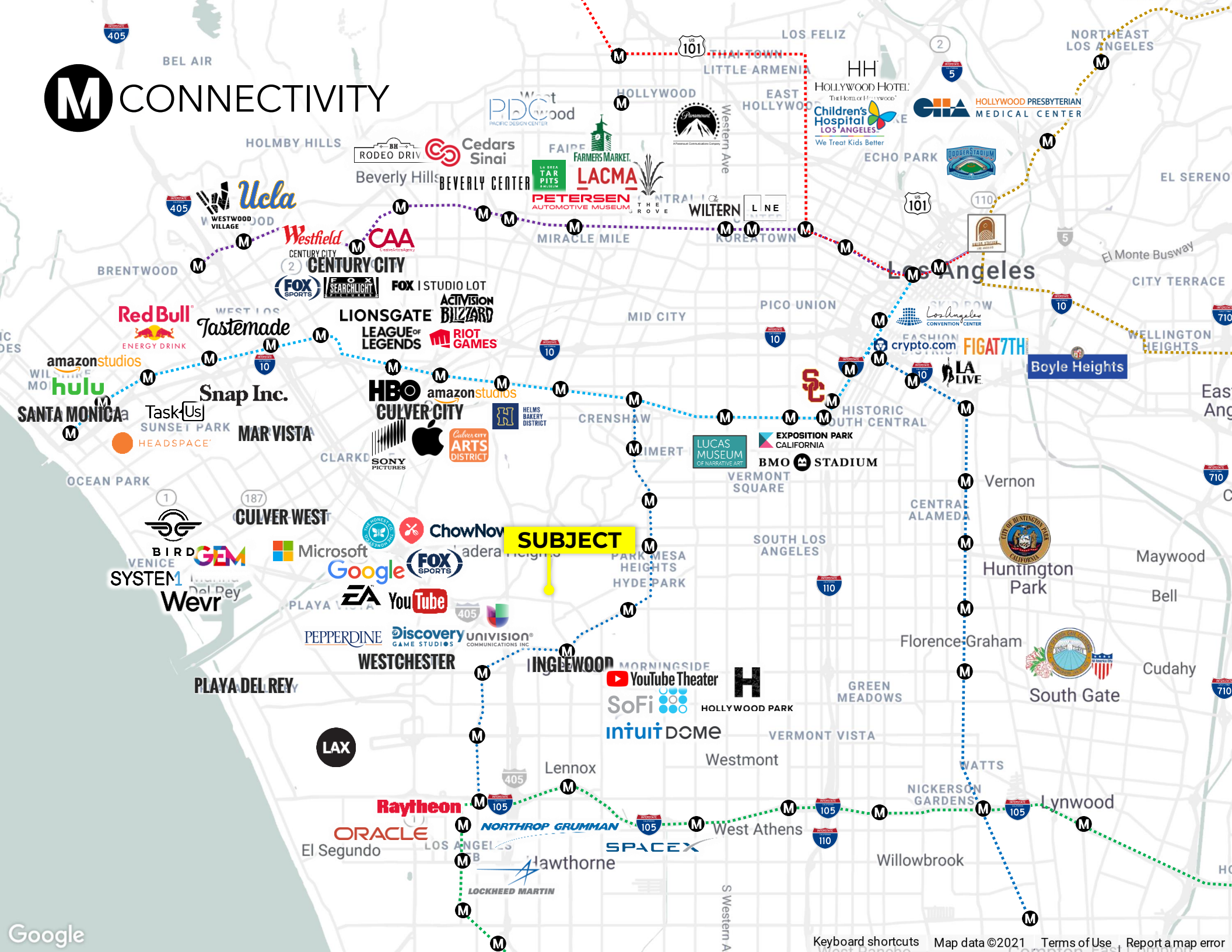
Median Home Sale Price



Area Amenities



M CONNECTIVITY



SUBJECT

TRANSIT ORIENTED DEVELOPMENT

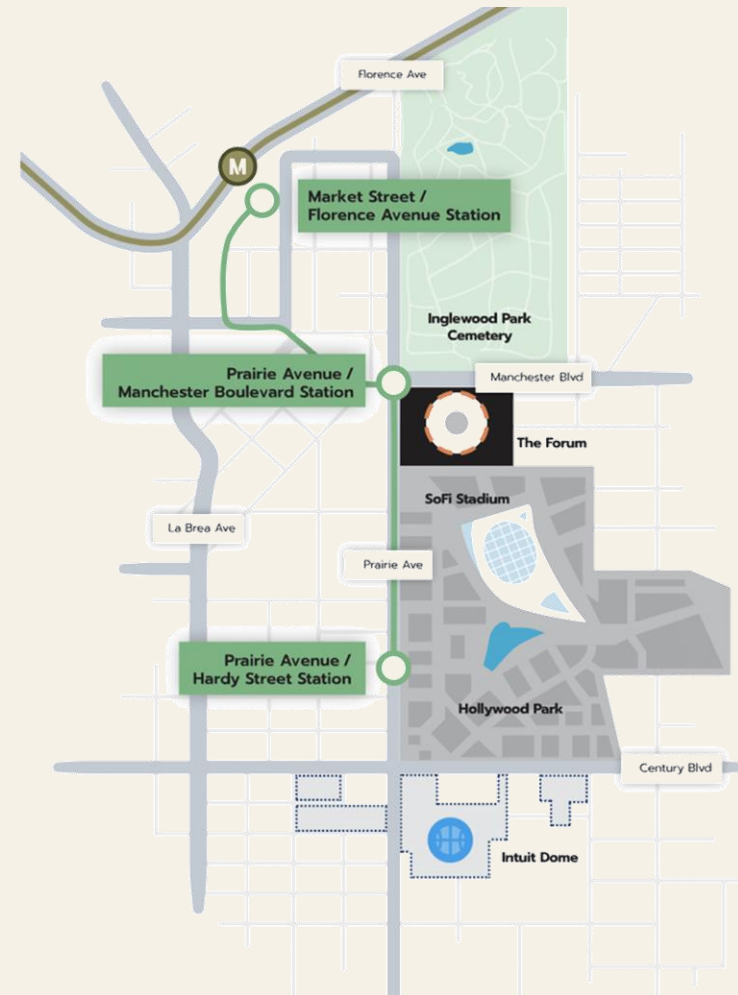


1 BILLION FEDERAL TRANSIT INVESTMENT

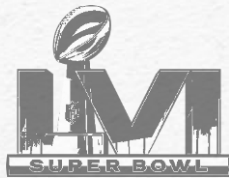
METRO CRENSHAW/LAX: The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood and El Segundo; and portions of unincorporated Los Angeles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



cinépolis



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