

125 N PRAIRIE MEDICAL OFFICE

125 N Prairie | Inglewood, CA



INGLEWOOD MEDICAL/OFFICE



THE SPACE

Location	125 N Prairie, Inglewood, CA, 90301
COUNTY	Los Angeles
Cross Street	Prairie & Aerick
Square Feet	1400
Lease Type	NNN



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
34,513	310,505	908,432



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$64,782	\$82,322	\$82,654

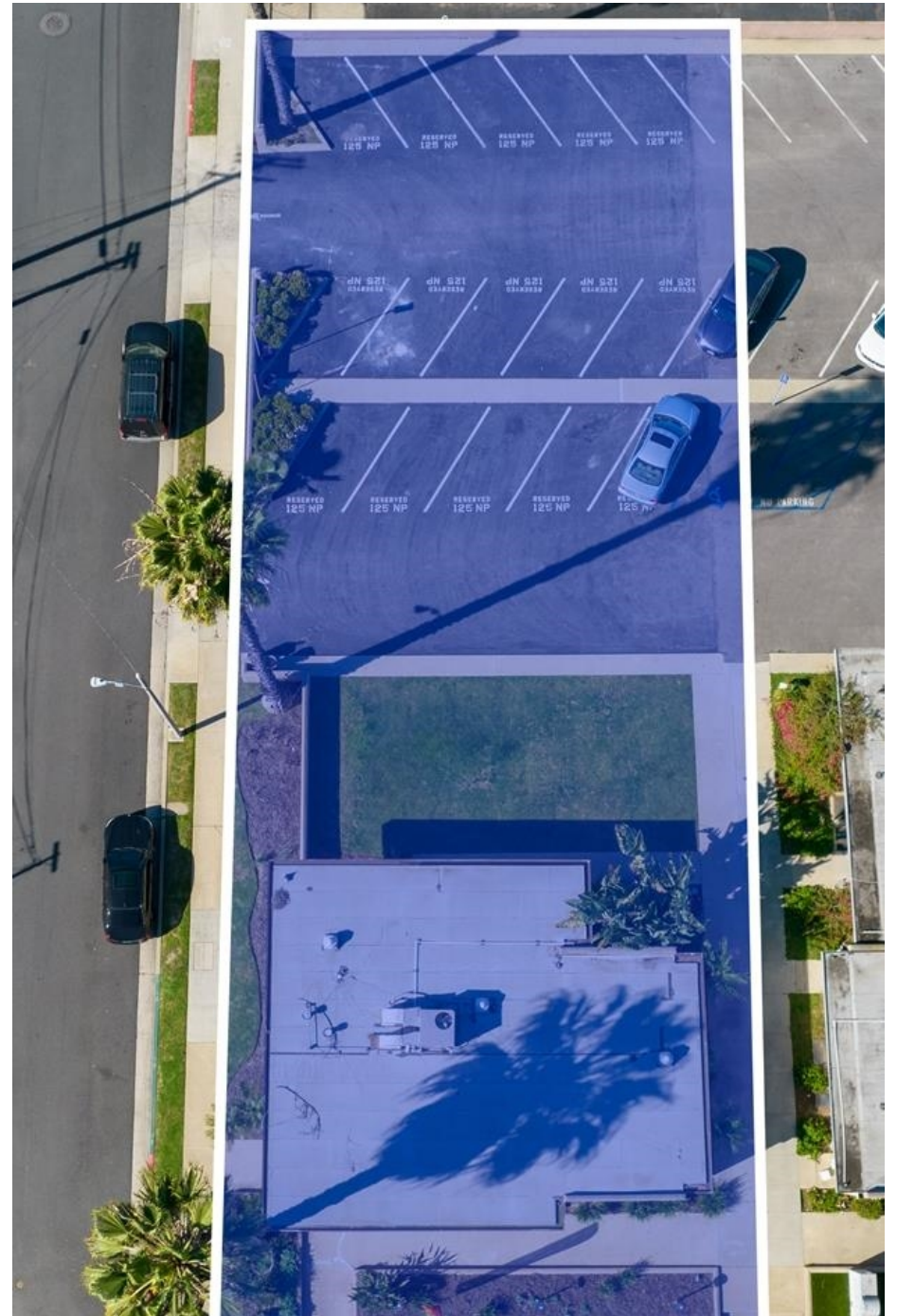


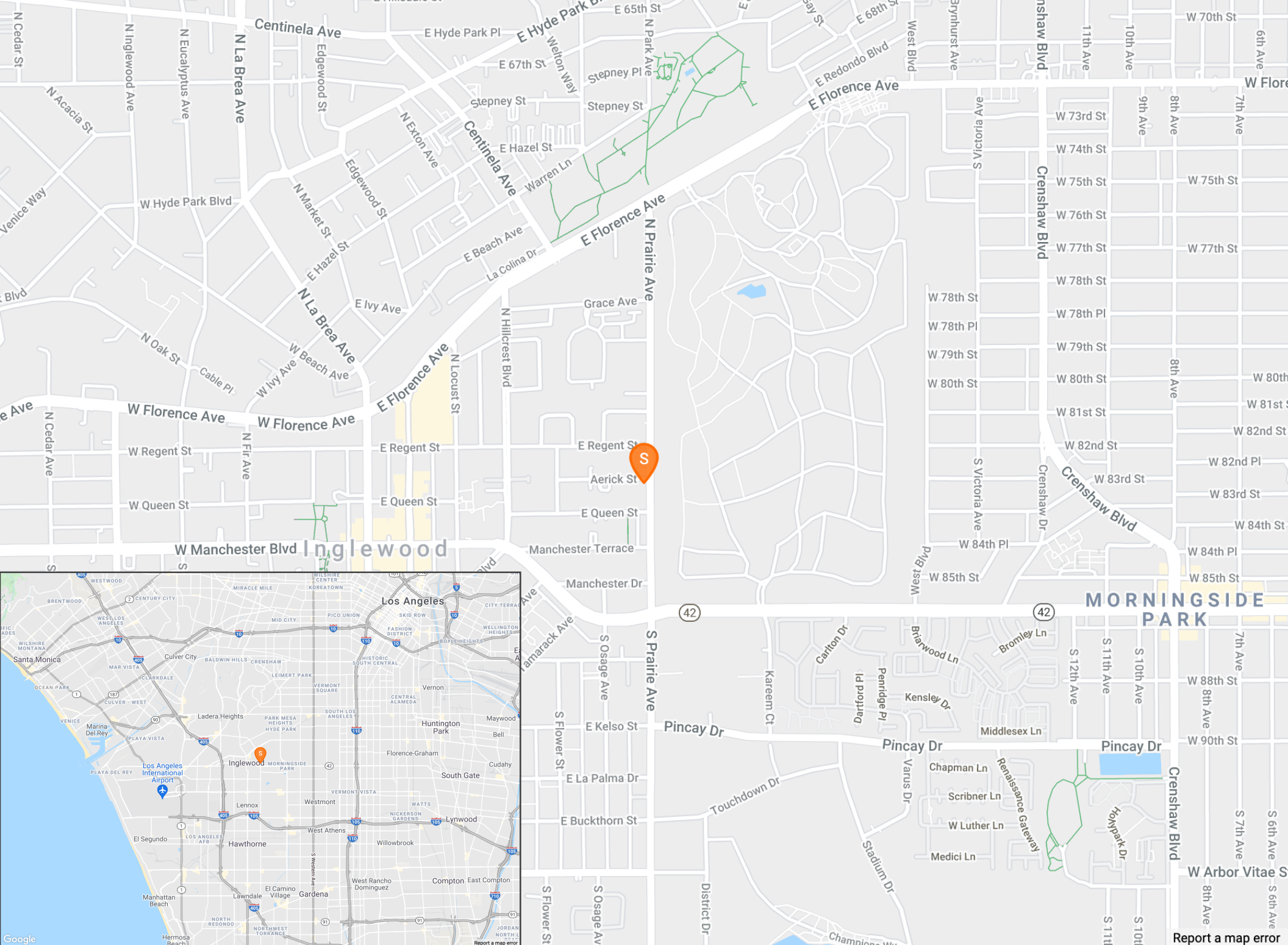
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
12,948	104,474	288,668

PROPERTY FEATURES

BUILDING SF	1,450
GLA (SF)	1,450
LAND SF	4,500
LAND ACRES	.10
YEAR BUILT	1956





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Public Storage

kb HOME

Pulte HOMES

Inglewood Park Cemetery

N Prairie Ave

Aerick St



N Prairie Ave

Aerick St

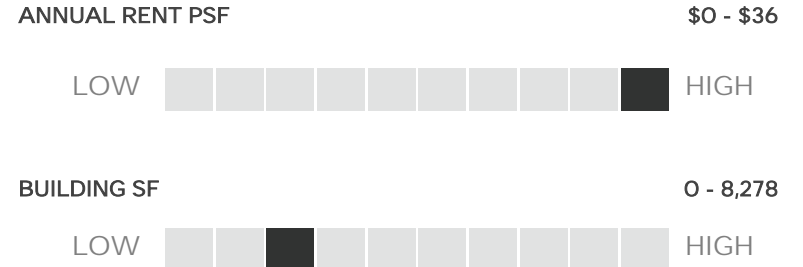


1



129 N Market
129 N Market
Inglewood, CA 90301

BUILDING SF	2,000
YEAR BUILT	1927
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$36.00
RENT PSF (MONTHLY)	\$3.00
DISTANCE	0.6 miles



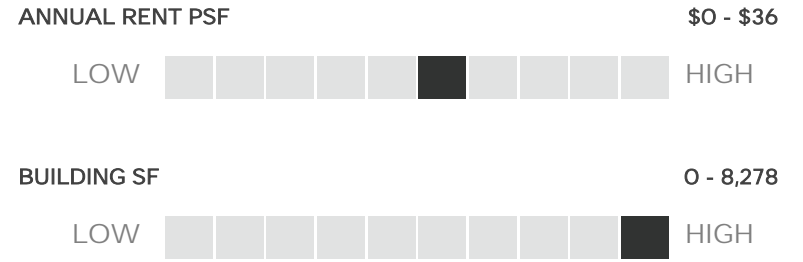
Notes Available (Rents are estimated)

2



Previous Big 5
301 S Market St.
Inglewood, CA 90301

BUILDING SF	8,278
YEAR BUILT	1925
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$21.00
RENT PSF (MONTHLY)	\$1.75
DISTANCE	0.7 miles



Notes Available

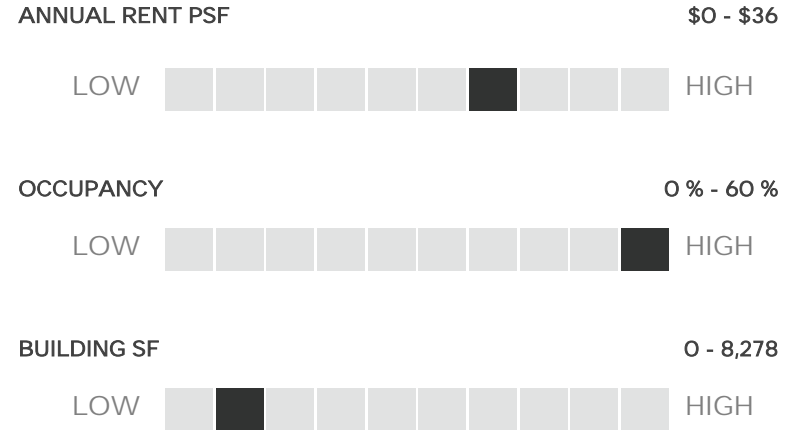
3



401 E Hillcrest

401 E Hillcrest Blvd
Inglewood, CA 90301

BUILDING SF	1,200
YEAR BUILT	1946
OCCUPANCY	60.00 %
LEASE TYPE	NNN
RENT PSF (YEARLY)	\$24.00
RENT PSF (MONTHLY)	\$2.00
DISTANCE	0.5 miles



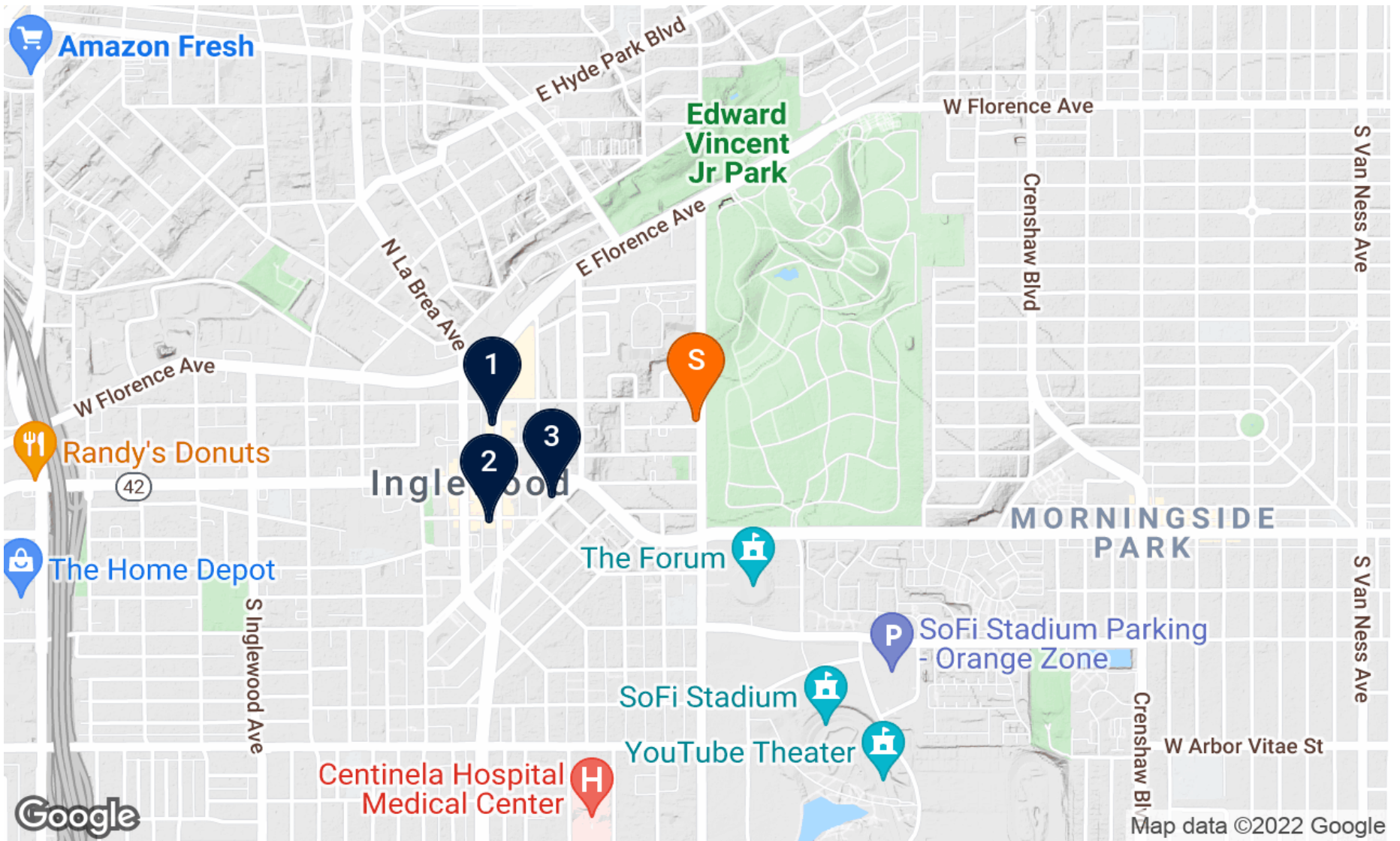
Notes Available

S



125 N Prairie Medical Office

125 N Prairie
Inglewood, CA 90301



#	Property Name	Address	City
S	125 N Prairie Medical Office	125 N Prairie	Inglewood
1	129 N Market	129 N Market	Inglewood
2	Previous Big 5	301 S Market St.	Inglewood
3	401 E Hillcrest	401 E Hillcrest Blvd	Inglewood

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	34,782	311,424	849,695
2010 Population	34,518	307,166	880,692
2021 Population	34,513	310,505	908,432
2026 Population	35,489	314,691	922,712
2021 African American	17,209	134,789	287,476
2021 American Indian	220	1,876	6,035
2021 Asian	687	8,019	40,434
2021 Hispanic	15,291	144,654	484,074
2021 Other Race	7,825	78,384	261,481
2021 White	6,985	71,725	265,914
2021 Multiracial	1,535	14,676	44,346
2021-2026: Population: Growth Rate	2.80 %	1.35 %	1.55 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,973	13,840	39,798
\$15,000-\$24,999	1,242	9,391	27,885
\$25,000-\$34,999	1,382	9,335	26,907
\$35,000-\$49,999	1,653	11,844	34,340
\$50,000-\$74,999	2,612	18,161	47,920
\$75,000-\$99,999	1,638	12,226	33,040
\$100,000-\$149,999	1,544	16,003	41,032
\$150,000-\$199,999	603	6,969	17,588
\$200,000 or greater	300	6,704	20,148
Median HH Income	\$51,412	\$58,513	\$56,107
Average HH Income	\$64,782	\$82,322	\$82,654

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,454	110,411	291,776
2010 Total Households	12,951	103,624	281,157
2021 Total Households	12,948	104,474	288,668
2026 Total Households	13,316	105,630	292,631
2021 Average Household Size	2.61	2.95	3.11
2000 Owner Occupied Housing	3,755	45,295	110,928
2000 Renter Occupied Housing	9,128	59,169	163,421
2021 Owner Occupied Housing	3,631	42,807	109,744
2021 Renter Occupied Housing	9,317	61,667	178,924
2021 Vacant Housing	981	7,689	21,433
2021 Total Housing	13,929	112,163	310,101
2026 Owner Occupied Housing	3,639	42,983	111,080
2026 Renter Occupied Housing	9,677	62,647	181,551
2026 Vacant Housing	1,046	8,390	22,654
2026 Total Housing	14,362	114,020	315,285
2021-2026: Households: Growth Rate	2.80 %	1.10 %	1.35 %



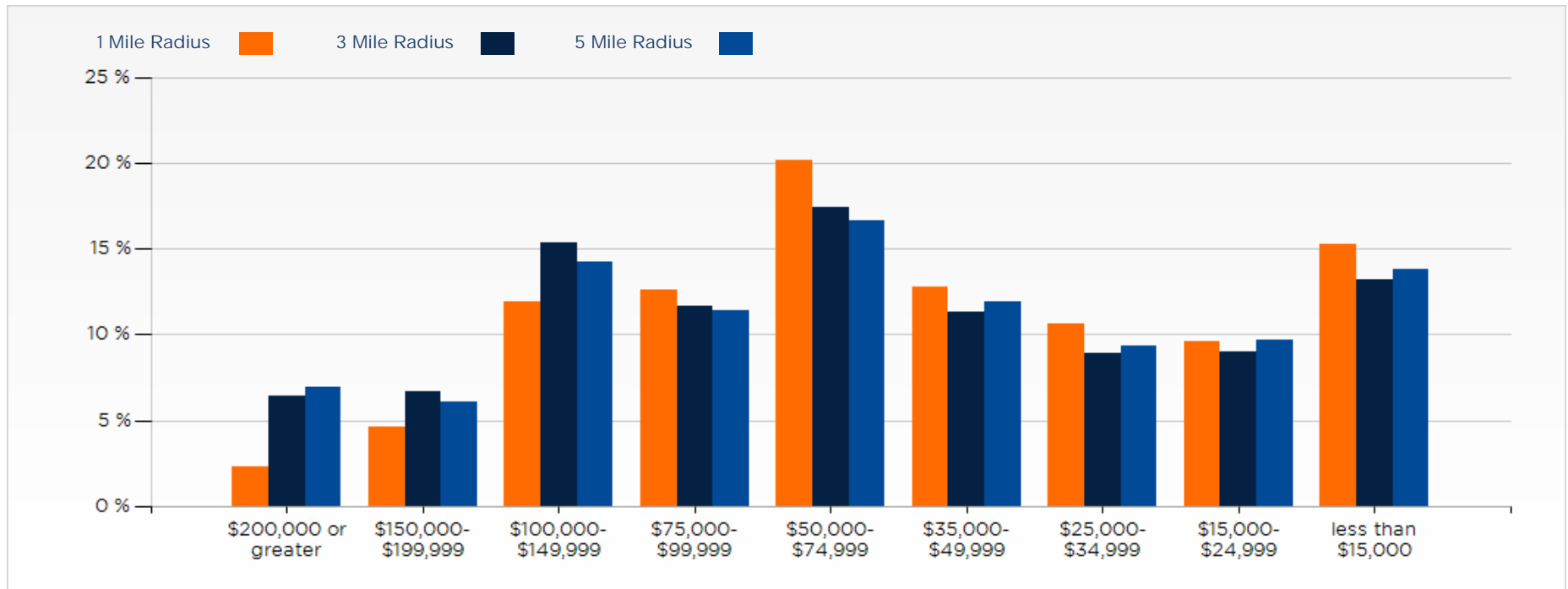
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,500	23,499	70,437
2021 Population Age 35-39	2,321	20,835	63,152
2021 Population Age 40-44	2,169	18,841	56,437
2021 Population Age 45-49	2,031	18,233	53,023
2021 Population Age 50-54	2,156	19,280	53,425
2021 Population Age 55-59	2,068	18,957	51,571
2021 Population Age 60-64	1,985	18,101	47,710
2021 Population Age 65-69	1,759	14,724	37,630
2021 Population Age 70-74	1,414	11,909	28,930
2021 Population Age 75-79	918	7,937	19,487
2021 Population Age 80-84	544	5,147	12,247
2021 Population Age 85+	645	4,688	11,681
2021 Population Age 18+	26,697	237,782	680,919
2021 Median Age	37	36	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,664	\$60,473	\$58,381
Average Household Income 25-34	\$65,576	\$77,384	\$77,509
Median Household Income 35-44	\$53,778	\$67,675	\$62,910
Average Household Income 35-44	\$70,073	\$89,875	\$90,205
Median Household Income 45-54	\$62,179	\$76,196	\$72,275
Average Household Income 45-54	\$76,925	\$98,843	\$99,738
Median Household Income 55-64	\$53,466	\$63,541	\$60,023
Average Household Income 55-64	\$68,200	\$90,127	\$90,113
Median Household Income 65-74	\$41,434	\$48,333	\$45,345
Average Household Income 65-74	\$55,783	\$72,496	\$71,266
Average Household Income 75+	\$41,308	\$55,063	\$54,957

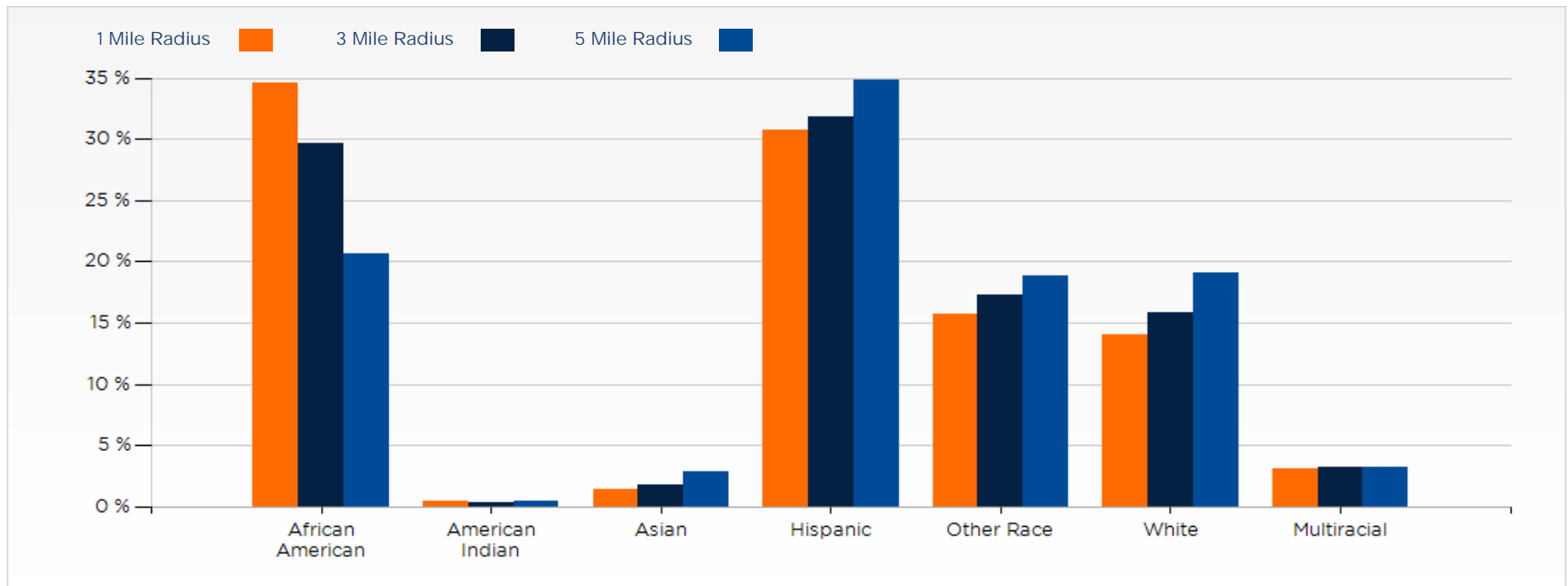
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,824	24,473	73,504
2026 Population Age 35-39	2,430	23,053	67,686
2026 Population Age 40-44	2,301	20,833	61,789
2026 Population Age 45-49	2,170	18,824	55,386
2026 Population Age 50-54	2,058	17,972	51,639
2026 Population Age 55-59	2,147	18,742	51,485
2026 Population Age 60-64	1,979	17,783	47,861
2026 Population Age 65-69	1,885	16,436	42,657
2026 Population Age 70-74	1,595	12,958	32,738
2026 Population Age 75-79	1,227	9,925	24,559
2026 Population Age 80-84	692	5,953	14,692
2026 Population Age 85+	707	5,304	12,994
2026 Population Age 18+	28,039	243,952	701,304
2026 Median Age	38	37	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,875	\$69,420	\$67,887
Average Household Income 25-34	\$76,260	\$88,596	\$90,884
Median Household Income 35-44	\$64,559	\$79,727	\$75,661
Average Household Income 35-44	\$84,164	\$104,940	\$104,380
Median Household Income 45-54	\$71,955	\$86,227	\$82,874
Average Household Income 45-54	\$90,262	\$113,278	\$114,814
Median Household Income 55-64	\$61,526	\$75,829	\$71,069
Average Household Income 55-64	\$81,574	\$104,942	\$104,820
Median Household Income 65-74	\$50,087	\$55,546	\$52,464
Average Household Income 65-74	\$65,192	\$85,794	\$84,318
Average Household Income 75+	\$49,500	\$66,716	\$66,694

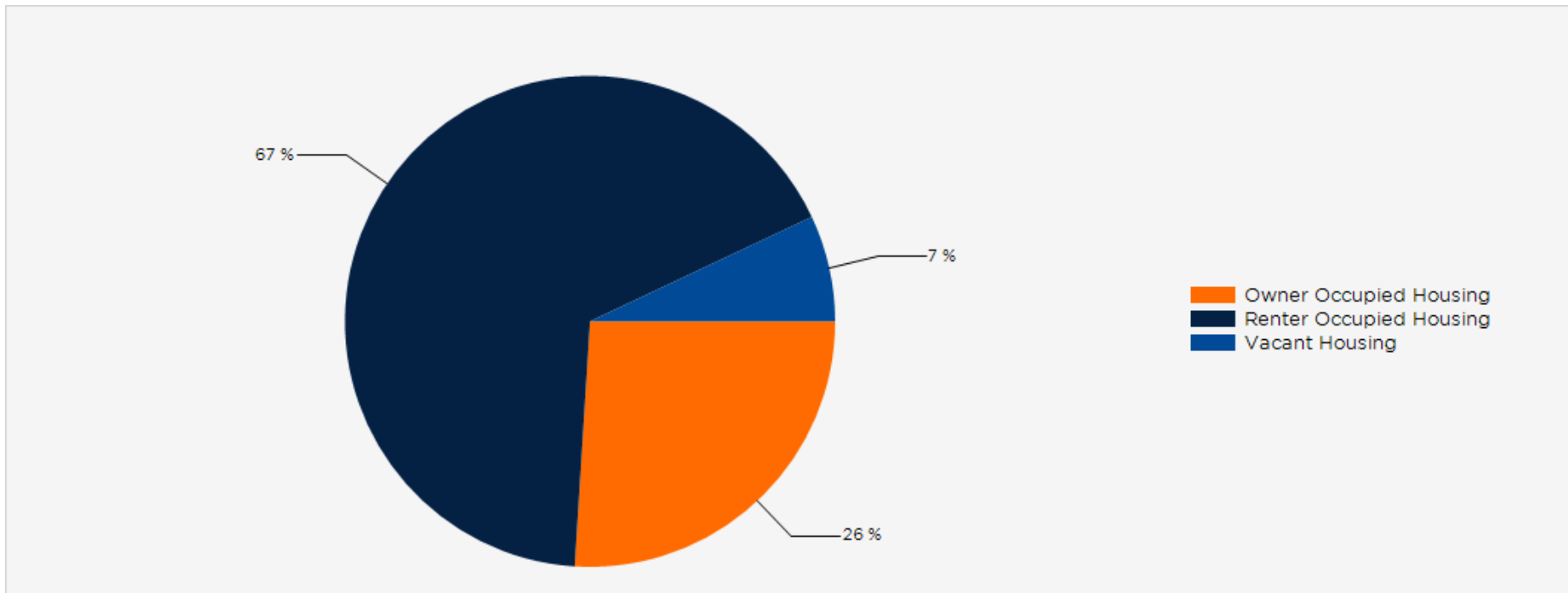
2021 Household Income



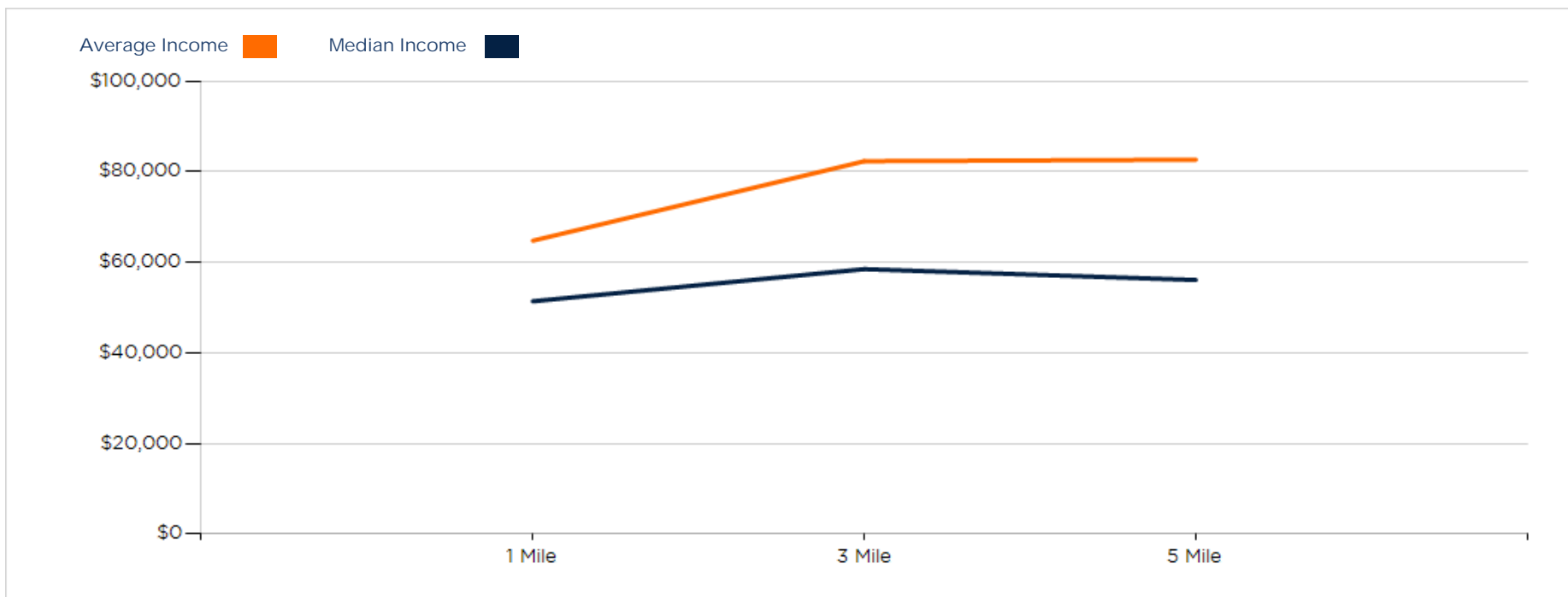
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median





James Daughrity
Principal Broker

James Daughrity is a commercial real estate broker at D.R.E. (Daughrity Real Estate). Daughrity Real Estate is a full-service boutique commercial real estate firm based in Inglewood, California. D.R.E. focuses on urban revitalization and neighborhood economic development projects.

D.R.E. utilizes a powerful and proprietary marketing system to facilitate the sale, purchase, or lease of investment properties nationwide. In the truest sense, we work together as a team, sharing deals and opportunities in order to effectively pay greater attention to your needs. As a genuine partnership, we have established a culture of information-sharing and deal-sharing that makes it impossible for companies to outwork us. This internal culture is unique amongst brokerage firms, creating tremendous value for the clients we represent.

125 N Prairie Medical Office



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