

715 PRAIRIE AVENUE  
INGLEWOOD, CA 90301



# FOR LEASE - LISTING OVERVIEW

**Address:** 715 S. Prairie Avenue  
Inglewood, CA 90301

**Space Available:** 1,960 SF

**Occupancy:** Immediately

**Rental Rate:** \$2.75/SF/mo NNN (\$0.25/SF/mo)

**Space Uses:** Daycare, Office, Showroom

**Lease Terms:** 3 - 5 Years

**Lot Size:** 7,953 SF

**Parking:** 9+ private parking spaces in gated onsite lot plus street parking.

**Notes:** Property has daycare license.

- Two-building property with gated parking & room for up to 9 cars.
- Property has license for daycare but can also be used for office
- Modern interior features a full updated kitchen, tile floors, an open concept layout with ample lighting and a large gated yard.
- Prime So-Fi adjacent location on 7,953 SF lot, desirable for all uses
- Commercially zoned, nice neighborhood near many amenities.
- Surrounded by office, retail and residential uses in a densely populated area with strong and increasing demographics.
- Easily accessible with excellent visibility & signage opportunities.
- Close proximity to I-405 and I-105 Freeways, LAX and Beaches.
- Incredible stadium-adjacent location makes it an ideal location for stadium-related, construction or contracting uses.
- Please do not disturb tenant, please call agent to schedule a tour.



Presented exclusively by MEI Real Estate Services: 5757 W. Century Blvd. Ste. 605, Los Angeles, California 90045

The information contained herein has been obtained from sources we deem reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Lessee must verify the information and bears all risk for any inaccuracies. MEI Real Estate Services: 5757 W. Century Blvd., Suite 605, Los Angeles, CA 90045 | DRE # 01100993 | www.meirealty.com



# BUILDING PHOTOS

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# INTERIOR PHOTOS

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# INTERIOR PHOTOS

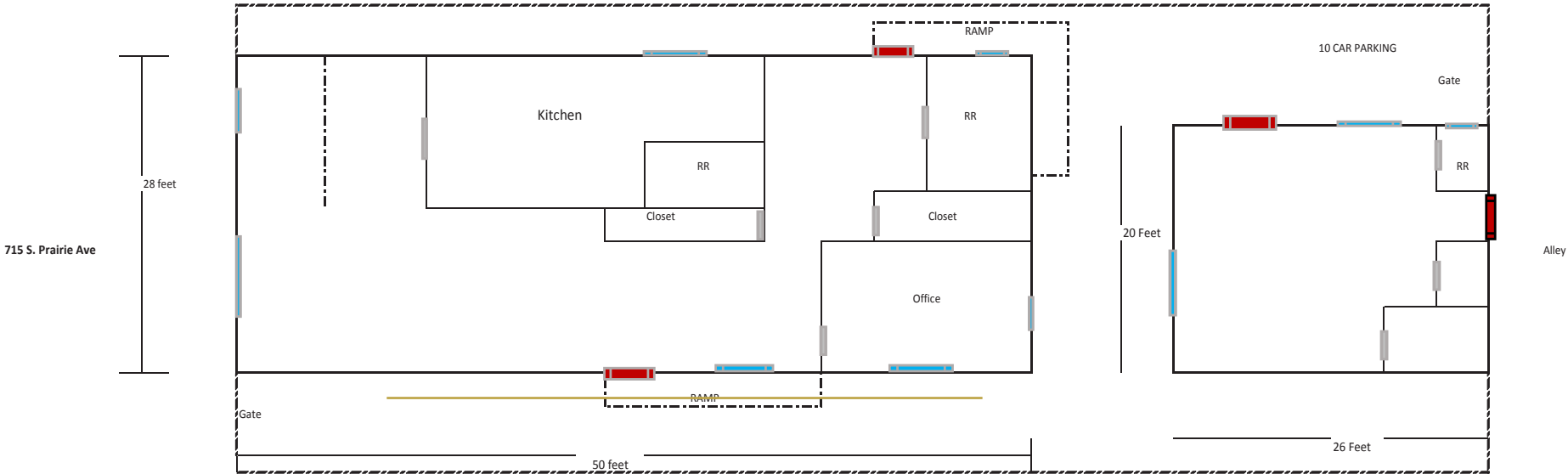
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# FLOOR PLAN



**NOT TO SCALE - TENANT TO VERIFY**  
 All measurements are interior estimates and are rounded

-  Door/ Pedestrian Walkway
-  Exit Door
-  Front Entry Door
-  Exterior Window
- RR = Restroom



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# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	71.4%	67.6%	67.7%
<b>Median Household Income</b>			
2023 Median Household Income	\$59,963	\$65,063	\$66,626
2028 Median Household Income	\$74,352	\$77,916	\$79,072
2023-2028 Annual Rate	4.40%	3.67%	3.48%
<b>Average Household Income</b>			
2023 Average Household Income	\$82,339	\$93,227	\$99,823
2028 Average Household Income	\$98,660	\$109,068	\$116,080
2023-2028 Annual Rate	3.68%	3.19%	3.06%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$29,149	\$32,647	\$33,117
2028 Per Capita Income	\$35,480	\$38,572	\$38,859
2023-2028 Annual Rate	4.01%	3.39%	3.25%
<b>GINI Index</b>			
2010 Renter Occupied Housing Units	8,699	61,725	157,580
2010 Vacant Housing Units	699	6,126	17,090
2020 Total Housing Units	13,605	111,988	299,321
2020 Vacant Housing Units	520	5,006	13,019
2023 Total Housing Units	13,713	112,284	299,791
2023 Owner Occupied Housing Units	4,015	42,613	115,117
2023 Renter Occupied Housing Units	9,117	64,078	170,327
2023 Vacant Housing Units	581	5,593	14,347
2028 Total Housing Units	14,125	113,545	302,695



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# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	38,453	306,866	839,219
2020 Population	37,573	307,779	870,169
2023 Population	37,148	304,984	863,324
2028 Population	37,420	303,549	858,392
2010-2020 Annual Rate	-0.23%	0.03%	0.36%
2020-2023 Annual Rate	-0.35%	-0.28%	-0.24%
2023-2028 Annual Rate	0.15%	-0.09%	-0.11%
2023 Male Population	47.0%	47.5%	48.3%
2023 Female Population	53.0%	52.5%	51.7%
2023 Median Age	34.4	35.6	34.4

In the identified area, the current year population is 863,324. In 2020, the Census count in the area was 870,169. The rate of change since 2020 was -0.24% annually. The five-year projection for the population in the area is 858,392 representing a change of -0.11% annually from 2023 to 2028. Currently, the population is 48.3% male and 51.7% female.

## Median Age

The median age in this area is 34.4, compared to U.S. median age of 39.1.

## Race and Ethnicity

2023 White Alone	8.6%	11.2%	15.0%
2023 Black Alone	34.9%	37.2%	28.3%
2023 American Indian/Alaska Native Alone	2.1%	1.9%	1.9%
2023 Asian Alone	2.6%	3.5%	5.5%
2023 Pacific Islander Alone	0.3%	0.4%	0.3%
2023 Other Race	37.9%	32.1%	35.6%
2023 Two or More Races	13.6%	13.7%	13.4%



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EXCLUSIVE LISTING AGENT:

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