

LESS THAN A MILE FROM INTUIT DOME & HOLLYWOOD PARK

# Land Available for Drive-Thru

**KWP**  
REAL ESTATE

10918-10922 S. Prairie Avenue, Inglewood, CA 90303

**K1** FORUM

intuit DOME

**SoFi**  
Stadium

YouTube Theater

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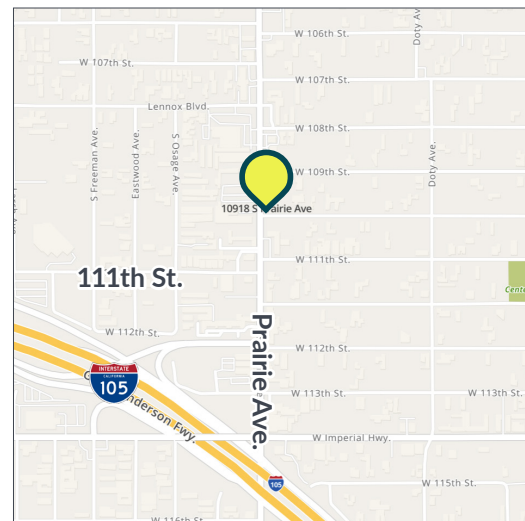
## AVAILABLE

Lot Size:	±20,138 SF / ±0.46 Acres
Rent:	Call broker for details
NNN:	±\$0.85 PSF/Mo.
Zoning:	Inglewood C-2A
Available:	Immediately

## PROPERTY HIGHLIGHTS

- Vacant land well-suited for a drive-thru restaurant, charging station, etc.
- ±49,163 CPD at Prairie Ave. and 111th St.
- Site is situated on heavily trafficked Prairie Avenue amid a thriving retail trade area
- Approximately five blocks from the new SoFi LA Rams and Chargers Football Stadium, Intuit Dome home of the Clippers, and The Kia Forum
- Convenient access to the adjacent 105, 405, 110 freeways
- ±15 minutes from LAX

*\* Prospective tenants are hereby advised that all uses are subject to City approval*



## TRADE AREA





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<5 MINUTES FROM 105 FREEWAY





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## AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>15,291</b>	<b>48,059</b>	<b>150,387</b>
2028 Projected Population	14,988	48,067	150,008
2020 Census Population	15,577	49,543	153,780
2010 Census Population	16,628	51,898	157,629
Projected Annual Growth 2023 to 2028	-0.4%	-	-
Historical Annual Growth 2010 to 2023	-0.6%	-0.6%	-0.4%
2023 Median Age	32.0	32.7	35.4
<b>HOUSEHOLDS</b>			
2023 Estimated Households	3,952	13,288	49,140
2028 Projected Households	3,938	13,540	49,841
2020 Census Households	3,973	13,530	49,631
2010 Census Households	3,928	13,231	48,235
Projected Annual Growth 2023 to 2028	-	0.4%	0.3%
Historical Annual Growth 2010 to 2023	-	-	0.1%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	16.3%	16.0%	15.6%
2023 Estimated Black or African American	11.5%	16.0%	27.7%
2023 Estimated Asian or Pacific Islander	3.7%	4.4%	5.7%
2023 Estimated American Indian or Native Alaskan	2.9%	2.8%	2.0%
2023 Estimated Other Races	65.6%	60.8%	49.1%
2023 Estimated Hispanic	79.1%	73.4%	58.1%
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$82,566</b>	<b>\$80,900</b>	<b>\$89,705</b>
2023 Estimated Median Household Income	\$67,118	\$65,832	\$72,568
2023 Estimated Per Capita Income	\$21,359	\$22,396	\$29,394
<b>EDUCATION</b>			
2023 Estimated High School Graduate	28.9%	27.0%	25.1%
2023 Estimated Some College	17.5%	19.1%	21.1%
2023 Estimated Associates Degree Only	5.1%	5.8%	6.4%
2023 Estimated Bachelors Degree Only	10.9%	10.7%	15.2%
2023 Estimated Graduate Degree	3.5%	3.8%	6.3%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	188	951	4,792
<b>2023 Estimated Total Employees</b>	<b>1,081</b>	<b>5,820</b>	<b>42,641</b>
2023 Estimated Employee Population per Business	5.8	6.1	8.9
2023 Estimated Residential Population per Business	81.4	50.5	31.4





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