



OFFERING MEMORANDUM

124 W KELSO ST

INGLEWOOD, CA 90301

MICHAEL PADILLA

310.420.2541

michael.padilla@lyonstahl.com

CalDRE #01993341

CAMERON SAMIMI

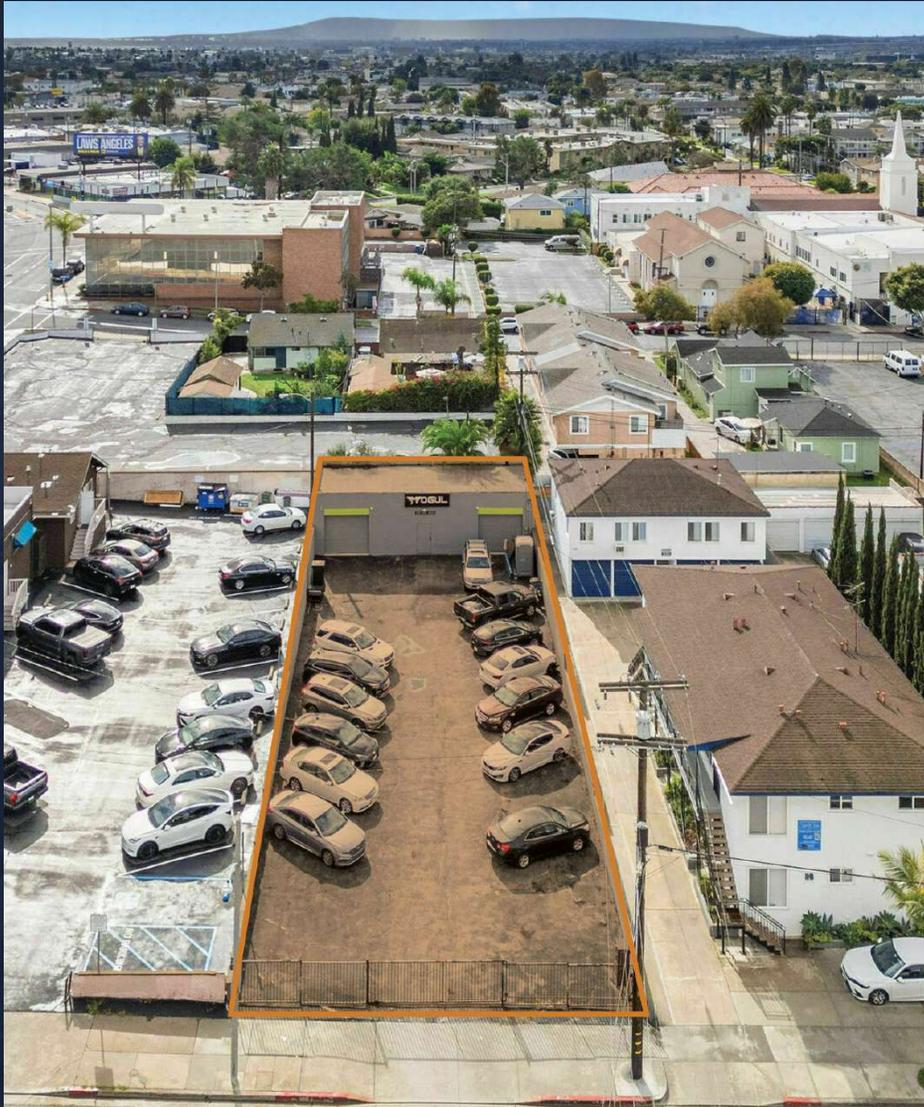
310.259.7556

cameron@lyonstahl.com

CalDRE #02035763

PROPERTY INFORMATION

THE OFFERING



124 W Kelso St is a vacant piece of land located in the heart of Inglewood. The size of the lot is 7,504 SF. There is a small 2-car garage onsite approximately 1,100 SF. Zoned INCID. Amazing opportunity to convert into a small coffee shop, salon/barber shop, Medical Vehicle Parking, Private Parking for Stadium/Concert Events or an EV Parking Station. This prime location places the property steps from Inglewood City Hall, across the Downtown Transit Station, the NEW Jordan Brand House, the growing Downtown corridor, and within minutes of the city's major entertainment anchors - SoFi Stadium, the Kia Forum, and the new Intuit Dome. A rare opportunity to control a strategic corner parcel in one of LA's most dynamic growing markets.

PROPERTY INFORMATION

PROPERTY DETAILS

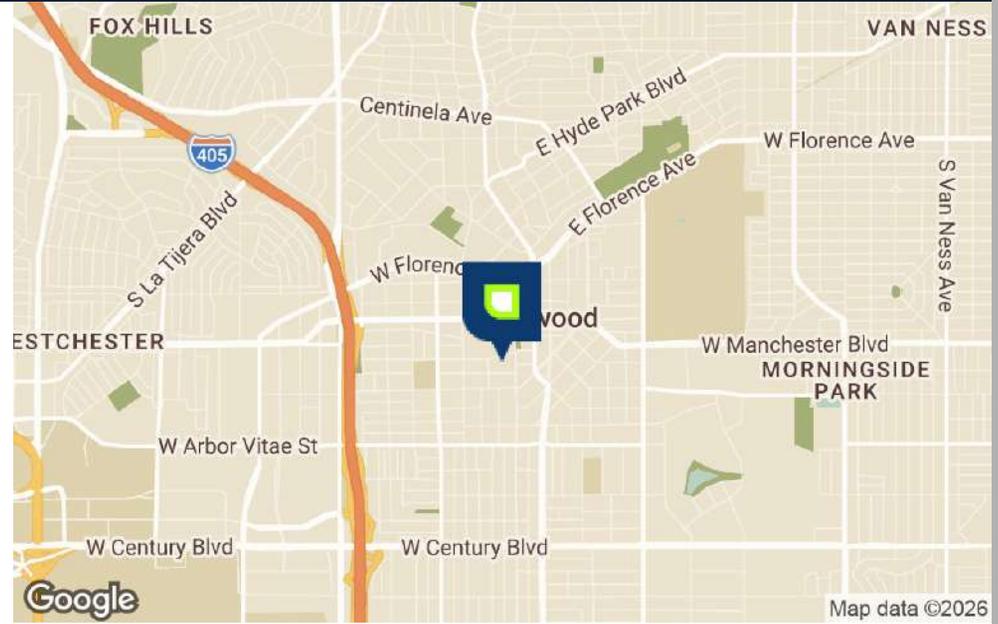
Total Building Sqft.	1,100 SF
Total Lot Size	7,504 SF
Year Built	1952
Zoning	INCID
APN	4021-018-010



INVESTMENT HIGHLIGHTS

- **Prime Inglewood Location:** Steps from City Hall, Downtown corridor, transit center, Grevillea Art Park, and high-traffic La Brea Blvd.
- **Flexible C-1 Zoning:** Allows office, medical, parking services & retail development
- **Strong Market Dynamics:** 95 Walk Score, revitalizing economy driven by entertainment and transit hubs.

PROPERTY INFORMATION
EXECUTIVE SUMMARY



Sale Price	\$1,500,000
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OFFERING SUMMARY

317 S La Brea – Building Size:	1,100 SF
Lot Size:	7,500 SF
Year Built:	1952
Zoning:	INC1D

C-1 ZONE PERMITTED USES**

- Ambulance Dispatch Facility
- Retail sales of merchandise
- Salon/Barber Shop
- Medical Vehicle Parking
- Private Parking for Stadiums/Concerts/Events
- EV Parking Station
- ** Buyer to verify permitted uses with the City of Inglewood

PROPERTY INFORMATION CITY POTENTIAL PARTNERSHIP



Potential City of Inglewood LOT Partnership

317 S La Brea Ave

122 W Kelso Ave



PROPERTY INFORMATION

PROPERTY PHOTOS



LOCATION OVERVIEW

LOCATION OVERVIEW

HOLLYWOOD PARK

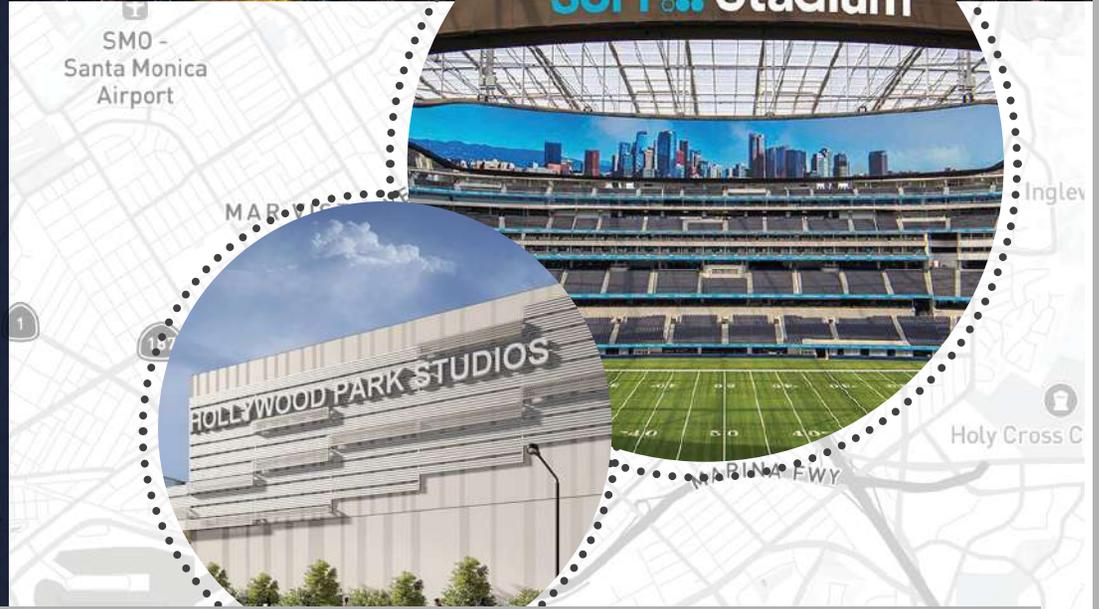
HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW
SOFI STADIUM



SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

LOCATION OVERVIEW
INTUIT DOME



INTUIT
DOME

Intuit Dome, the new home of the Los Angeles Clippers, is a \$2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier “Wall” section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.

2028 OLYMPICS | LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



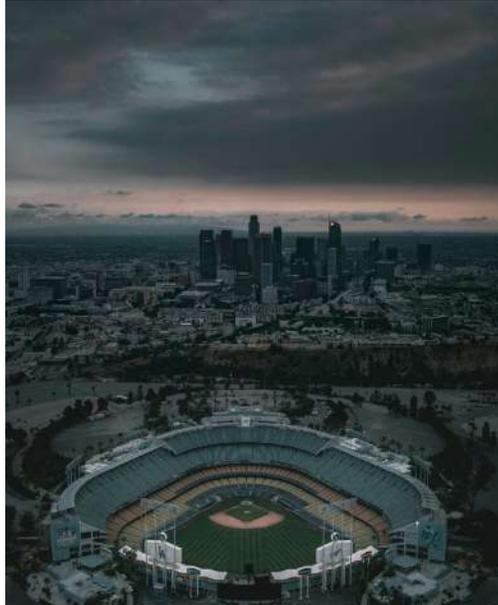
ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.



LOS ANGELES INTERNATIONAL AIRPORT



LAX

Los Angeles International Airport continues its \$15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.



LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

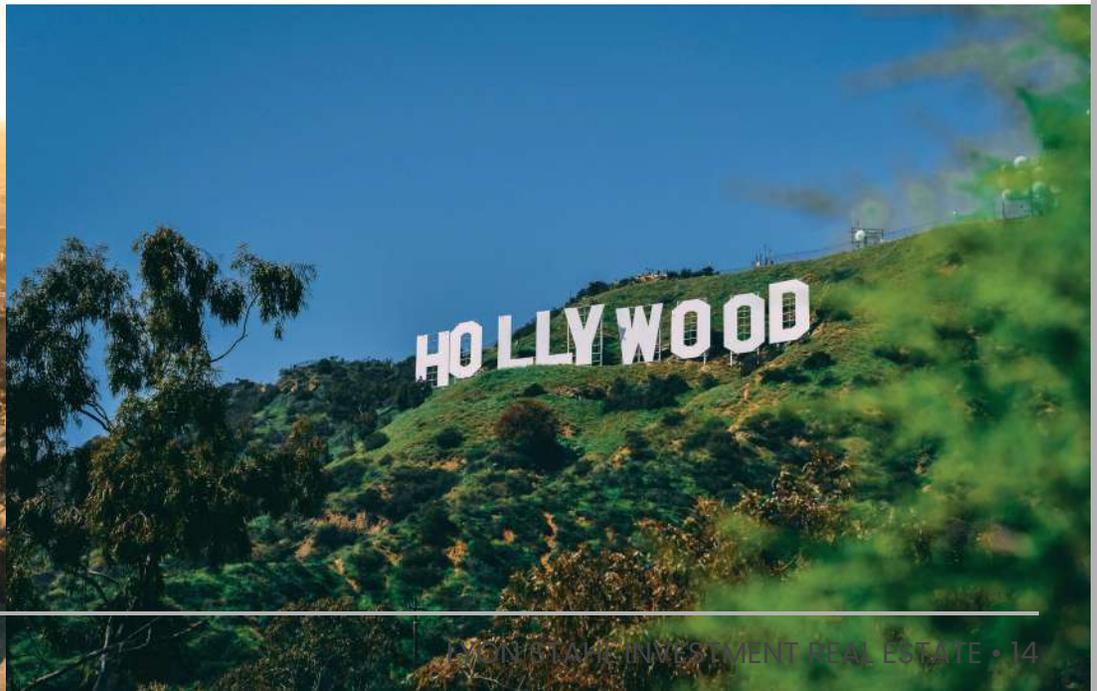
Incorporated Cities

Economy

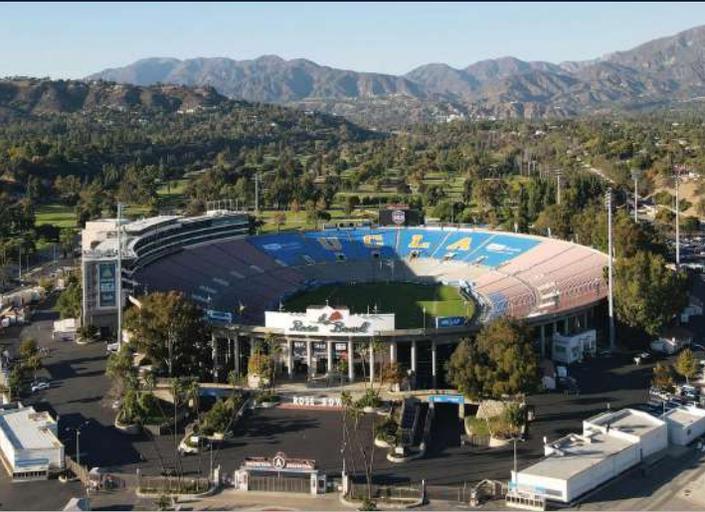


950B

Gross Domestic Product



LOCATION OVERVIEW LOS ANGELES



Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world



CENTRAL TO EMPLOYMENT CENTERS



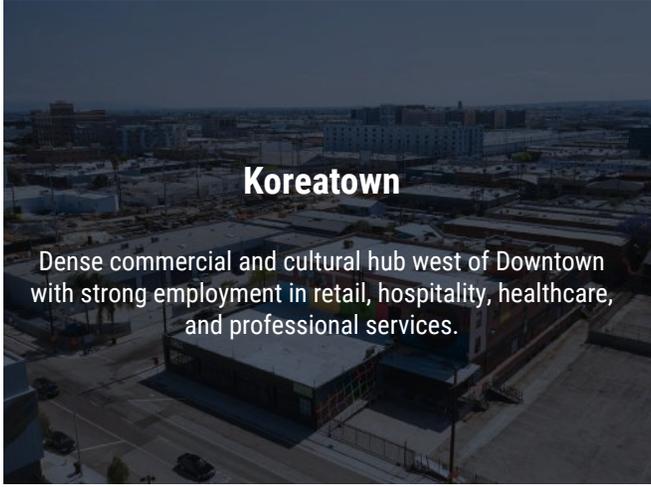
Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.



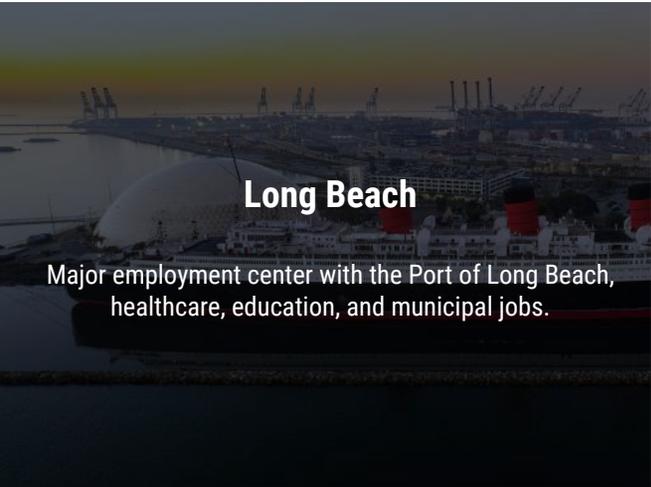
Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.



Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.



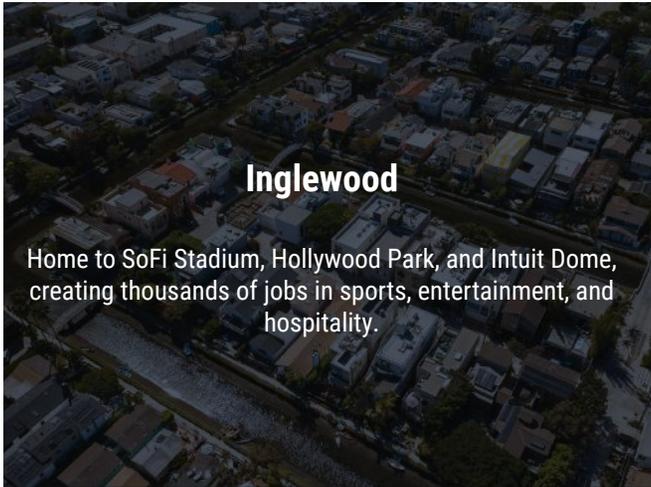
Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.



Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.



Inglewood

Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

EXCLUSIVELY MARKETED BY

SAMIMI
INVESTMENTS

LYON STAHL
INVESTMENT REAL ESTATE

MICHAEL PADILLA

310.420.2541

michael.padilla@lyonstahl.com

BRE. 01993341

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

BRE. 02035763