

1144 E Hyde Park Blvd

Inglewood, CA 90302

Industrial Owner User/
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

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Inglewood, CA 90302



Executive Summary

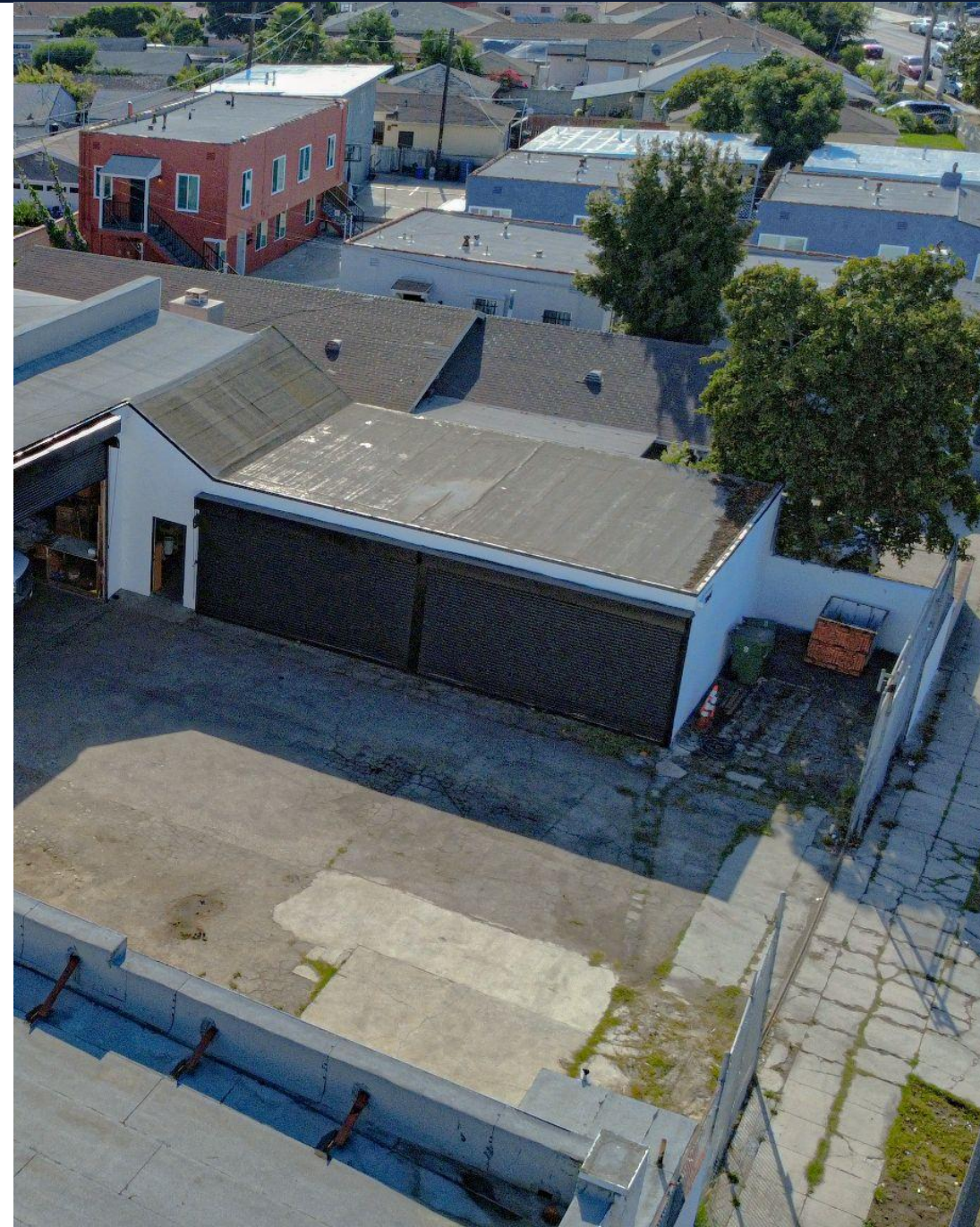
Executive Summary

Matthews™ is pleased to present the exclusive offering of 1144 E Hyde Park Blvd, available for sale. The property comprises a ±5,040 square-foot industrial building situated on a ±9,616 square-foot parcel (±0.22 acres) with 5–6 on-site parking stalls. Zoned R-2A Limited Multiple-Family (industrial use is grandfathered in), the site presents a unique combination of immediate usability and long-term redevelopment potential.

Originally constructed in 1942, the single-tenant building offers a 14-foot clear height, one grade-level door, and a functional 52.5% building-to-land ratio, making it adaptable for light industrial, flex, or service uses. Offered at \$1,383,900 (\$275/SF), the property provides a cost-effective entry point for owner-users seeking a centrally located infill site, or investors looking for a well-located land-secure asset.

The property benefits from direct access to Interstate 105, Interstate 405, and Interstate 110, as well as close proximity to LAX and the greater South Bay logistics network. Its strategic location allows seamless connectivity for freight, workforce mobility, and local distribution throughout Los Angeles.

This offering presents a compelling opportunity for both owner-users seeking affordable industrial space in a tight submarket and investors interested in an infill location with strong long-term upside.





Westfield Culver City

BEST BUY ★ **macys**
JCPenney
TRADER SEPHORA
JOE'S **TARGET**
Bath & Body Works **NORDSTROM**
OLD NAVY **rack**

Subject Property



Walgreens **Food4Less**
THE HOME DEPOT **ihop** **Polo CAMPERO**



Westchester Village

Ralphs ♥ **CVS pharmacy**
petco **TARGET**
Staples

♥ **CVS pharmacy** **VONS**



Smart & Final

FORUM

DOLLAR TREE

SUPERIOR GROCERS

INTUIT DOME

SoFi
YouTube Theater



LOS ANGELES INTERNATIONAL AIRPORT

76.6 MILLION PASSENGERS
IN 2024



cosm

SUPERIOR GROCERS ♥ **CVS pharmacy**
DOLLAR TREE
BIG 5 SPORTING GOODS **GROCERY OUTLET**
bargain market **Burlington**

± 290,000 VPD

± 324,000 VPD



1144 E Hyde Park Blvd
Inglewood, CA 90302

±5,040 SF

RBA

14'

Clear Height

1942

Year Built

Single

Tenancy

52.5%

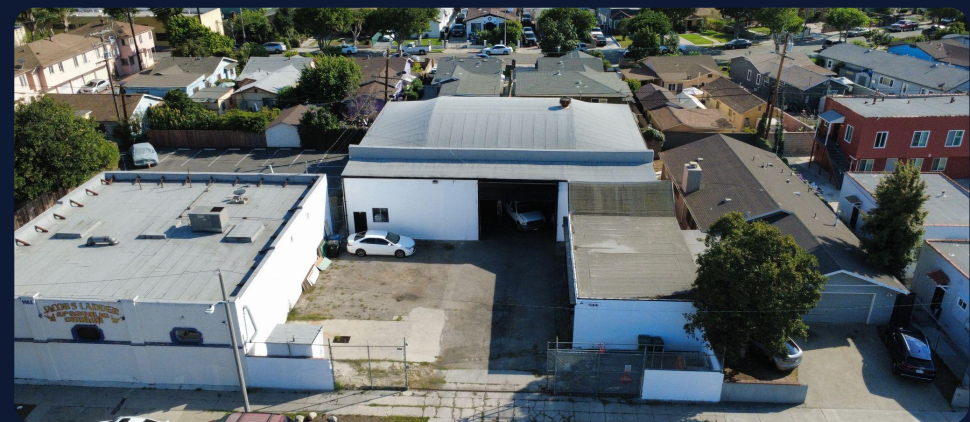
Building/Lot Ratio

1

Grade level



Property Photos



Financial Overview

1144 E Hyde Park Blvd
Inglewood, CA 90302



Financial Summary

\$1,383,800

List Price

\$274.58

Price Per SF

Owner User / Investment

Sale Type



Market Overview

1144 E Hyde Park Blvd
Inglewood, CA 90302



Inglewood, CA

Market Demographics



105,575
Total Population

\$71,029
Median HH Income

37,853
of Households

36 %
Homeownership Rate

53,075
Employed Population

14 %
% Bachelor's Degree

37.5
Median Age

\$744,300
Median Property Value

Local Market Overview

Inglewood and its surrounding South Bay submarkets are strategically positioned within the greater Los Angeles industrial corridor, offering strong connectivity to the Ports of Los Angeles and Long Beach. The area benefits from proximity to I-105 and I-405, enabling efficient access to regional logistics routes, and traffic counts on nearby arterials are among the more robust in the metro area. Over the past decade, population in the city has hovered around 100,000–110,000, supporting a dense labor pool within close commuting distance. Median household incomes in the area have risen steadily, enhancing consumer spending power and supporting last-mile distribution demand.

Industrial markets in Los Angeles have seen upward pressure on vacancy and downward pressure on rents in recent quarters, but Inglewood's infill position near major infrastructure gives it a competitive edge over outlying submarkets. Tenant demand continues to favor locations with tight access to transportation and labor, and landlords are increasingly focused on maintaining well-positioned, modern product in core nodes to capture residual demand.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	37,944	315,209	963,484
Current Year Estimate	38,775	328,491	992,357
2020 Census	37,770	329,462	1,014,745
Growth Current Year-Five-Year	-2.14%	-4.04%	-2.91%
Growth 2020-Current Year	2.66%	-0.29%	-2.21%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	13,727	114,964	327,601
Current Year Estimate	13,709	117,287	331,723
2020 Census	13,248	116,878	328,606
Growth Current Year-Five-Year	0.13%	-1.98%	-1.24%
Growth 2020-Current Year	3.48%	0.35%	0.95%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$94,826	\$104,024	\$108,068

Economic Drivers

A core industrial node in the Los Angeles logistics network

Inglewood delivers infill proximity to ports, freeways, and labor corridors

Economic Drivers

Inglewood's industrial appeal rests on its location within the densest concentration of goods movement in the U.S. The twin ports of Los Angeles and Long Beach remain the primary gateway for international trade, fueling sustained demand for logistics, warehousing, and distribution operations. The broader Los Angeles economy is underpinned by sectors such as entertainment, aerospace, logistics, and advanced manufacturing, bolstered by anchor institutions in media, higher education, and healthcare.

Primary Industries

- Logistics & distribution
- Transportation & warehousing
- E-commerce fulfillment
- Manufacturing
- Professional services & media

Top Employers

- Los Angeles County / City government agencies
- Healthcare providers (hospitals, medical centers)
- Entertainment/media companies
- Retail and wholesale distribution firms
- Educational institutions / school districts

Recent Developments

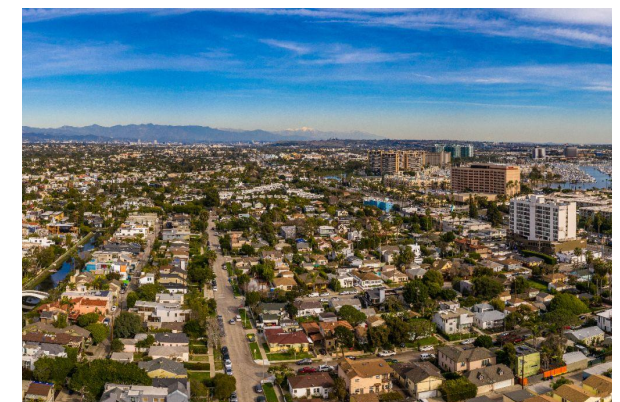
- SoFi Stadium / Hollywood Park mixed-use campus in Inglewood
- Crenshaw/LAX metro line and transit connector projects
- Upgrades to port access corridors and highway interchanges
- Infill industrial redevelopment in South Bay submarkets

\$1T+

Regional Gross Domestic Product

±20 Miles

Distance to Downtown Los Angeles



LOS ANGELES, CA

Greater Los Angeles stands as a dynamic economic and cultural hub, with an estimated 2024 population of over 9,757,000—up more than 26,000 from 2023—driven by international migration and a recovering job market attracting younger, urban-oriented professionals. Los Angeles' continued draw as a global gateway underscores its appeal for long-term residence and investment.

The metro shows significant economic scale, with a 2024 median household income of about \$91,000, rising steadily on the strength of high-wage industries like tech, healthcare, and entertainment. While housing affordability is a challenge, high incomes and wealth concentration sustain consumer spending and housing demand, making the diverse market resilient for developers and investors.

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1144 E Hyde Park Blvd, Inglewood, CA, 90302 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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