



317 S La Brea Ave & 124 W Kelso St

INGLEWOOD, CA 90301

COMBINED LOT SIZE: 20,195 SF | 317 S LA BREA BUILDING SIZE: 15, 831 SF | ZONE INCID

PROPERTY INFORMATION

SAMIMI
INVESTMENTS

LYONSTAHL
INVESTMENT REAL ESTATE

PROPERTY INFORMATION
THE PROPERTY

317 S La Brea Ave & 124 W Kelso St contain a mixed use Retail/Medical Office Building & parking lot located in the heart of Inglewood. The size of the building is 15,831 SF. The combined lot size is 20,195 SF. The major cross streets are La Brea Ave and Manchester Blvd. This prime location places the property steps from Inglewood City Hall, the growing Downtown Inglewood 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
THE OFFERING



317 S La Brea Ave & 124 W Kelso St contain a mixed use Retail/Medical Office Building & parking lot located in the heart of Inglewood. The size of the building is 15,831 SF. The combined lot size is 20,195 SF. The major cross streets are La Brea Ave and Manchester Blvd. This prime location places the property steps from Inglewood City Hall, the growing Downtown Inglewood 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

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE	Unpriced
317 S LA BREA BUILDING SIZE	15,831 SF
COMBINED LOT SIZE	20,195 SF
YEAR BUILT	1952 & 1938
ZONING	INC1D

C-1 ZONE PERMITTED USES **

Medical Office

Hotel / Motel (minimum of 100 guest rooms)

Multifamily Units (141 residential units previously approved**)

Ambulance Dispatch Facility

Restaurants (Dine-in or Fast Food)

Retail sales of merchandise

Bars / Nightclubs Financial Institutions

** Buyer to verify permitted uses with the City of Inglewood

PROPERTY INFORMATION

CITY POTENTIAL PARTNERSHIP



PROPERTY INFORMATION
PROPERTY PHOTOS



PROPERTY INFORMATION

PROPERTY PHOTOS



SALES COMPS ANALYSIS

SAMIMI
INVESTMENTS

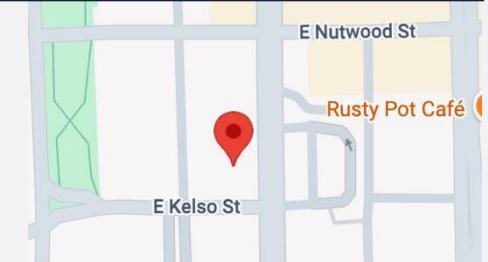
LYONSTAHL
INVESTMENT REAL ESTATE

SALES COMPS ANALYSIS

SALE COMPS



317 S LA BREA AVE & 124 W KELSO ST, INGLEWOOD, CA 90301



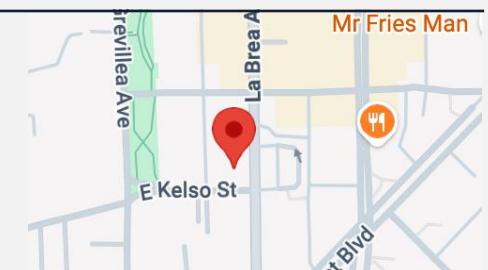
519-523 S HINDRY AVE, INGLEWOOD, CA 90301

PRICE: \$6,650,000

BLDG SIZE: 14,936 SF

YEAR BUILT: 1951

PRICE/SF: \$445.23



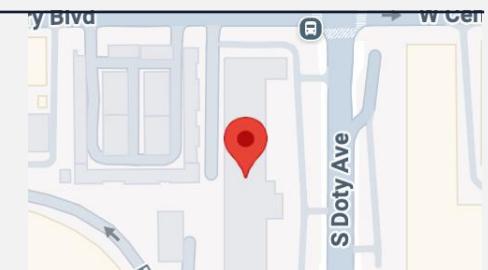
3800 W CENTURY BLVD, INGLEWOOD, CA 90303

PRICE: \$22,000,000

BLDG SIZE: 38,368 SF

YEAR BUILT: 1989

PRICE/SF: \$573.39



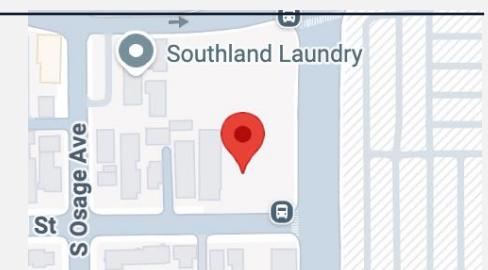
451-455 PRAIRIE AVE, INGLEWOOD, CA 90301

PRICE: \$2,500,000

BLDG SIZE: 4,361 SF

YEAR BUILT: 1961

PRICE/SF: \$573.26



SALES COMPS ANALYSIS

SALE COMPS

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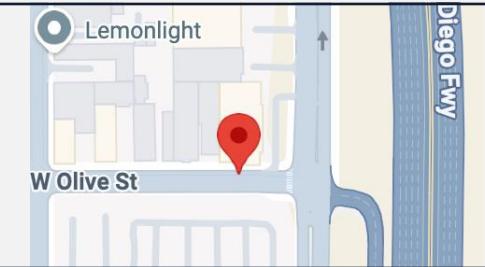
8515 S LA CIENEGA BLVD, INGLEWOOD, CA 90301

PRICE: \$4,060,000

BLDG SIZE: 12,400 SF

YEAR BUILT: 1958

PRICE/SF: \$327.42



5



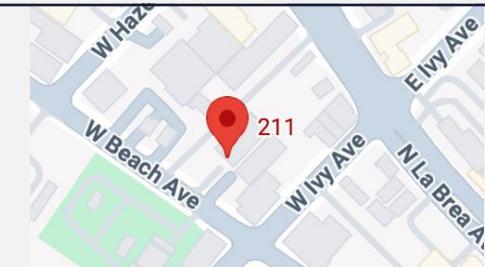
211 W BEACH AVE, INGLEWOOD, CA 90302

PRICE: \$2,110,000

BLDG SIZE: 4,900 SF

YEAR BUILT: 1960

PRICE/SF: \$430.61



6



701 W MANCHESTER BLVD, INGLEWOOD, CA 90301

PRICE: \$3,300,000

BLDG SIZE: 6,058 SF

YEAR BUILT: 1966

PRICE/SF: \$544.73



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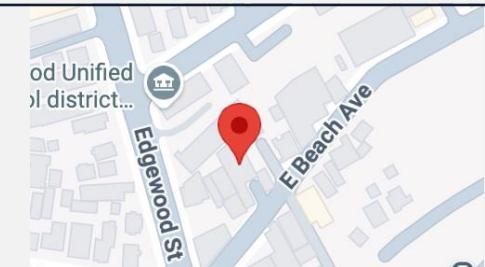
309 E BEACH AVE, INGLEWOOD, CA 90302

PRICE: \$1,480,000

BLDG SIZE: 3,500 SF

YEAR BUILT: 1958

PRICE/SF: \$422.86



SALES COMPS ANALYSIS

SALE COMPS



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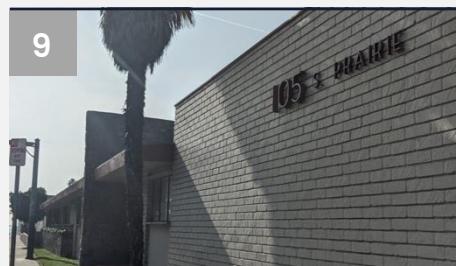
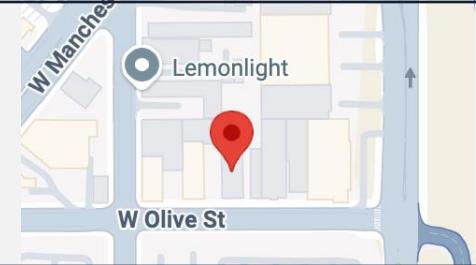
827 W OLIVE ST, INGLEWOOD, CA 90301

PRICE: \$3,000,000

BLDG SIZE: 5,439 SF

YEAR BUILT: 1963

PRICE/SF: \$551.57



9

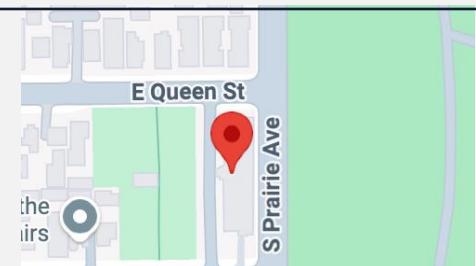
101-105 S PRAIRIE AVE, INGLEWOOD, CA 90301

PRICE: \$6,200,000

BLDG SIZE: 13,494 SF

YEAR BUILT: 1956

PRICE/SF: \$459.46



10

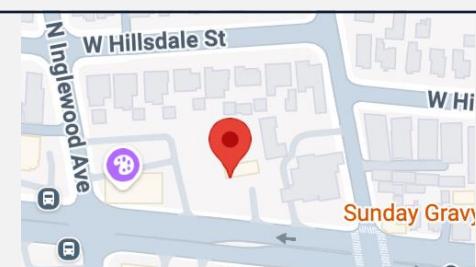
1206 CENTINELA AVE, INGLEWOOD, CA 90302

PRICE: \$5,300,000

BLDG SIZE: 7,899 SF

YEAR BUILT: 1942

PRICE/SF: \$670.97



11

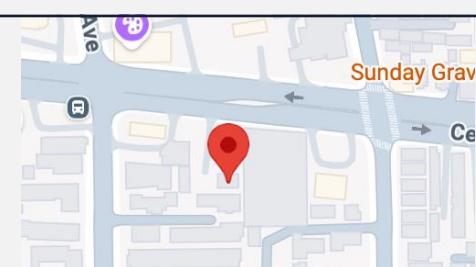
1217-1223 CENTINELA AVE, INGLEWOOD, CA 90302

PRICE: \$7,700,000

BLDG SIZE: 11,647 SF

YEAR BUILT: 1954

PRICE/SF: \$661.11



SALES COMPS ANALYSIS

SALE COMPS

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8701-8709 AVIATION, INGLEWOOD, CA 90301

PRICE: \$1,500,000

BLDG SIZE: 4,200 SF

YEAR BUILT: 2006

PRICE/SF: \$357.14

Black & White
Car Rental | LAX

8709

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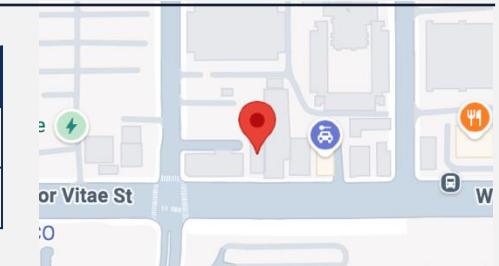
1025 W ARBOR VITAE ST, INGLEWOOD, CA 90301

PRICE: \$1,300,000

BLDG SIZE: 2,820 SF

YEAR BUILT: 1961

PRICE/SF: \$931.08



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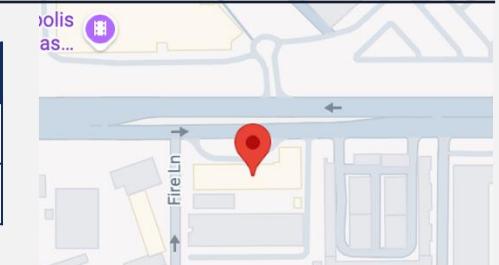
3900 W CENTURY BLVD, INGLEWOOD, CA 90303

PRICE: \$1,150,000

BLDG SIZE: 3,721 SF

YEAR BUILT: 1953

PRICE/SF: \$309.06



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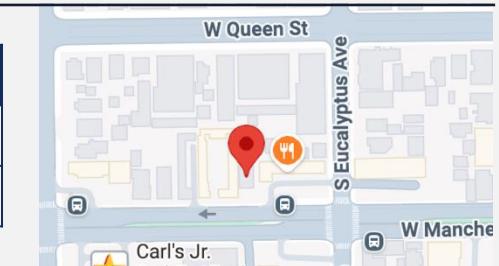
315 W MANCHESTER BLVD, INGLEWOOD, CA 90301

PRICE: \$111,111

BLDG SIZE: 111,111

YEAR BUILT: 1984

PRICE/SF: \$111,111



SALES COMPS ANALYSIS

SALE COMPS

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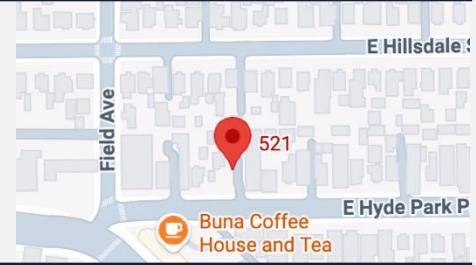
521-525 HYDE PARK PL, INGLEWOOD, CA 90302

PRICE: \$1,677,000

BLDG SIZE: 3,782 SF

YEAR BUILT: 1970

PRICE/SF: \$443.42



17



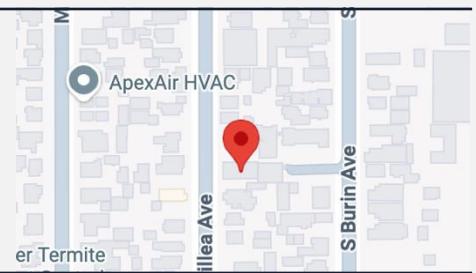
10536 S GREVILLEA AVE, INGLEWOOD, CA 90304

PRICE: \$1,575,000

BLDG SIZE: 3,750 SF

YEAR BUILT: 1952

PRICE/SF: \$420.00



18



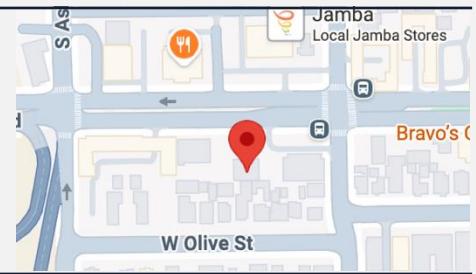
608 W MANCHESTER BLVD, INGLEWOOD, CA 90301

PRICE: \$2,425,000

BLDG SIZE: 4,718 SF

YEAR BUILT: 1981

PRICE/SF: \$513.99



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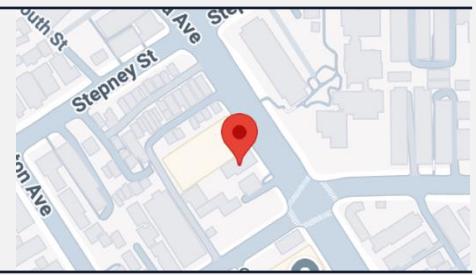
509 CENTINELA AVE, INGLEWOOD, CA 90302

PRICE: \$1,100,000

BLDG SIZE: 2,765 SF

YEAR BUILT: 1961

PRICE/SF: \$397.83



SALES COMPS ANALYSIS

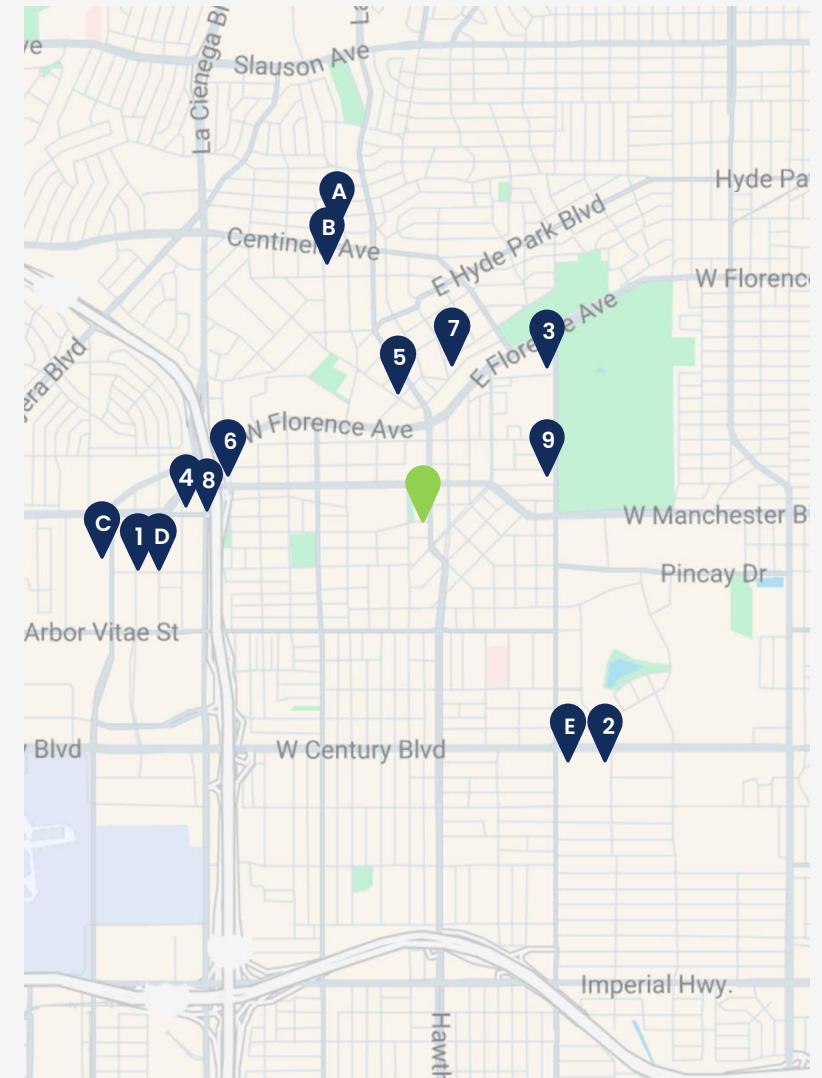
SALE COMPS

ADDRESS	CITY	ZIP CODE	PRICE	YEAR BUILT	RSF	LOT SF	PRICE/SF	PRICE/SF LOT	COE	ZONING
519-523 S Hindry Ave	Inglewood	90301	\$6,650,000	1946 & 1951	14,936	24,612	\$445.23	\$270.19	10/14/25	M1
3800 W Century Blvd	Inglewood	90303	\$22,000,000	1989	38,368	110,965	\$573.39	\$198.26	06/26/25	M1L
455 - 451 Prairie Ave	Inglewood	90301	2,500,000	1961	4,361	12,145	\$573.26	\$205.85	02/06/25	RM*
8515 S La Cienaga Blvd	Inglewood	90301	\$4,060,000	1958	12,400	25,188	\$327.42	\$161.19	01/15/25	C-3
211 W Beach Ave	Inglewood	90302	\$2,110,000	1960	4,900	8,712	\$430.61	\$242.19	07/16/24	M1
701 W Manchester Blvd	Inglewood	90301	\$3,300,000	1966	6,058	13,939	\$544.73	\$236.75	07/12/24	MUC
309 E Beach Ave	Inglewood	90302	\$1,475,000	1958	3,500	6,970	\$421.43	\$211.62	03/14/24	M1
827 W Olive St	Inglewood	90301	\$3,000,000	1963	5,439	21,708	\$551.57	\$138.20	03/08/24	M1
101 - 105 S Prairie Ave	Inglewood	90301	\$6,200,000	1956	13,494	26,718	\$459.46	\$232.05	02/01/24	RM*
1206 Centinela Ave	Inglewood	90302	\$5,300,000	1942	7,899	31,799	\$670.97	\$166.67	10/03/25	C2
1217-1223 Centinela Ave	Inglewood	90302	\$7,700,000	1954 & 1974	11,647	39,204	\$661.11	\$196.41	09/05/25	C2YY
8701-8709 Aviation Blvd	Inglewood	90301	\$1,500,000	2006	4,200	36,590	\$357.14	\$40.99	06/12/25	M-1
1025 W Arbor Vitae St	Inglewood	90301	\$1,300,000	1947	2,820	6,055	\$460.99	\$214.70	02/24/25	M1
3900 W Century Blvd	Inglewood	90303	\$57,200,000	1961	61,434	86,102	\$931.08	\$664.33	08/05/24	M1L*
315 W Manchester Blvd	Inglewood	90301	\$1,150,000	1953	3,721	9,148	\$309.06	\$125.71	07/24/24	INR4
521-525 Hyde Park Pl	Inglewood	90302	\$1,677,000	1970	3,782	12,197	\$443.42	\$137.49	07/01/24	R3
10536 S Grevillea Ave	Inglewood	90304	\$1,575,000	1952	3,750	14,743	\$420.00	\$106.83	06/10/24	LCR3YY
608 W Manchester Blvd	Inglewood	90301	\$2,425,000	1981	4,718	6,098	\$513.99	\$397.67	02/05/24	C2
509 Centinela Ave	Inglewood	90302	\$1,100,000	1961	2,765	9,290	\$397.83	\$118.41	11/24/25	R3*
Averages							\$499.62	\$213.97		
Combined	Inglewood	90301		1938 & 1952	15,831	20,195				C1D
317 La Brea Ave	Inglewood	90301		1938	15,831	12,691				C1D
124 W Kelso St	Inglewood	90301		1952	1,100	7,504				C1D

SALES COMPS ANALYSIS

SALE COMPS

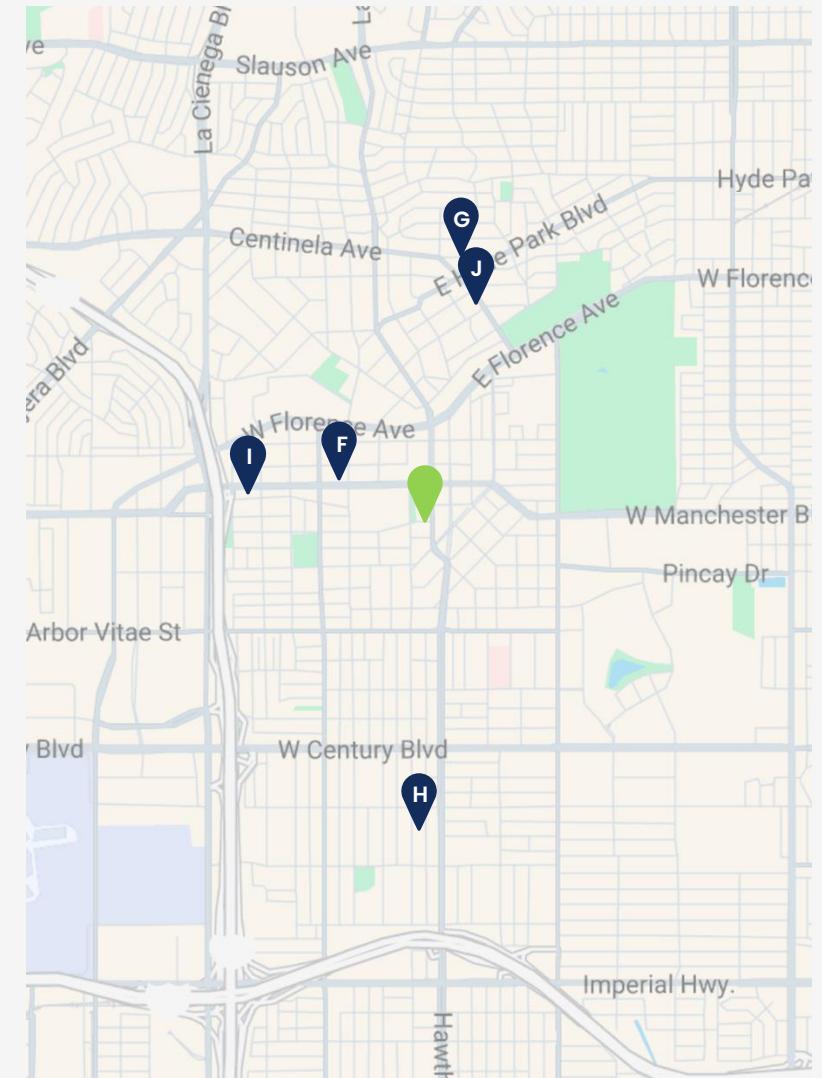
	ADDRESS	PRICE	BLDG SIZE	LOT SF	PRICE/SF
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1	519-523 S Hindry Ave INGLEWOOD, CA	\$6,650,000	14,936	24,612	\$445.23
2	3800 W Century Blvd INGLEWOOD, CA	\$22,000,000	38,368	110,965	\$573.39
3	455-451 Prairie Ave INGLEWOOD, CA	2,500,000	4,361	12,145	\$573.26
4	8515 S La Cienega Blvd INGLEWOOD, CA	\$4,060,000	12,400	25,188	\$327.42
5	211 W Beach Ave INGLEWOOD, CA	\$2,110,000	4,900	8,712	\$430.61
6	701 W Manchester Blvd INGLEWOOD, CA	\$3,300,000	6,058	13,939	\$544.73
7	309 E Beach Ave INGLEWOOD, CA	\$1,475,000	3,500	6,970	\$421.43
8	827 W Olive St INGLEWOOD, CA	\$3,000,000	5,439	21,708	\$551.57
9	101 – 105 S Prairie Ave INGLEWOOD, CA	\$6,200,000	13,494	26,718	\$459.46
A	1206 Centinela Ave INGLEWOOD, CA	\$5,300,000	7,899	31,799	\$670.97
B	1217-1223 Centinela Ave INGLEWOOD, CA	\$7,700,000	11,647	39,204	\$661.11
C	8701-8709 Aviation Blvd INGLEWOOD, CA	\$1,500,000	4,200	36,590	\$357.14
D	1025 W Arbor Vitae St INGLEWOOD, CA	\$1,300,000	2,820	6,055	\$460.99
E	3900 W Century Blvd INGLEWOOD, CA	\$57,200,000	61,434	86,102	\$931.08



SALES COMPS ANALYSIS

SALE COMPS

	ADDRESS	PRICE	BLDG SIZE	LOT SF	PRICE/SF
F	315 W Manchester Blvd INGLEWOOD, CA	\$1,150,000	3,721 SF	9,148 SF	\$445.23
G	521-525 Hyde Park Pl INGLEWOOD, CA	\$1,677,000	3,782 SF	12,197 SF	\$573.39
H	10536 S Grevillea Ave INGLEWOOD, CA	\$1,575,000	3,750 SF	14,743 SF	\$573.26
I	608 W Manchester Blvd INGLEWOOD, CA	\$2,425,000	4,718 SF	6,098 SF	\$327.42
H	509 Centinela Ave INGLEWOOD, CA	\$1,100,000	2,765 SF	9,290 SF	\$430.61
AVERAGES		\$6,959,316	11,063 SF	26,836 SF	\$499.69



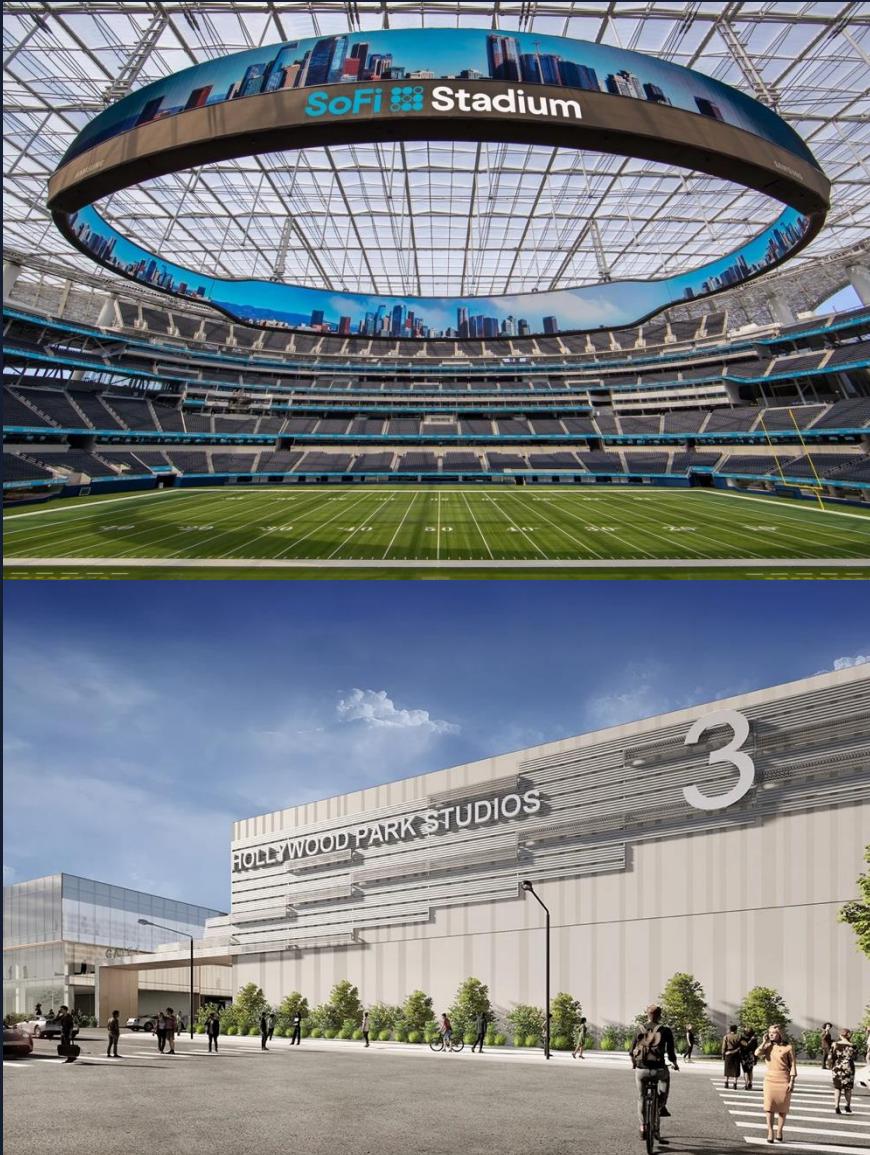
LOCATION OVERVIEW

SAMIMI
INVESTMENTS

LYONSTAHL
INVESTMENT REAL ESTATE

LOCATION OVERVIEW

SOFI STADIUM



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

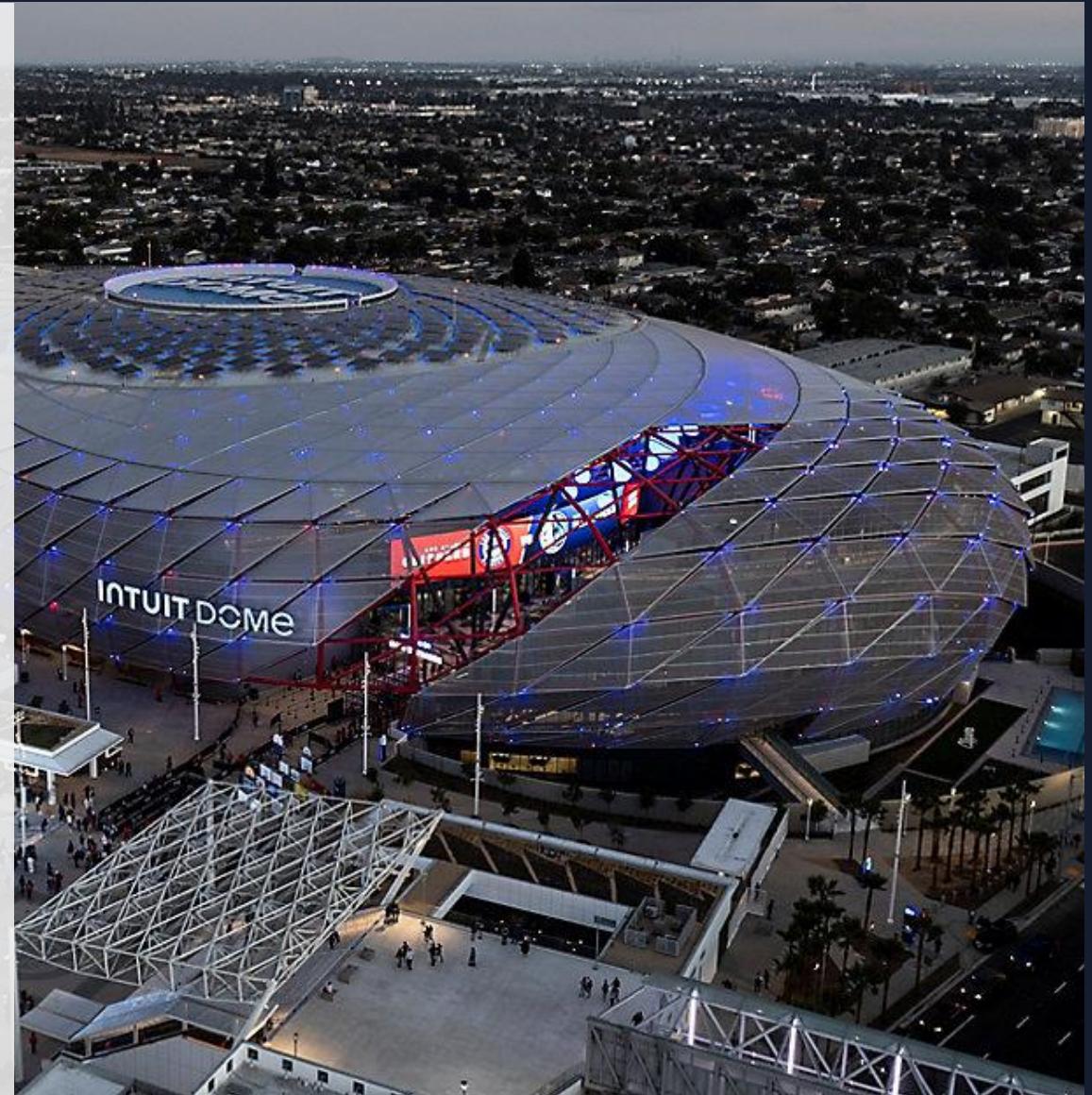
INTUIT DOME

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.



LOCATION OVERVIEW

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.



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.



Billions of dollars are being invested in transportation upgrades, housing projects, and venue enhancements that will provide lasting benefits to the community well beyond the end of the Games.

LOCATION OVERVIEW

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.



LOCATION OVERVIEW

LOS ANGELES OVERVIEW

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
GDP



LOCATION OVERVIEW

LOS ANGELES



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

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.



USC



Caltech



LOCATION OVERVIEW

LA OPPORTUNITY



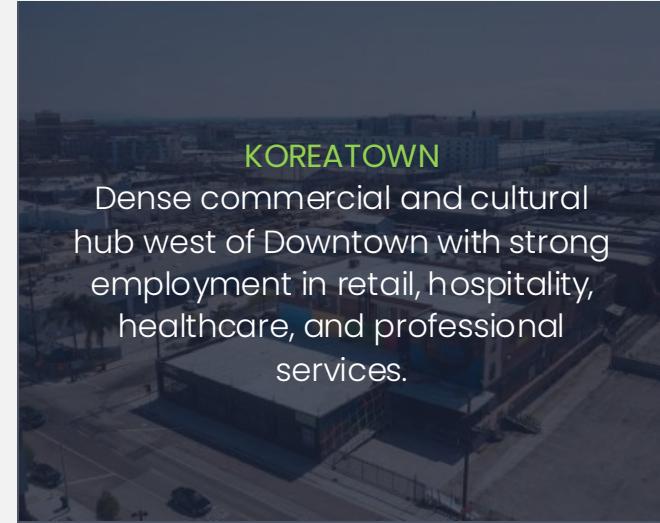
DOWNTOWN LOS ANGELES (DTLA)

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



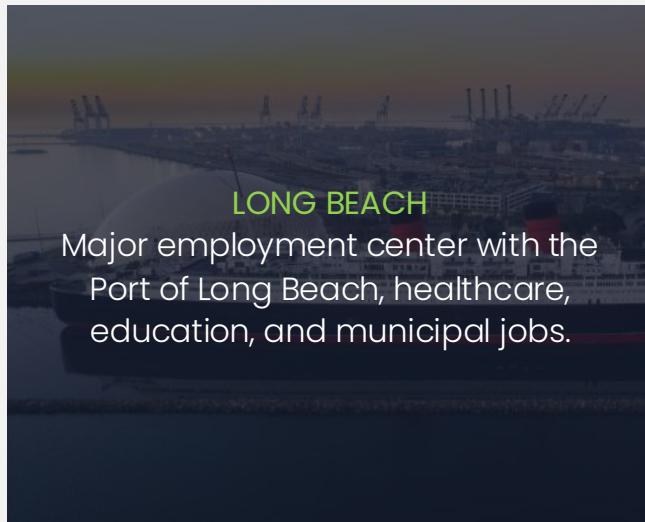
HOLLYWOOD

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.



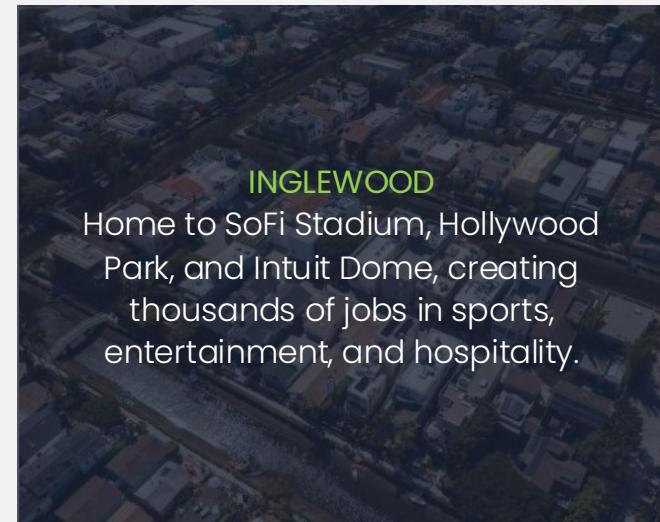
LONG BEACH

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



CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

DRE #02035763



MICHAEL PADILLA

310.420.2541

michael.Padilla@lyonstahl.com

DRE #01993341