

FOR SALE

RARE WEST LA INDUSTRIAL ZONED LOT FOR SALE — IN PRIME INGLEWOOD

929 W. HYDE PARK BLVD
INGLEWOOD, CA 90302



PAUL HERMAN

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INVESTMENT HIGHLIGHTS

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RARE WEST LA PURCHASE OPPORTUNITY! **Acquire An Industrial Lot** **In The Heart Of West Los Angeles**

30,640 SF M-1 zoned site strategically positioned adjacent to the 405 Freeway in the City of Inglewood and at the epicenter of the Westchester/Veterans Transit Oriented Development Area.

Offering includes two parcels totaling approximately .70 acres, with the potential for immediate utility and long-term upside. Existing structures include a 2,100 SF concrete block building, 2,480 SF metal-framed building, and covered storage with accessory buildings. An owner/user contractor could occupy the property as-is. Alternatively, the site's M-1 zoning, Live/Work Overlay designation, and TOD location set the scene for future redevelopment as the surrounding area continues its remarkable transformation.

Superbly located, the property is less than a ½ mile from the MTA Westchester/Veterans Light Rail Station (the first stop north of the new LAX/Metro Transit Center) and within two miles of SoFi Stadium, Intuit Dome, and Los Angeles International Airport. These unique amenities position the site to capitalized on the billions of dollars in infrastructure investment, entertainment, and economic development reshaping this burgeoning locale.

Offered at: \$4,000,000



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PROPERTY HIGHLIGHTS

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Parcels:	2
Lot Size:	30,640 SF
Building 1 (Concrete Block):	2,100 SF
Building 2 (Steel Frame):	2,480 SF
Zoning:	M-1
APNs:	4018-002-049 & 4018-002-053



KEY FEATURES

- » Highly Sought After Industrial Land in West LA
- » Close LAX, SoFi Stadium and Intuit Dome
- » 1/3 Mile to MTA Light Rail Station
- » Frontage on the 405 Freeway
- » Potential Redevelopment Site
- » Potential for Owner/User as Contractor Yard
- » Westchester/Veterans Transit Oriented District
- » Live/Work Overlay Zone
- » Two Separate Curb Cuts for Ingress/Egress
- » Covered Storage Areas & Accessory Bldgs
- » Environmental Remediation Complete
- » Two MTM Tenants Currently in Place

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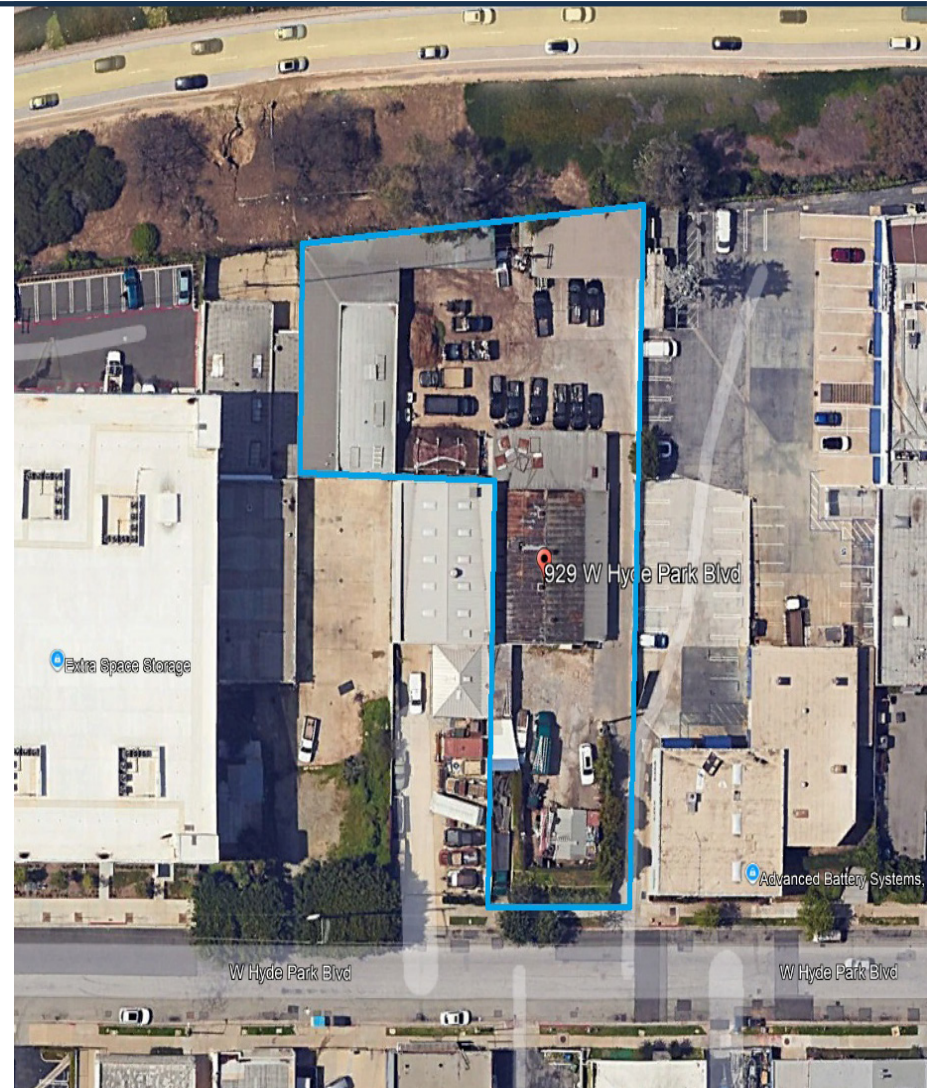


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LOCATION AMENITIES

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- » .38 Miles to Westchester/Veterans Metro Station
- » 1 Mile to LAX Metro Transit Center
- » 1.5 Miles to KIA Forum
- » 1.6 Miles to SoFi Stadium
- » 1.7 Miles to LAX/LAWA (Los Angeles World Airports)
- » 2 Miles to Intuit Dome
- » 2.5 Miles to Playa Vista
- » 2.5 Miles to Los Angeles Air Force Base
- » 2.6 Miles to Loyola Marymount University
- » 3 Miles to Hawthorne Airport
- » 4 Miles to Marina Del Rey
- » 5 Miles to Manhattan Beach



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SITE PHOTOS

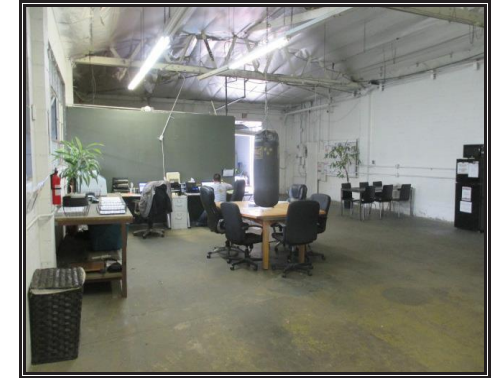
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The subject is located at 929 West Hyde Park in Inglewood.



Metal Building - East Elevation.



Concrete Block Building – Interior.



Metal Building – Interior.



Concrete Block Building - north elevation.



Metal Shed - NWC of property – One of several sheds no included in the rentable building area.

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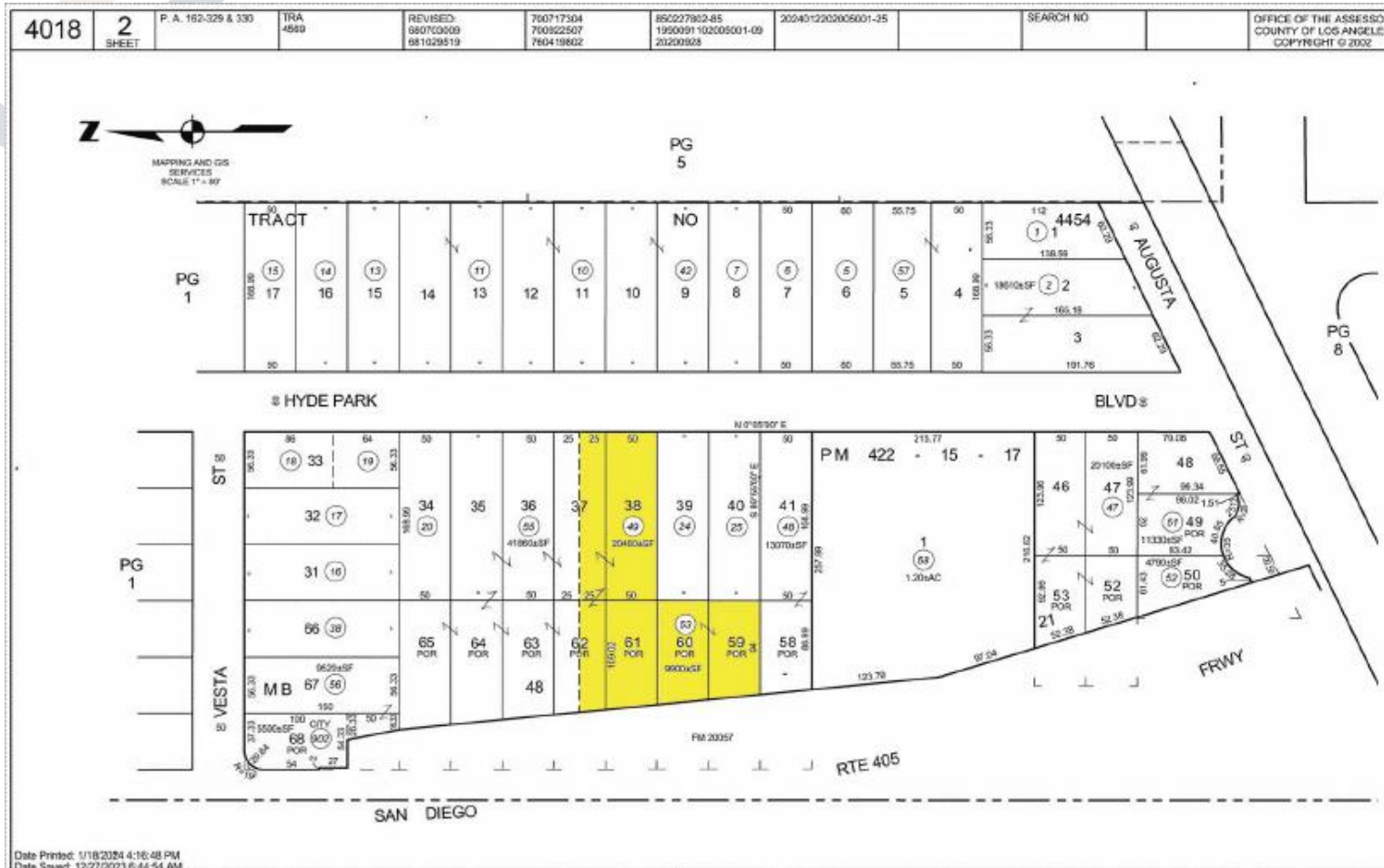
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PLAT MAP

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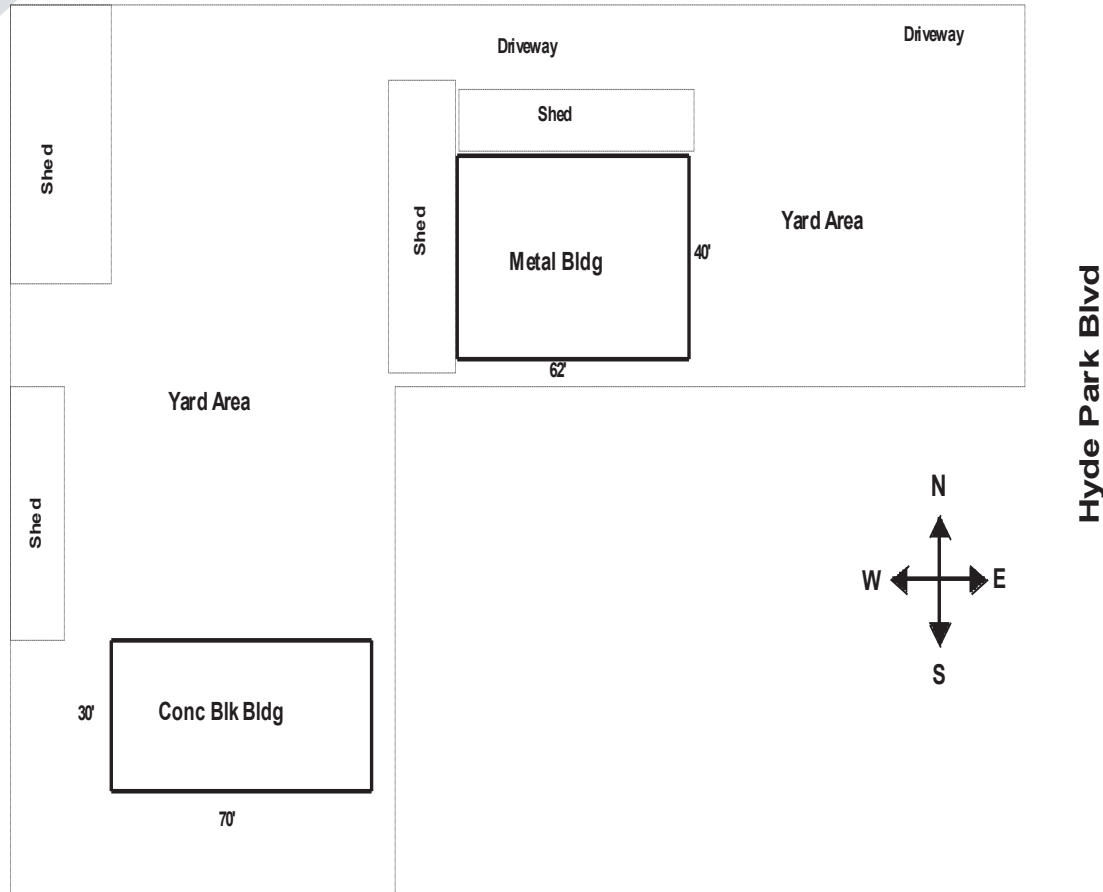
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FLOOR PLAN

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TOD TRANSIT MAP

929 W. HYDE PARK BLVD
INGLEWOOD, CA 9030

1.1 New Potentials from Metro

The completion of the Metro Crenshaw/LAX Line and LAX People Mover will tie the City of Inglewood into the regional transportation system as never before, opening up new potentials for economic, community and cultural development. Once these two transit lines are operational, Inglewood will be only a 35-minute ride from Downtown Los Angeles, 37 minutes from Santa Monica, and 8 minutes from the Central Terminal Area at LAX at any time of day. Future transit lines built with Measure M funds will connect Inglewood directly with West Hollywood, Hollywood, Westwood, Venice and Playa Vista.

As traffic volumes and congestion continue to increase throughout the Los Angeles area, Inglewood's public transit connections will become more valuable, and the City will become more attractive as a location for housing, employment and recreation.

The Inglewood Transit Oriented Development (TOD) Plans (Downtown and Fairview Heights, Westchester/Veterans and Crenshaw/Imperial) put in place land use, urban design, transportation and economic regulations, standards, guidelines and strategies to take advantage of these potentials, revitalize neighborhoods, maximize transit ridership and create benefits for the local public. Appropriately planned transit-oriented districts can have a more efficient use of land area and natural resources, improved air quality, reduced vehicle miles traveled, increased transit ridership, improved economic development and attraction of private investment, safer streets and a stronger sense of place.

1.2 Citywide TOD Framework

A summary of comments from stakeholder interviews conducted across the TOD Planning process can be found in Figure 1.2. Interviewees included former councilmembers, current councilmembers, planning commissioners, residents, property owners, community leaders, and real estate developers. These stakeholders were asked to share their thoughts about various TOD plans. Stakeholders were asked to share their impressions of the TOD areas currently, their hopes for what they would like to see the area become, and their concerns for the areas. Feedback from these stakeholders was folded back into the various TOD plans.

Per the stakeholder and community vision for transit-oriented development in Inglewood, each of the four station areas performs the function of a gateway into the City for transit riders, drivers, pedestrians and cyclists. However, each area has a unique role within the City: Fairview Heights as a historic neighborhood, Downtown as a vibrant yet historic gathering place for the City, Westchester/Veterans as a creative and industrial mecca, and Crenshaw/Imperial as a complete neighborhood hub for the southern part of the City. Together, the four TOD Plan areas can demonstrate the commitment of Inglewood to creating a balanced and prosperous city.

As shown on Figure 1.3, these station areas should relate to each other and also to the City's forthcoming central entertainment area, which includes the Forum and Hollywood Park, through adequate walking, biking and transit connections, and with urban design interventions which guide travelers easily from one area to another. The Green Boulevards in each TOD Plan and proposed transit link constitute a beginning to these connections.



FIGURE 1.1 Future Metro System Connections

- Inglewood TOD Plan Areas
- Metro System at Completion of Crenshaw/LAX Line in 2019
- Future Metro System - Measure R- and M-funded projects (conceptual alignments and stations)
- Proposed Inglewood Transit Connector/Potential Transit Link

Map not to scale.

Travel Time

Westchester/Veterans to...	
Downtown Inglewood	2 min
LAX Terminal 1	8 min
Downtown L.A. (7th/Metro Ctr.)	37 min
Santa Monica (via Crenshaw/LAX Line)	39 min
Crenshaw Green Line Station to...	
LAX Terminal 1	14 min
Downtown L.A. (7th/Metro Ctr.)	34 min
Long Beach	36 min

WESTCHESTER/VETERANS TOD PLAN - CITY OF INGLEWOOD

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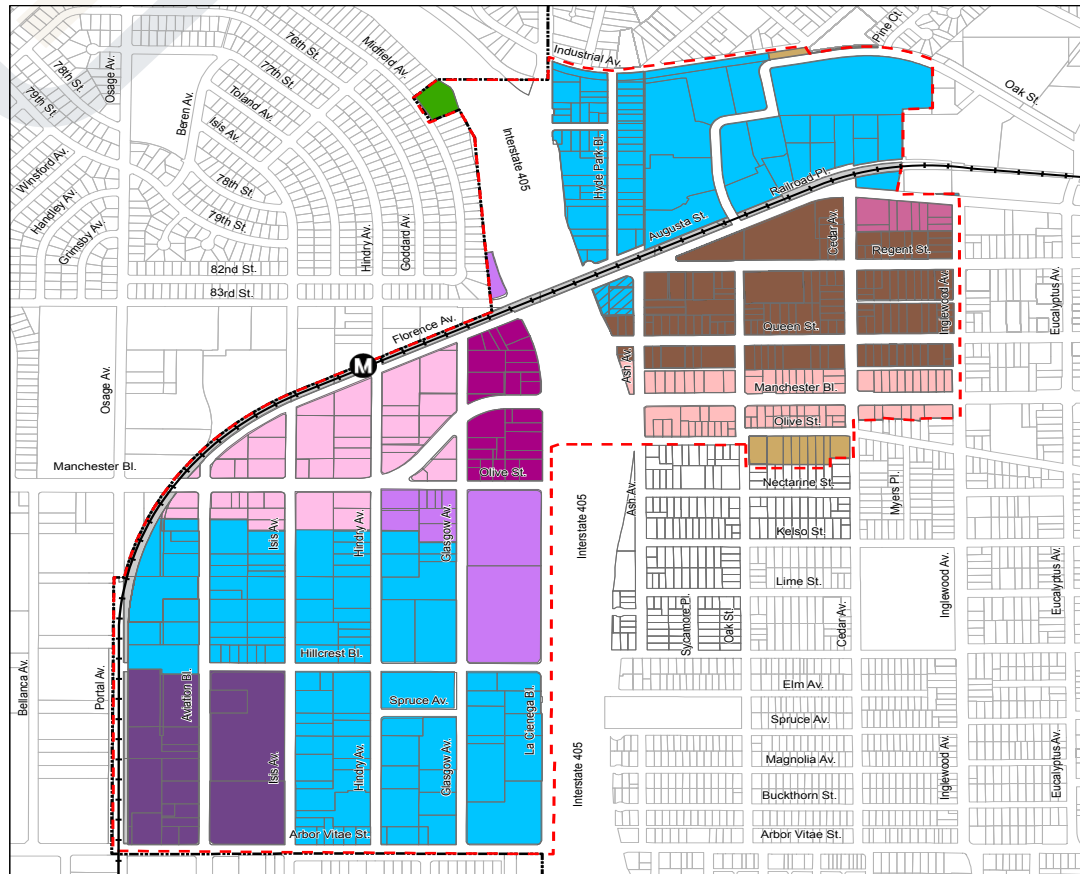
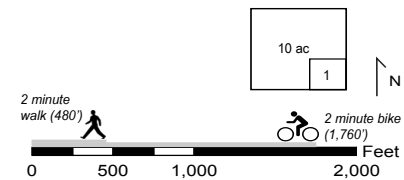


FIGURE 4.1

Westchester/Veterans Zoning Districts

- City of Inglewood Boundary
- Westchester Station Planning Area
- Crenshaw/LAX Line
- AC (Airport Campus)
- C-3 (Heavy Commercial)
- M-1 (Light Manufacturing)
- MU-2 (Mixed Use 2)
- MU-2A (Mixed Use 2A)
- MU-A (Mixed Use - Arts Cluster)
- MU-C (Corridor Mixed Use)
- O-S (Open Space)
- R-3 (Residential Multiple Family)
- R-4 (Residential Multiple Family)
- T-C (Transportation Corridor)
- Live-Work Overlay



SECOND PUBLIC REVIEW DRAFT- JUNE 2021 23

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MTA LIGHT RAIL MAP

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COMMUNITY PROFILE

929 W. HYDE PARK BLVD
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The area sits at the epicenter of Southern California's most compelling urban transformation. Inglewood has shed its former economic struggles to emerge as a high-velocity growth market, fueled by billions in large-scale development and sustained public-private investment reshaping the city from the ground up.



Anchoring it all is SoFi Stadium — the crown jewel of the Hollywood Park development and a global stage for premier sports and entertainment. Adding to the momentum, Intuit Dome now brings the Los Angeles Clippers home, cementing Inglewood as a year-round destination for events, tourism, and economic activity.

The fundamentals are equally strong: immediate access to LAX, major freeway connectivity, and dense surrounding population centers make this one of the most strategically positioned markets in the region. Rendering this as one of the most compelling opportunities in commercial real estate today.

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AREA OVERVIEW

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