1015 W. Arbor Vitae Street

Inglewood, California 90301

±3,652 SF Building | ±8,185 SF Land | M-1 Zoning

OFFERING PRICE

$1,999,000

FREESTANDING INDUSTRIAL · DIRECTLY ACROSS FROM THE LAX CONRAC

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THE OPPORTUNITY

A small freestanding industrial building on the front doorstep of the new LAX Rental Car Center.

A ±3,652 SF freestanding masonry industrial building on ±8,185 SF of M-1 land, with an enclosed yard, dedicated parking, and 280-amp three-phase power. It sits mid-block on the north side of Arbor Vitae between Hindry and Isis, directly across from the LAX Consolidated Rent-A-Car facility, which opened fully in March 2026 as the largest of its kind in the world.

- **Irreplaceable airport-adjacent location.** Arbor Vitae frontage opposite the ConRAC, one block from the I-405 and minutes from the I-105.
- **Functional small-bay industrial.** Freestanding building, 11' clearance, and a fenced yard with dedicated parking for vehicle or equipment staging.
- **Broad user pool.** Suits general light industrial, contractor, service, and distribution tenants, as well as airport-ancillary operators.
- **Structural supply constraint.** The sub-5,000 SF freestanding segment around LAX is effectively unbuildable at today's land basis and rarely offered for sale.
- **In-place income today.** The property is leased; rent roll and lease documentation available on request.

The Arbor Vitae frontage, with a secured pedestrian entry, directly opposite the ConRAC.

±3,652	±8,185	M-1
SF BUILDING	SF LAND · 0.19 AC	LIGHT MANUFACTURING

PROPERTY OVERVIEW

The Asset

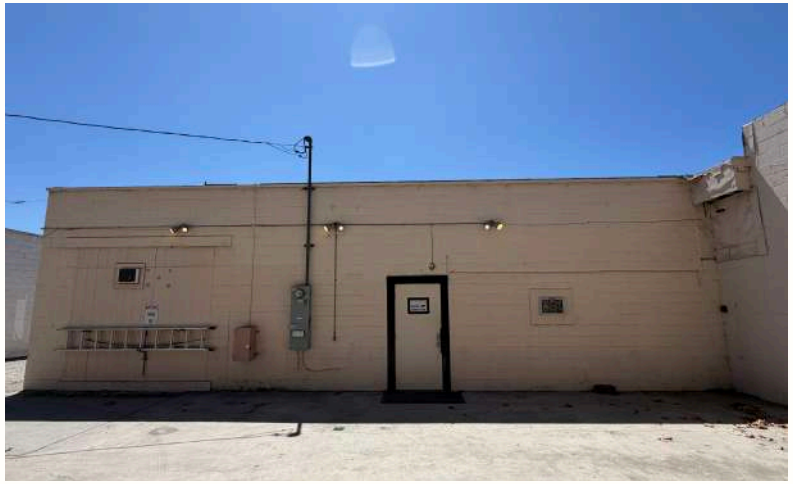
Address	**1015 W. Arbor Vitae Street**
City	**Inglewood, CA 90301**
APN / AIN	**4126-016-014**
Building Area	**±3,652 SF**
Land Area	**±8,185 SF (0.19 AC)**
Year Built	**1951**
Zoning	**M-1 · Light Manufacturing**
Clearance Height	**11'**
Power	**280a / 220v / 3-phase**
Fire Sprinklers	**No**
Fenced Yard	**Yes**
Freeway Access	**Excellent · I-405 & I-105**
Highest & Best Use	**Industrial / Light Manufacturing**

Masonry construction with dedicated vehicle access and parking in the rear yard.

SITE & FLEXIBILITY

Small-bay industrial with dedicated parking

A freestanding building with its own secured yard and dedicated on-site parking, enclosed by masonry wall and fencing, suited to vehicle staging, fleet parking, equipment storage, or contractor operations. With the I-405 one block away and the I-105 minutes south, the site supports a wide range of light industrial uses, from distribution, service, and building trades to import/export, freight forwarding, and other airport-ancillary operations.



AERIAL · AIRPORT CONTEXT

One block from the 405, across the street from the ConRAC

SUBJECT PROPERTY

1015 W. Arbor Vitae Street

AIN 4126-016-014
±3,652 SF building on ±8,185 SF of land
North side of Arbor Vitae, mid-block between Hindry and Isis Avenues

ACROSS THE STREET
LAX ConRAC Rental Car Center

ONE BLOCK EAST
I-405 · La Cienega Blvd

TWO BLOCKS SOUTH
Century Blvd · LAX/Metro Transit Center

TERMINALS
LAX Central Terminal Area, ±1.5 miles

THE VIEW ACROSS ARBOR VITAE

The LAX Rental Car Center

OPENED MARCH 2026

Five stories, roughly 6 million square feet, and nearly 20,000 parking spaces. All of LAX's rental-car operations under one roof, on the block facing the property.

ON SITE

Customer counters, fueling, car wash, and a Quick Turn Around maintenance building, plus a dedicated people mover station.

ACROSS THE STREET

The LAX Consolidated Rent-A-Car facility rewrote this corner of Inglewood.

±6M	±20,000	3,200	$5.5B
SQUARE FEET	PARKING SPACES	DAILY SHUTTLE TRIPS ELIMINATED	LAX LANDSIDE PROGRAM

The ConRAC occupies the superblock bounded by Arbor Vitae Street to the north, Aviation Boulevard to the west, Century Boulevard to the south, and La Cienega Boulevard to the east. It is the second-largest concrete building in the United States after the Pentagon. It opened in phases beginning October 2024 and was formally opened by Los Angeles World Airports on March 11, 2026.

It replaces rental-car operations that were formerly spread across dozens of separate lots and counters throughout Westchester and Inglewood, removing thousands of shuttle trips a day from the airport loop. A dedicated station on the LAX Automated People Mover connects the facility directly to the terminals; passenger service on the train is targeted to follow.

WHAT IT MEANS FOR 1015 W. ARBOR VITAE

- Concentrated daily demand: rental customers, a large on-site employee base, fuel and wash operations, and a Quick Turn Around maintenance building all immediately across the street.
- A natural home for vendors that serve airport fleets: detail, glass, tire, parts, upholstery, courier, towing, and mobile service operators.
- Arbor Vitae is now a primary access and circulation street for the facility, giving the building consistent frontage exposure.
- Land in this corridor has been absorbed by airport infrastructure, permanently limiting new small-building supply.

FACILITY DATA PER LOS ANGELES WORLD AIRPORTS AND PUBLIC REPORTING

Inglewood, at the center of the largest wave of investment in Southern California.

The property sits in Inglewood's established industrial and airport-service corridor, a dense grid of small-bay industrial, hotel, parking, and logistics uses wrapped around the north and east edges of LAX. It is one block west of the I-405 at La Cienega, roughly two miles north of the I-105, and about a mile and a half from the LAX Central Terminal Area.

For industrial real estate, the practical consequence is scarcity. Airport, stadium, and transit uses have consumed most developable land in the corridor, and virtually no new sub-5,000 SF freestanding industrial product is being built anywhere near LAX. Buildings of this size trade infrequently, and are typically bought by owner-users who need proximity to the airport.

DISTANCE FROM THE PROPERTY

LAX ConRAC	**Across the street**
I-405 Freeway	**±0.2 mi**
Century Blvd	**±0.5 mi**
LAX Central Terminal Area	**±1.5 mi**
I-105 Freeway	**±2.0 mi**
SoFi Stadium & Intuit Dome	**±2.5 mi**

WITHIN ±2.5 MILES

SoFi Stadium and Hollywood Park, the Intuit Dome, the Metro K Line, and the LAX/Metro Transit Center. SoFi hosted matches in the 2026 FIFA World Cup and is a centerpiece of the 2028 Olympic Games.

ZONING & USE

M-1 · Light Manufacturing

The property is zoned M-1 (Light Manufacturing) by the City of Inglewood. The designation is the city's principal industrial classification and accommodates a broad range of manufacturing, warehouse, service, and repair operations, with outdoor storage and heavier uses generally subject to discretionary review. The categories below are indicative of the range typically accommodated in M-1 and are provided for orientation only.

TYPICALLY PERMITTED

- Light manufacturing & assembly
- Warehousing & distribution
- Wholesale & showroom
- Machine and fabrication shops
- Printing and finishing
- Research, testing, laboratory
- Building trades & contractor shops
- Offices accessory to industrial use

COMMONLY CONDITIONAL

- Automotive repair & service
- Vehicle detail, wash, and storage
- Outdoor storage & equipment yards
- Truck and courier terminals
- Self-storage
- Food preparation & commissary
- Recycling and materials handling
- Trade schools

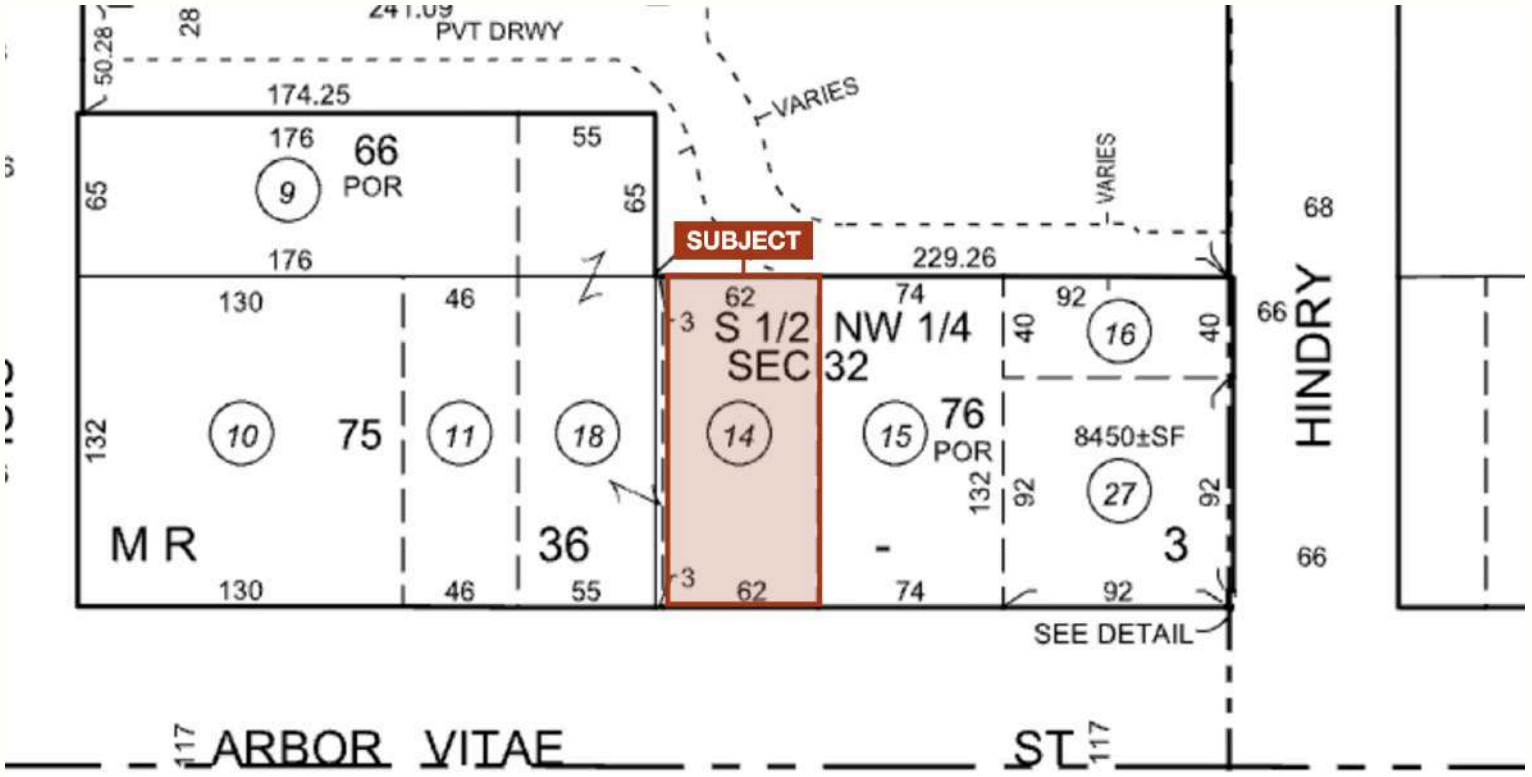
AIRPORT-ANCILLARY USERS

- Import/export & freight forwarding
- Air cargo support & customs brokerage
- Courier and same-day logistics
- Fleet maintenance & mobile service
- Parts, tire, glass, upholstery
- Shuttle, crew, and livery staging
- Catering, uniform, and linen support
- Contractor storage for LAX projects

> Zoning categories shown are illustrative. Permitted, conditionally permitted, and prohibited uses, along with parking, setback, and coverage standards, are governed by the Inglewood Municipal Code and are subject to change. Buyers should confirm any intended use directly with the City of Inglewood Planning Division.

PARCEL & SITE

A rectangular lot with 62 feet of Arbor Vitae frontage



AIN	FRONTAGE	DEPTH	LAND AREA	COVERAGE
4126-016-014	**62' on Arbor Vitae**	**132'**	**±8,185 SF**	**±45%**

The lot runs the full 132-foot depth of the block face between Hindry and Isis Avenues, giving the building a continuous side yard and rear access. The ConRAC superblock begins directly across Arbor Vitae.

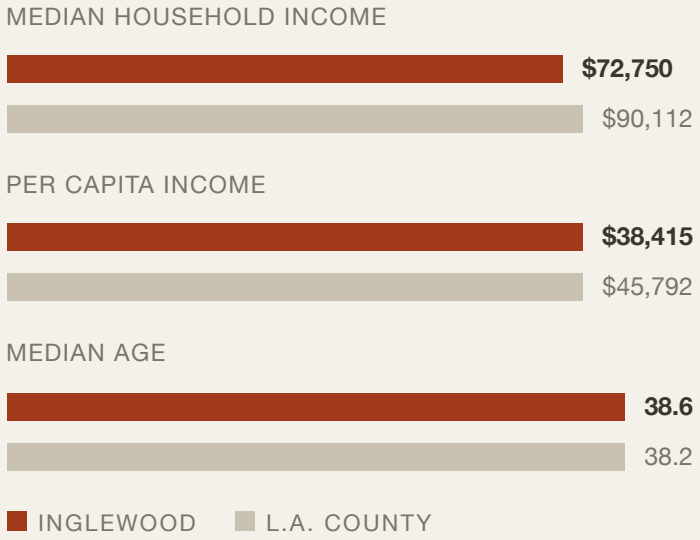
Source: Office of the Assessor, County of Los Angeles, Book 4126, Sheet 16. Dimensions are per the assessor map and are approximate; buyers should verify independently.

DEMOGRAPHICS

Inglewood & Los Angeles County

MEASURE	INGLEWOOD	L.A. COUNTY
Population	**102,765**	±9.7 million
Median household income	**$72,750**	$90,112
Per capita income	**$38,415**	$45,792
Median age	**38.6**	38.2
Median home value	**$798,300**	n/a
Land area	**9.1 sq mi**	n/a
Population density	**±11,300 / sq mi**	n/a

INGLEWOOD VS. L.A. COUNTY



Inglewood offers a deep, accessible labor pool for industrial and service employers, with more than 100,000 residents inside 9.1 square miles, drawing additional workforce from Lennox, Hawthorne, Westchester, and the wider South Bay via the Metro C and K Lines.

Sources: U.S. Census Bureau American Community Survey (2024 estimates) and public municipal data. Radius-based trade area reports available on request.

PRICING

The Offering

OFFERING PRICE	$1,999,000

WHO THIS FITS

- **Owner-users** needing a small freestanding building with a secured yard and parking, on the 405 and minutes from LAX, a combination rarely available.
- **Private investors** seeking in-place income on an irreplaceable airport-adjacent parcel with long-term rent growth from ConRAC-driven demand.
- **Light industrial and airport-ancillary operators** across contracting, distribution, service, import/export, and fleet, drawn by freeway access and a base at the gateway to LAX.

> Current rent, lease abstract, and operating expense detail will be released to qualified buyers on request. Contact the broker for additional information.

PRICING METRICS COMPUTED ON STATED BUILDING AND LAND AREAS

EXCLUSIVELY OFFERED BY

For additional information, please contact:

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WHY THIS TRADE MATTERS

A generational asset in a supply-constrained market.

Inventory in the LAX submarket is extremely tight. Airport, stadium, and transit development has consumed the land, and small freestanding industrial buildings with a yard are effectively no longer being built here. What exists rarely comes to market, and the corridor keeps strengthening as the ConRAC, the people mover, and the 2028 Olympic Games pull investment toward Inglewood.

Buildings like 1015 W. Arbor Vitae change hands once in a generation.

CONFIDENTIALITY & DISCLAIMER

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