



# *DEVELOPMENT OR USER* OPPORTUNITY IN INGLEWOOD

710-718 CENTINELA AVE, INGLEWOOD, CA 90302

# TABLE OF CONTENTS

01

EXECUTIVE  
SUMMARY

02

PROPERTY  
OVERVIEW

03

LOCATION  
OVERVIEW

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# EXECUTIVE SUMMARY

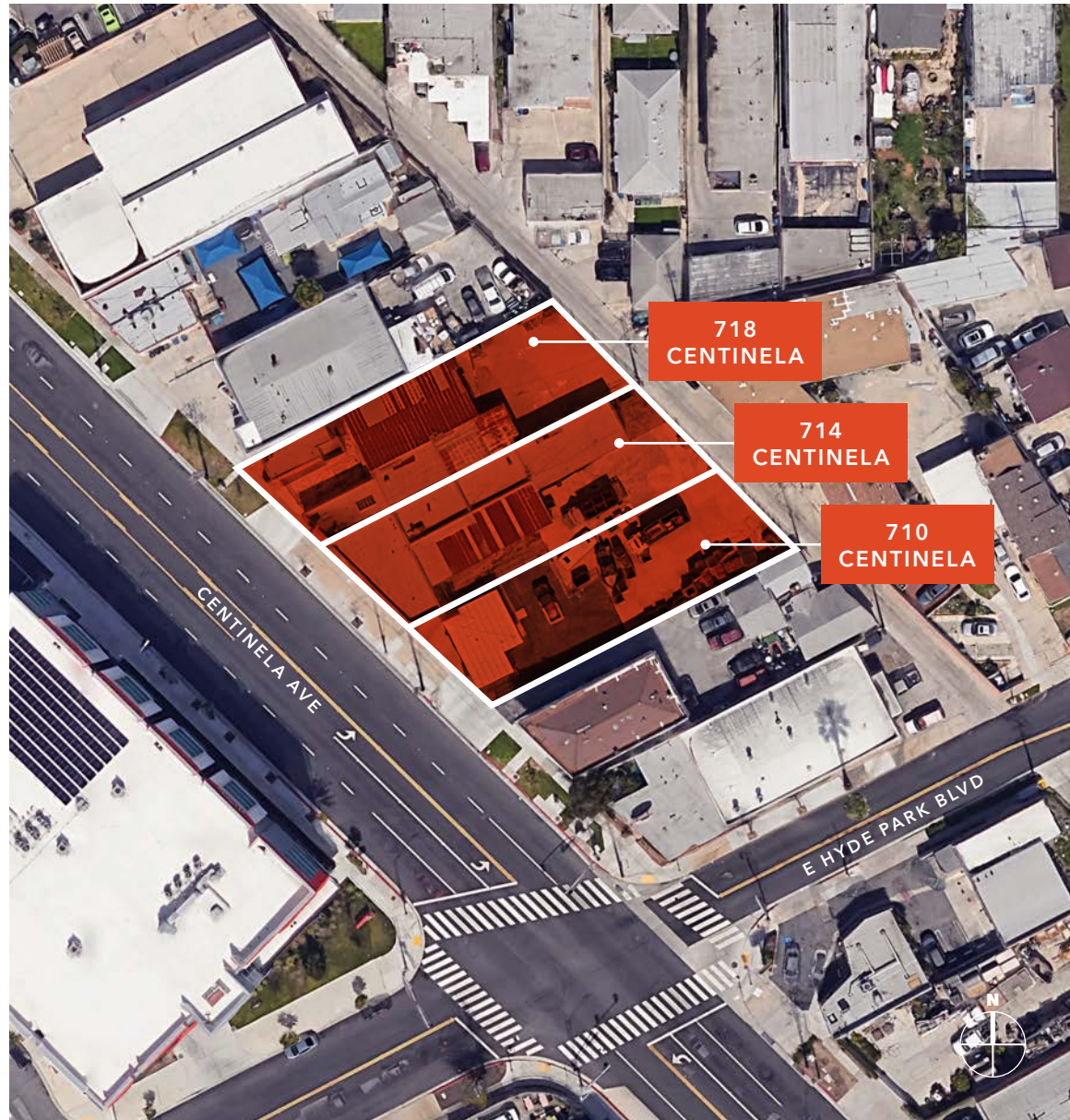


# DEVELOPMENT OPPORTUNITY IN INGLEWOOD'S COMMERCIAL CORRIDOR

*First Time on the Market in 50 Years!*

## PROPERTY OVERVIEW

ADDRESS	710-718 Centinela Ave, Inglewood, CA 90302	
LAND SIZE	710 Centinela	7,153 SF
	714 Centinela	7,136 SF
	718 Centinela	7,126 SF
	<b>Total</b>	<b>21,415 SF</b>
BUILDING SIZE	710 Centinela	613 SF
	714 Centinela	1,057 SF
	718 Centinela	2,129 SF
	<b>Total</b>	<b>3,799 SF</b>
APNS	4014-025-003, 4014-025-004, 4014-025-005	
ZONING	MU-C	
ASKING PRICE	\$2,500,000	







## EXECUTIVE SUMMARY

*The ±21,415 SF property offers a premier development opportunity or an ideal location for an owner-user within Inglewood's thriving commercial corridor.*

Zoned TOD Corridor Mixed Use (MU-C), the site supports a diverse array of uses, including mixed-use, commercial, retail, automotive, and educational developments, making it a compelling acquisition for developers and business owners seeking to establish a foothold in this high-growth market. With limited land availability near SoFi Stadium and Intuit Dome, this property is strategically positioned for immediate development. Its dual access from both the front and rear alley enhances functionality and accessibility.

The TOD Mixed-Use Corridor zoning district is designed to accommodate a range of uses that cater to both pedestrian-friendly, transit-oriented environments and high-traffic commercial corridors (Source: New Downtown and Fairview Heights TOD Plan and Design Guidelines, Nov. 2016). The site offers exceptional development flexibility, supporting potential projects such as a mixed-use development, retail center, senior independent housing community, or automotive showroom (Source: Figure 3.3b Permitted and Prohibited Uses Chart).

Furthermore, the property's prime location in a high-traffic area, coupled with its proximity to major entertainment and commercial destinations, makes it highly attractive to tenants seeking visibility and accessibility. Investors and developers can capitalize on Inglewood's ongoing revitalization and infrastructure advancements to create a high-value asset in a market characterized by limited supply and rising demand.

→ [VIEW NEW DOWNTOWN & FAIRVIEW HEIGHTS  
TOD PLAN & DESIGN GUIDELINES, NOV. 2016](#)



## PROPERTY HIGHLIGHTS

### **PREMIER DEVELOPMENT OPPORTUNITY**

A rare assemblage of three (3) parcels totaling approximately 21,415 SF in the heart of downtown Inglewood. Situated within the TOD (Transit-Oriented Development) zone, the property supports mixed-use development of up to four stories and 55 feet, with reduced parking and setback requirements, enhancing its development potential and feasibility.

### **HIGH VISIBILITY & PROMINENT SIGNAGE**

Strategically positioned along Inglewood's bustling Centinela Avenue, with traffic counts exceeding 24,000 CPD, ensuring strong exposure for businesses.

### **STRONG MARKET FUNDAMENTALS**

Inglewood's housing market is experiencing significant growth, with the median home price reaching \$747,500 in January 2025, a 9.9% increase from the previous year. This upward trend indicates strong market fundamentals and a pressing need for additional housing to accommodate the growing demand. Further supported by the City of Inglewood's Housing Element report (2021-2029) projects a Regional Housing Need Allocation of approximately 7,439 additional units.

### **HIGH-GROWTH, INFILL LOCATION WITH STRONG DEMOGRAPHICS**

Situated within a dynamic market of 137,000 households within a 2-mile radius, boasting an average household income of \$92,000.

### **CENTRALLY LOCATED WITH EXCEPTIONAL AMENITIES**

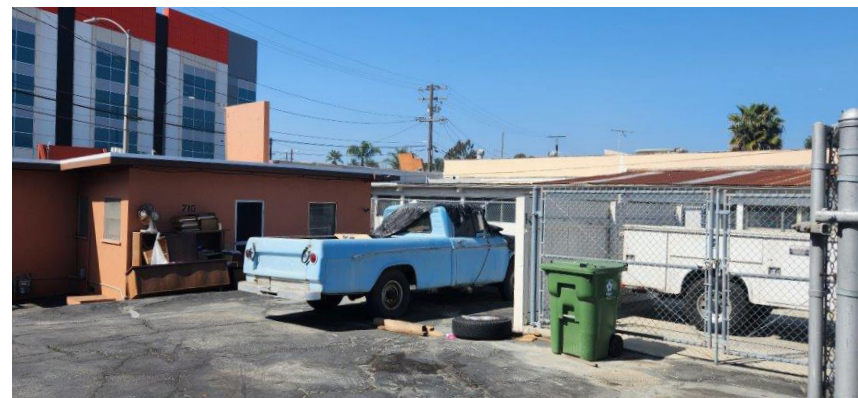
Just a 1-minute drive to the Downtown Inglewood Station Metro K-Line, an 8-minute drive from SoFi Stadium and Hollywood Park, and a 10-minute drive to LAX, and within close proximity to Amazon Fresh, Ralphs, and a variety of retail destinations along La Cienega and Centinela.

### **PEDESTRIAN-FRIENDLY & TRANSIT-ACCESSIBLE**

Boasting a walk score of 85, the property is highly walkable and well-connected to public transit and major freeways, enhancing its appeal for commercial and mixed-use development.

### **OWNER-USER INVESTMENT POTENTIAL**

Versatile flex property featuring both warehouse and office space, suitable for a wide range of commercial applications.





## EXECUTIVE SUMMARY



## PERMITTED AND PROHIBITED USES

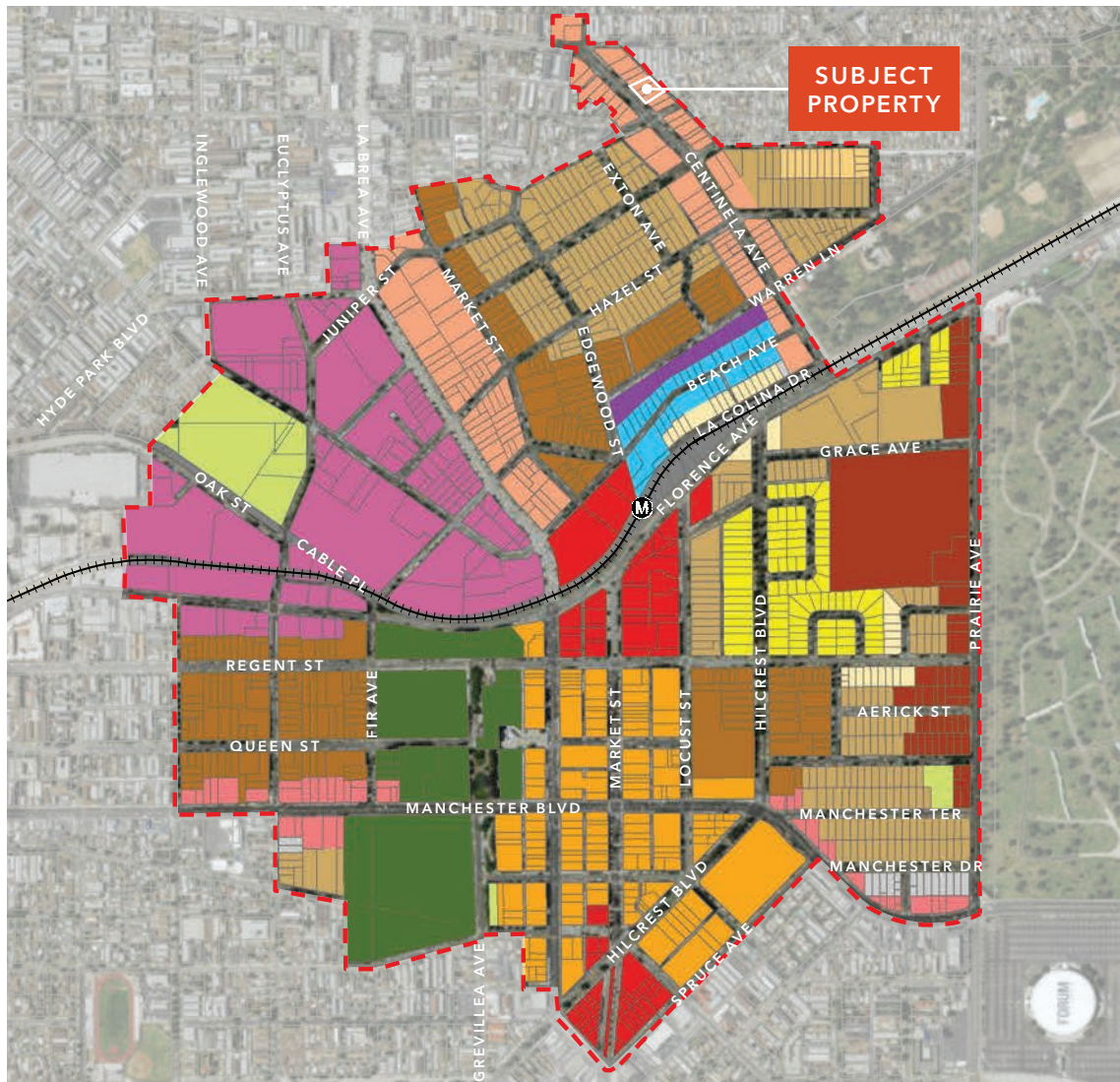
	USE	PERMISSION
Residential	Residential units	Permitted
	Senior independent housing	Permitted
	Live-work units in new structures	Permitted
	Live-work units in existing structures	Permitted
	Institutional transitional housing	Not Permitted
	Homeless shelter	Not Permitted
	Residential caretaker's unit	Not Permitted
	Halfway houses, orphanages, group homes or community care facility	Special Use Permit Required
	Fraternities and sororities	Special Use Permit Required
Commercial	General retail (Sales of goods, non-pawn jewelry stores, neighborhood services, finance and insurance establishments, restaurants, bakeries, etc)	Permitted
	Sales of distilled spirits for off-site consumption	Special Use Permit Required
	Sales of beer and wine for off-site consumption	Special Use Permit Required
	Professional offices	Permitted
	Beauty salons, barbershops and tanning salons	Permitted/ Special Use Permit Required

	USE	PERMISSION
Commercial	Tattoo parlors	Special Use Permit Required
	Shopping centers	Permitted
	Specialty merchandise mart	Special Use Permit Required
	Auction halls	Special Use Permit Required
	Hotels	Permitted
	Check cashing	Special Use Permit Required
	Rent-to-own	Special Use Permit Required
	Pawn shops	Not Permitted
	Gymnasiums and studios	Permitted
	Thrift, antiques or collectibles stores	Special Use Permit Required
	Swap meets and flea markets	Not Permitted
	Plant nurseries	Not Permitted
	Newsstands	Permitted
	Arcades and recreational activities geared to children 12 or younger	Special Use Permit Required

Data Source: New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines, Figure 3.3A Permitted and Prohibited Uses



# DOWNTOWN ZONING DISTRICTS



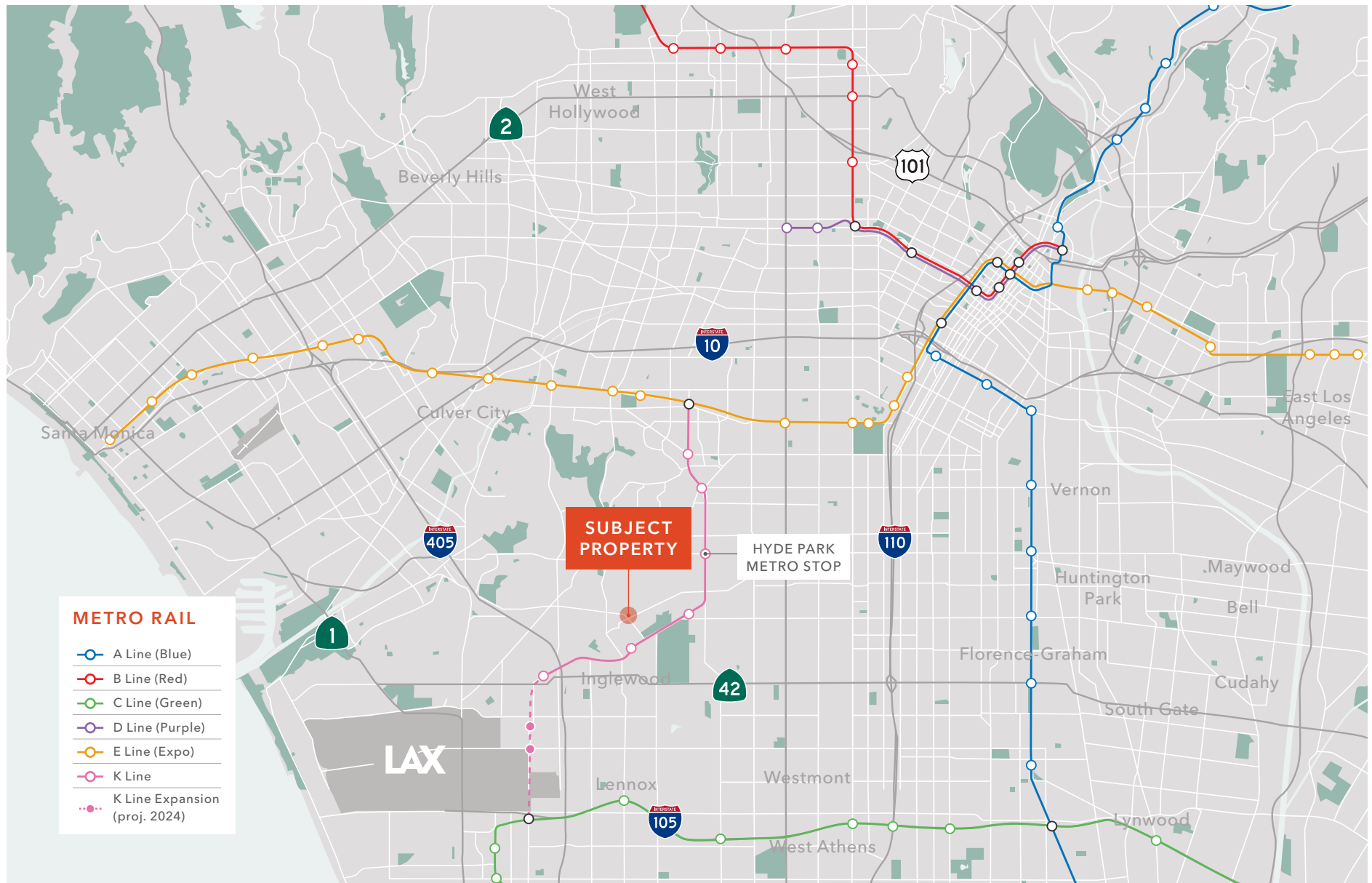
## LEGEND

	DOWNTOWN PLAN BOUNDARY
	CRENSHAW/LAX LINE
	TOD MIXED USE 1 (MU-1)
	TOD MIXED USE 2 (MU-2)
	TOD MIXED USE CORRIDOR (MU-C)
	HISTORIC CORE (HC)
	RESIDENTIAL SINGLE FAMILY (R-1)
	RESIDENTIAL LIMITED MULTI FAMILY (R-2)
	RESIDENTIAL LIMITED MULTI FAMILY (R-2A)
	RESIDENTIAL MULTIPLE FAMILY (R-3)
	RESIDENTIAL MULTIPLE FAMILY (R-4)
	RESIDENTIAL MEDICAL (R-M)
	GENERAL COMMERCIAL (C-2)
	HEAVY COMMERCIAL (C-3)
	CIVIC CENTER (C-C)
	LIGHT MANUFACTURING (M-1)
	PARKING (P-1)
	OPEN SPACE (O-S)
	TRANSPORTATION CORRIDOR (T-C)



# PROPERTY OVERVIEW







## PROPERTY OVERVIEW







# LOCATION OVERVIEW



# INGLEWOOD IS A HISTORIC COMMUNITY

*Located southwest of Los Angeles and adjacent to L.A. International Airport (LAX).*

As of the 2020 U.S. Census Bureau, the city had a population of 107,762. Among its iconic mid-century buildings—60s-era indoor arena The Forum and the brutalist-style Inglewood City Hall—the city has long been home to old-school Soul Food, West African, New Orleans, and Mexican spots, not to mention public art, community spaces, and artisan markets well worth a trip out of downtown Los Angeles.

A recently new and welcomed addition to the city as of 2020 is SoFi Stadium, the first indoor-outdoor stadium that is now home to the Los Angeles Chargers and the Los Angeles Rams. SoFi Stadium is an unprecedented and unparalleled sports and entertainment destination built by Los Angeles Rams Owner/Chairman E. Stanley Kroenke. At a total cost of \$5.5 billion, it is the most expensive stadium ever built. The state-of-the-art stadium hosted Super Bowl LVI in 2021 and will host the Opening and Closing Ceremonies of the Olympic Games in 2028. Located on the site of the former Hollywood Park racetrack, the stadium is the centerpiece of a 298-acre mixed-use development featuring retail, commercial office space, a hotel, residential units, and outdoor park spaces.

Photo Source: Randy's Donuts by Bobak Ha'Eri is licensed under CC-BY-SA-3.0

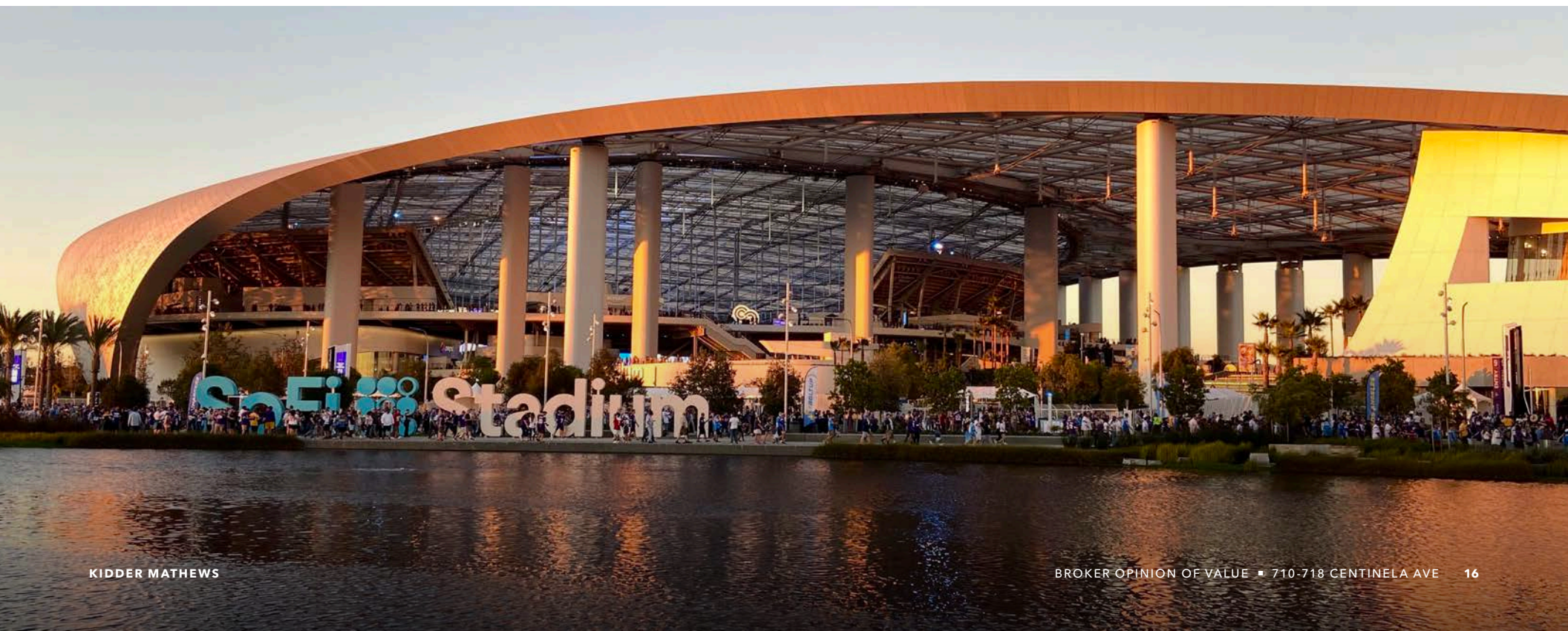


## INGLEWOOD OVERVIEW

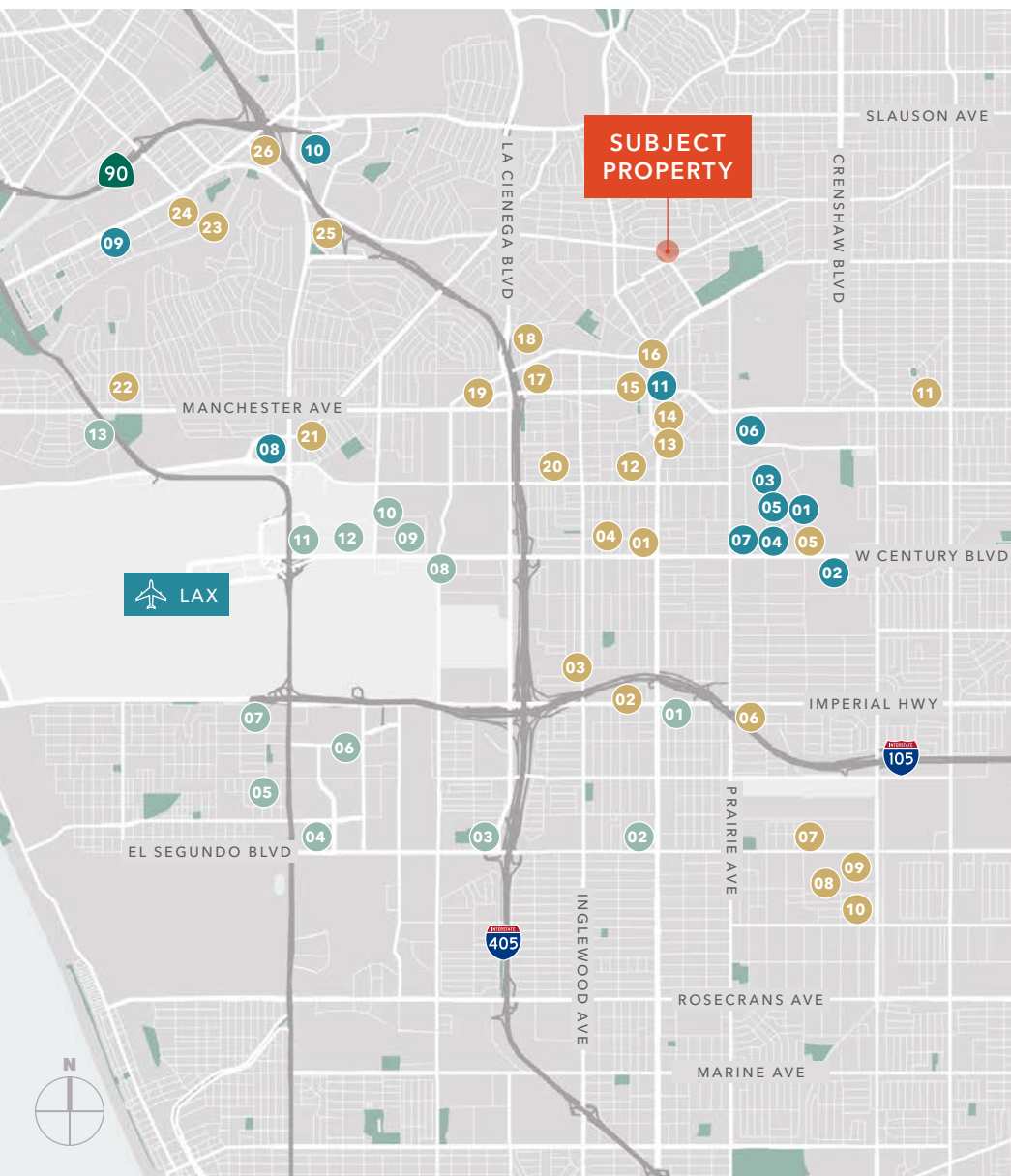
One of Inglewood's best-kept secrets is its beautifully landscaped neighborhoods and quality housing. The city also has over 100 acres of parks, excellent recreational facilities, and a modern Civic Center. The city's recent regeneration has been spurred by the new SoFi Stadium and the Intuit Dome arena which was completed in 2024, the home of the Los Angeles Clippers. Inglewood is no longer a sleepy little settlement in the country. It is alive, thriving and in the center of an ever-changing Centinela Valley where the old Machado adobe blends with the new landmarks to remind residents of the rich heritage of the City and the fact that history is still being made in Inglewood. The recent rise in new buildings and developments has made a positive impact on the city's economy.

### SOFI STADIUM

After years without a football team, Los Angeles residents not only now have two teams to root for, they now have a gigantic stadium to house both of them. The LA Rams and the LA Chargers have their own state-of-the-art stadium in Inglewood, right outside of The Forum. With a capacity to fit about 70,000 fans, and with plans of expanding to fit over 100,000, the stadium will rival the largest stadium in California, The Rose Bowl. The SoFi Stadium is already set to host the 2026 World Cup matches and the 2028 Olympic ceremonies.



## LOCATION OVERVIEW



### EAT + DRINK

- 01 IHOP
- 02 Ms. B's M & M Soul Food
- 03 Jim's Burgers
- 04 La Fonda of Inglewood
- 05 In-N-Out Burger
- 06 Coni'Seafood
- 07 Common Space Brewery
- 08 Los Angeles Ale Works
- 09 Fabulous Grill on Crenshaw
- 10 Alberto's Mexican Food
- 11 Cobblers Cakes & Kream
- 12 Banadir Somali
- 13 Woody's Bar-B-Que
- 14 Little Belize
- 15 Dulan's Soul Food Kitchen
- 16 Hilltop Coffee + Kitchen
- 17 Roscoe's
- 18 Tortugo Brewing Company
- 19 Three Weavers Brewing
- 20 Lax Tacos
- 21 The Coffee Company
- 22 Benny's Tacos
- 23 Hash
- 24 Tocaya Modern Mexican
- 25 Dave & Buster's
- 26 Chick-fil-a

### HOTELS

- 01 Hampton Inn
- 02 Courtyard by Marriott
- 03 Ramada by Wyndham
- 04 Cambria Hotel LAX
- 05 Fairfield Inn & Suites
- 06 AC Hotel by Marriott
- 07 Embassy Suites by Hilton
- 08 The Westin
- 09 Hilton Hotel
- 10 Four Points by Sheraton
- 11 Hyatt Regency
- 12 Sheraton Gateway
- 13 Hotel June West LA

### SHOPPING + AMUSEMENT

- 01 Target
- 02 The Village at Century
- 03 Sofi Stadium
- 04 Hollywood Park Casino
- 05 Youtube Theater
- 06 The Kia Forum
- 07 Cinepolis Luxury Cinemas
- 08 Westchester Village
- 09 Runway Playa Vista
- 10 Westfield Culver City
- 11 Inglewood Marketplace



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2024 POPULATION	42,199	256,013	859,924
2029 POPULATION PROJECTION	41,203	248,951	833,694
ANNUAL GROWTH 2024-2029	-0.5%	-0.6%	-0.6%
MEDIAN AGE	38.8	39.9	37.8



Household Income

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	17,027	95,561	308,504
2029 HOUSEHOLD PROJECTION	16,591	92,794	298,792
AVG HOUSEHOLD INCOME	\$90,001	\$98,037	\$98,158
MEDIAN HOUSEHOLD INCOME	\$67,429	\$71,444	\$71,810

Data Source: CoStar 2024; Photo Source: Inglewood City Hall by Fauxtos is licensed under CC BY-SA 2.0



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