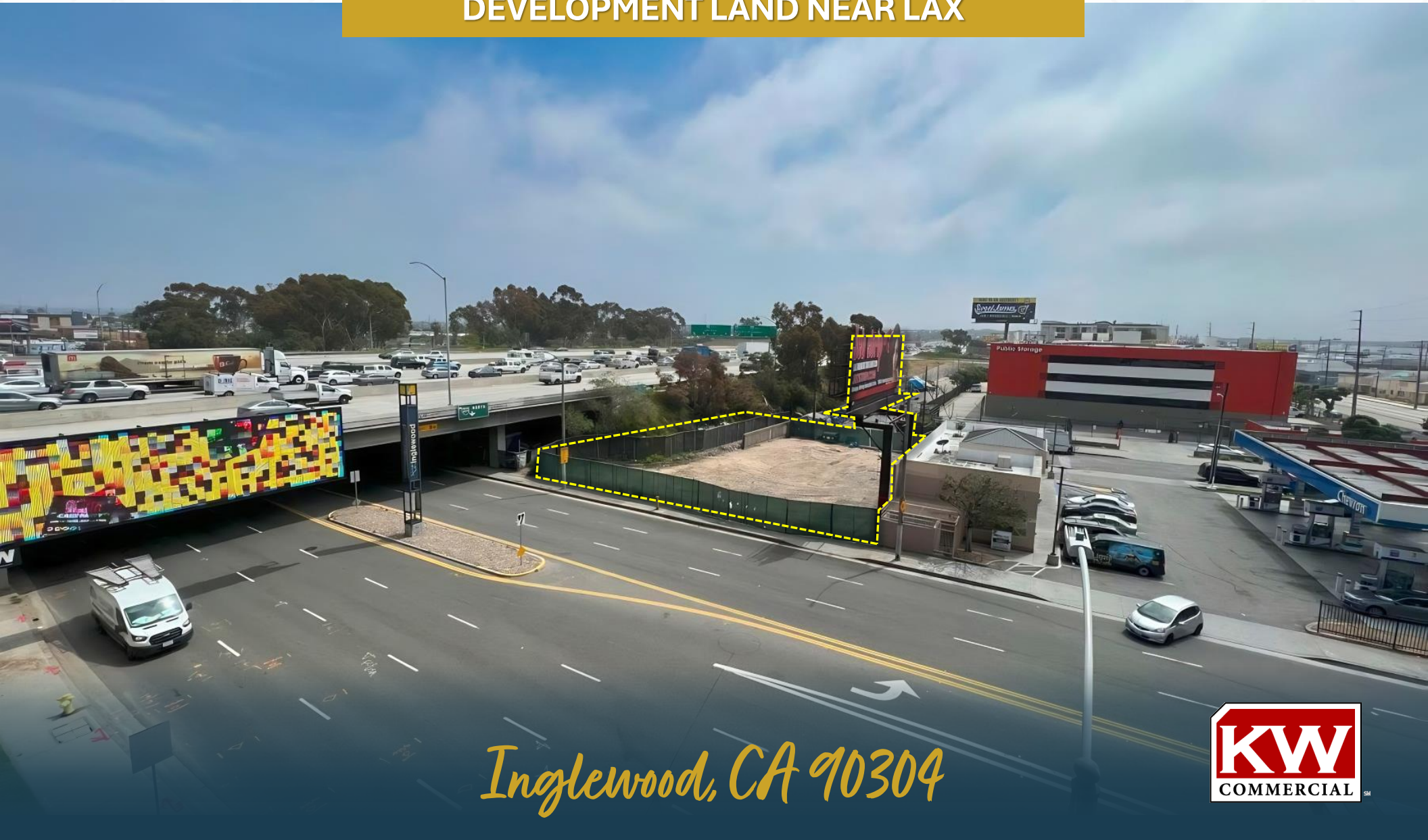


5138 W. Century Blvd

DEVELOPMENT LAND NEAR LAX



Inglewood, CA 90304



Adjacent to the I-405 onramp/offramp with over 300,000 vehicles per day.

5138 W. Century Blvd

Inglewood, CA 90304

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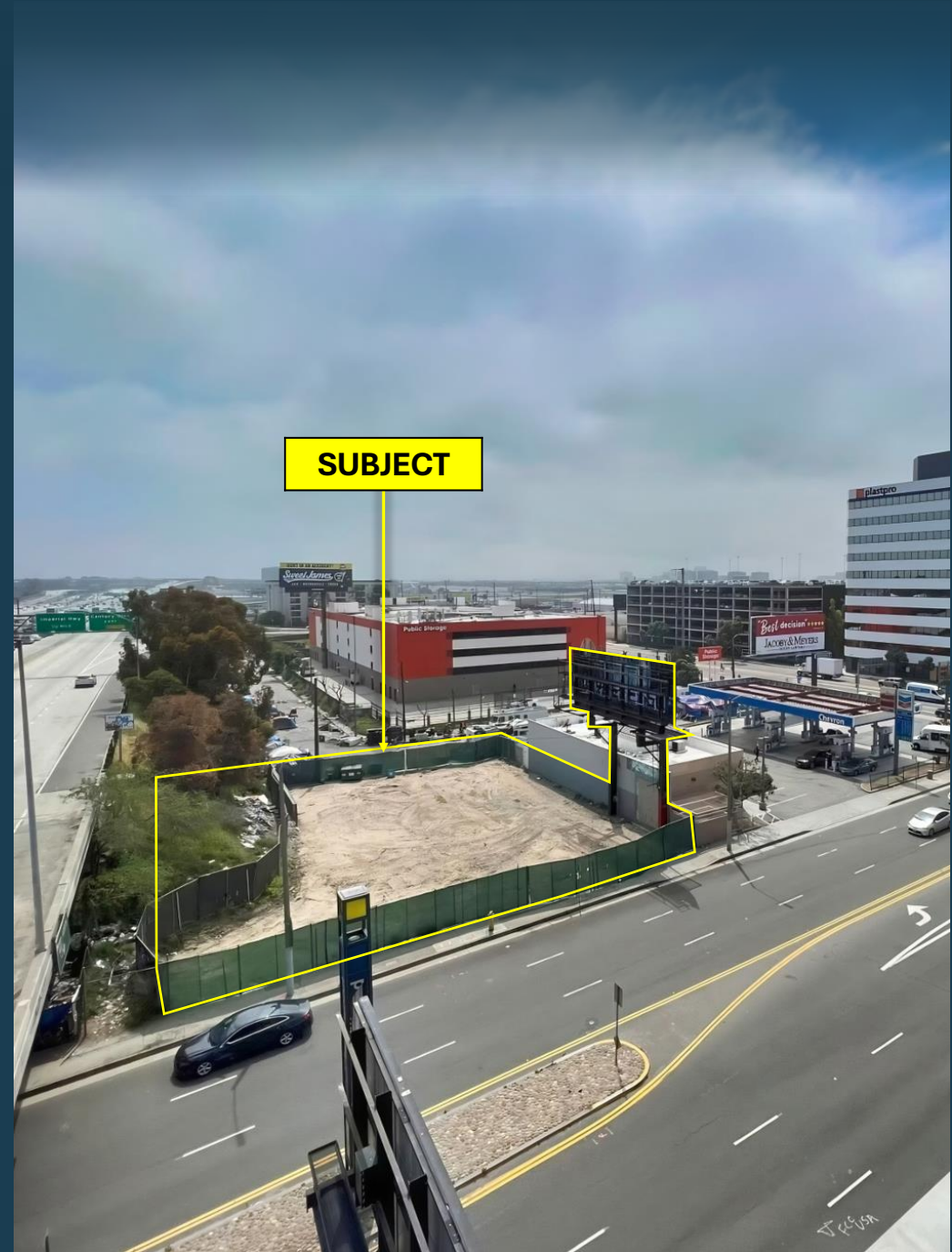
Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Property Summary

PRICE	\$2,226,000
LEASE RATE	Negotiable
LOT SIZE	8,276 SF
PARKING	On-Site & Street Access
ZONING	C-2

PROPERTY HIGHLIGHTS

- Adjacent to the I-405 onramp/offramp with over 300,000 vehicles per day.
- Potential to develop a Drive-Thru QSR!!!
- Situated just off the major signalized intersection of La Cienega Blvd and Century Blvd, experiencing over 100,000 vehicles daily.
- Just 1.5 miles from Los Angeles International Airport, providing access to over 76 million travelers annually
- ADDITIONAL INCOME GENERATED FROM A SINGLE-SIDED BILLBOARD!!!
- Nearby businesses include McDonald's, Starbucks, Subway, The Westin, Marriott, La Quinta Inn & Suites, and the \$1B CONRAC facility.
- Close Proximity to the new Aviation/Century Metro Station (C & K Lines)



QSR Development Opportunity



LOCATION ACCESSIBILITY



LAX Consolidated Rent-A-Car (ConRAC) FACILITY

The LAX Consolidated Rent-A-Car (ConRAC) Facility is one of the cornerstone projects of Los Angeles International Airport's \$15 billion modernization program — the largest airport infrastructure investment in U.S. history. Completed in 2024, the 6.3-million-square-foot complex consolidates over 20 separate rental car operations into a single, state-of-the-art facility, streamlining passenger experience and dramatically improving traffic flow around the airport.

Strategically located east of the airport off Aviation Boulevard, the ConRAC is directly connected to the new Automated People Mover (APM) system, allowing travelers to move seamlessly between the terminals and the facility without the need for shuttle buses. This integration significantly reduces congestion on airport roadways while improving efficiency and sustainability, marking a major milestone in LAX's transformation into a modern, world-class transportation hub.

Los Angeles International Airport (LAX)

Positioned near Los Angeles International Airport (LAX), one of the busiest airports in the world, the property benefits from unparalleled connectivity and economic vitality. LAX serves as a global gateway linking Southern California to more than 180 destinations worldwide, handling over 60 million annual passengers and generating billions in regional economic activity. The surrounding area has undergone significant redevelopment in recent years, with major investments in airport modernization, hotel and hospitality projects, creative office conversions, and mixed-use developments reshaping the local landscape.

The \$15 billion LAX Modernization Program — the largest public works project in the city's history — continues to transform the area through improved terminals, the Automated People Mover, and the new Consolidated Rent-A-Car Center, all designed to streamline traveler experience and support long-term growth. These infrastructure enhancements have catalyzed private sector investment, spurring a wave of new hotels, logistics centers, and residential projects in nearby neighborhoods such as Westchester, Inglewood, and El Segundo.



Area Amenities



Inglewood

CALIFORNIA

As a gateway to major commercial centers of the United States and internationally, Inglewood is in a unique position on the shore of the Pacific Rim. The Los Angeles International Airport is directly accessible by Inglewood's Century Boulevard - one of the City's busiest commercial corridors. Proximity to the airport, the Los Angeles and Long Beach Harbors, and four major freeways facilitate both domestic and international trade.

LOCATION RENAISSANCE

In recent years, Inglewood has experienced a significant revitalization effort, which is often referred to as the "Inglewood Renaissance." This has been driven by a number of factors, including The development of the SoFi Stadium: In 2020, the SoFi Stadium, a state-of-the-art sports and entertainment complex, opened in Inglewood. This development has brought a significant amount of investment to the area, and has helped to create new jobs and opportunities for local residents.



\$71,029

Median Household Income



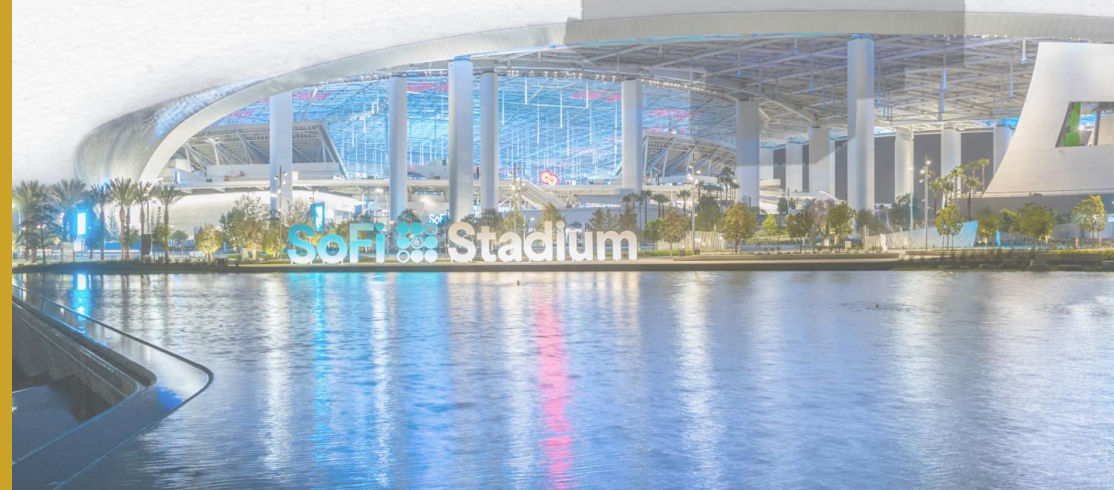
35.3%

Owner-Occupied Housing

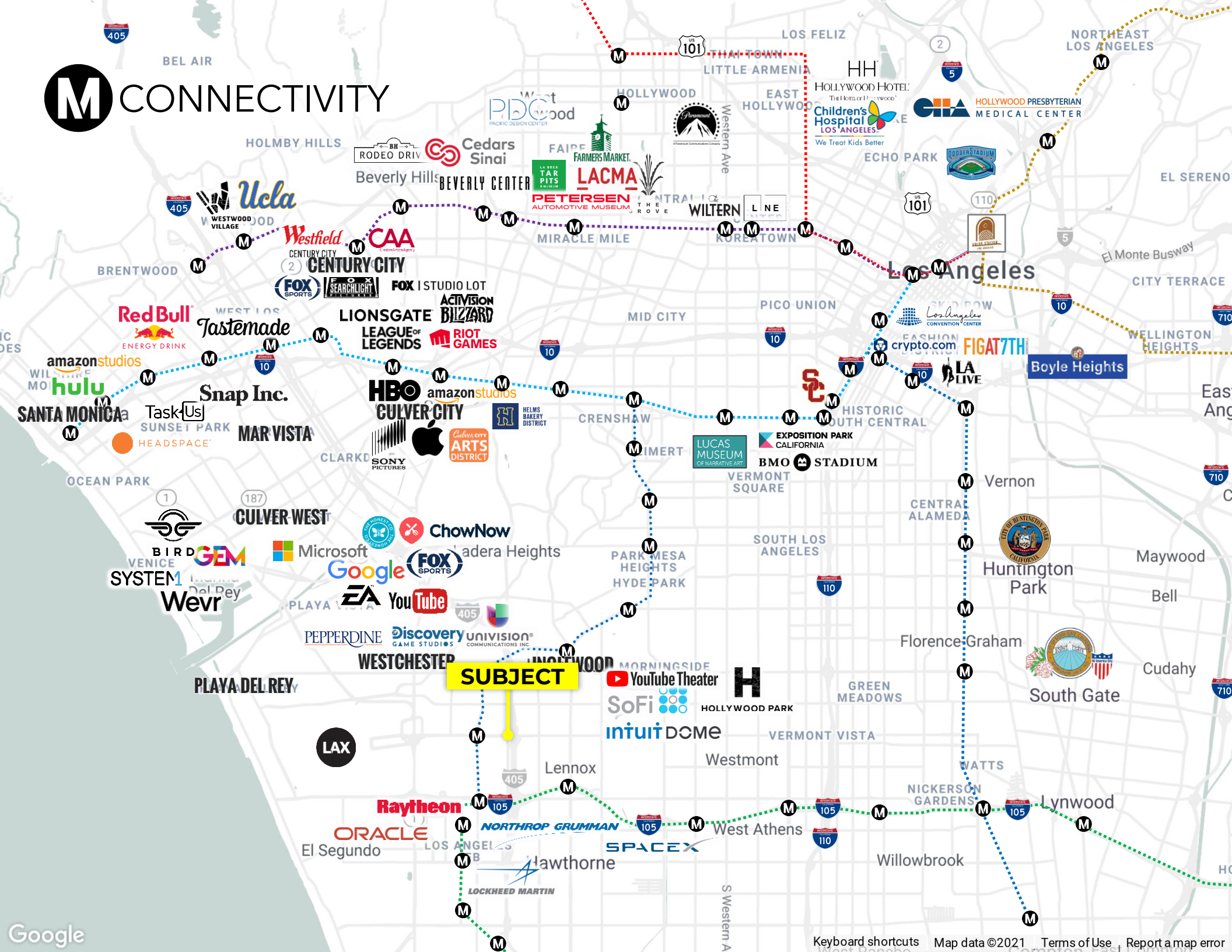


\$863,500

Median Home Sale Price



M CONNECTIVITY



TRANSIT ORIENTED DEVELOPMENT

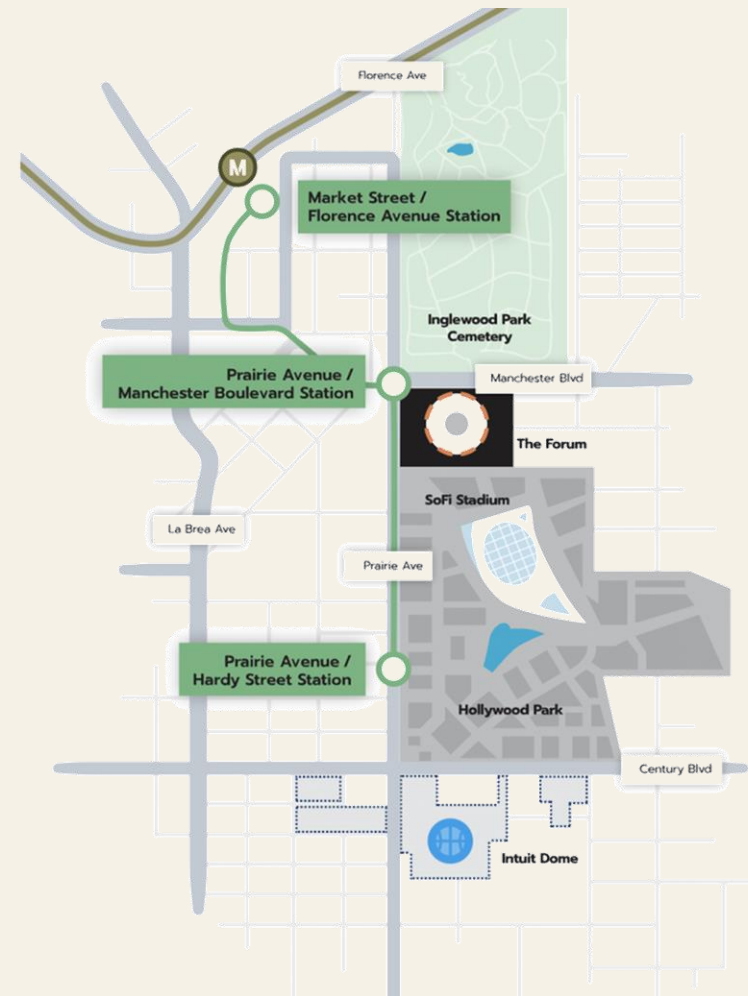


1 BILLION FEDERAL TRANSIT INVESTMENT

METRO CRENSHAW/LAX: The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood and El Segundo; and portions of unincorporated Los Angeles County.

TRANSIT PLAZA BETWEEN FLORENCE & MARKET: This project is going to place a transit plaza between Florence and Market Street, at the mouth of downtown. The transit connector will reduce traffic and will move up to 11,000 people per hour and revitalize the downtown area.

INGLEWOOD PEOPLE MOVER: The Inglewood City Council has approved the construction of the Inglewood Transit Connector (ITC), which is a monorail style train that would connect the Metro Crenshaw's Downtown Inglewood Station to both SoFi Stadium and Intuit Dome. This involves automated vehicles traveling on an elevated, 1.6-mile guideway which would run above Market Street, Manchester Avenue, and Prairie Avenue. In addition to the northern terminus on Market Street adjacent to the K Line, plans also call for stops at Manchester Avenue and Hardy Avenue.



World-Class

SPORTS DESTINATION



Area Landmarks



Opened in September 2020, the stadium is home to the National Football League (NFL)'s Los Angeles Chargers and Los Angeles Rams, as well as the annual LA Bowl in college football. Capacity is 70,240 to 100,240. Built 2016-2020. Cost \$5.65B

8 FIFA World Cup Matches in 2026, Superbowl 61 in 2027, the 2028 Olympic Games, and the NBA All-Star Game Weekend in 2026.

The arena is located south of the other major Inglewood sports venues, SoFi Stadium and the Kia Forum. It is the home venue of the Los Angeles Clippers. The Clippers arena project will generate millions of dollars in new tax revenue that will be used to improve local parks, libraries, and police and fire services.



TOP REGIONAL EMPLOYERS

5-MILE RADIUS

INGLEWOOD



\$55,000,000

In Local Wages



\$500M

In Local Business Contracts



HOLLYWOOD PARK

35%

Local Hire Provisions



HOLLYWOOD
PARK
CASINO

cinépolis

PLAYA VISTA



SONY



EL SEGUNDO



NORTHROP GRUMMAN

Raytheon



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