

# THE TRIANGLE

SOUTH MARKETPLACE

513 S LA BREA AVENUE, INGLEWOOD, CA 90301



## SHARPLINE

*"Client Focus. Sharp Results."*

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## FOR SALE

**RARE MIXED-USE DEVELOPMENT  
OPPORTUNITY IN THE REVITALIZED  
CITY OF INGLEWOOD.**

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## South Market Place

The focus of South Market Place is the unique Hillcrest/Kelso Street Plaza, which is intended to provide another gathering space for the City when Market Street is closed by activation of movable or retractable bollards located at La Brea Avenue and on Kelso Street and Hillcrest Boulevard.

South Market Place is also intended to be the terminus of Market Street and to be an attractive and dramatic entry to the Downtown.

Market Street can also be closed to automobiles, along with South Market Place to create a linear public space that can be temporarily free of automobiles all the way from La Brea Avenue on the south to Florence Avenue and the Metro Station on the north. This corridor can be activated by public activities such as concerts, festivals, markets, art shows, celebrations, etc. bringing thousands of visitors to the shops and restaurants along Market Street.

# SITE OVERVIEW



# PROPERTY OVERVIEW

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# PROPERTY DETAILS

No.	Adress	APN	Land Size
1	501 S La Brea Ave	4021-021-001	9,634 SF
2	509 S La Brea Ave	4021-021-002	11,006 SF
3	513 S La Brea Ave	4021-021-005	8,967 SF
4	425 S Market St	4021-021-010	10,364 SF
5	451 S Market St	4021-021-008	5,617 SF
6	467 S Market St	4021-021-006	7,238 SF

**TOTAL ESTIMATED LOT AREA**

**± 52,826 SF ± 1.21 ACRES**

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# MULTI-FAMILY

Conceptual Design by  
WARE MALCOMB



# ZONING DETAILS

TOD MIXED-USE 1 - provides for larger scale transit oriented development at a higher density. Uses should be mixed with retail, services, or public-serving office on the ground floor and residential, office, hotel or institutional on the upper floors.

## HOSPITALITY



## OFFICE



# PROPERTY HIGHLIGHTS

- Excellent opportunity to develop a mixed-use project
- ±1.21 Acre Transit Oriented Development
- Zoned TOD Mixed Use 1 –Transit Oriented District Zoning allows for hospitality, office, residential and retail uses
- Dense Urban Infill Location
- Property is strategically located 0.5 miles away from Hollywood Park and the Forum
- Easy access to prime Los Angeles shopping, dining, and entertainment areas
- Build approximately 6 stories high or 80 feet
- Located at the intersections of S Market St, S La Brea Ave and E Hillcrest
- High traffic intersection
- 12-minute drive to LAX
- Excellent street frontage and visibility
- Over 280,000 people within a 3-mile radius



# MAJOR AREA RETAILERS

1.0  
MILE TO SOFI STADIUM

10.0  
MILES TO DTLA

4.1  
MILES TO LAX



SOFI STADIUM

THE FORUM

SUBJECT SITE

LAX

105

105

405

LOCUST ST

MARKET ST

LA BREA AVE

M

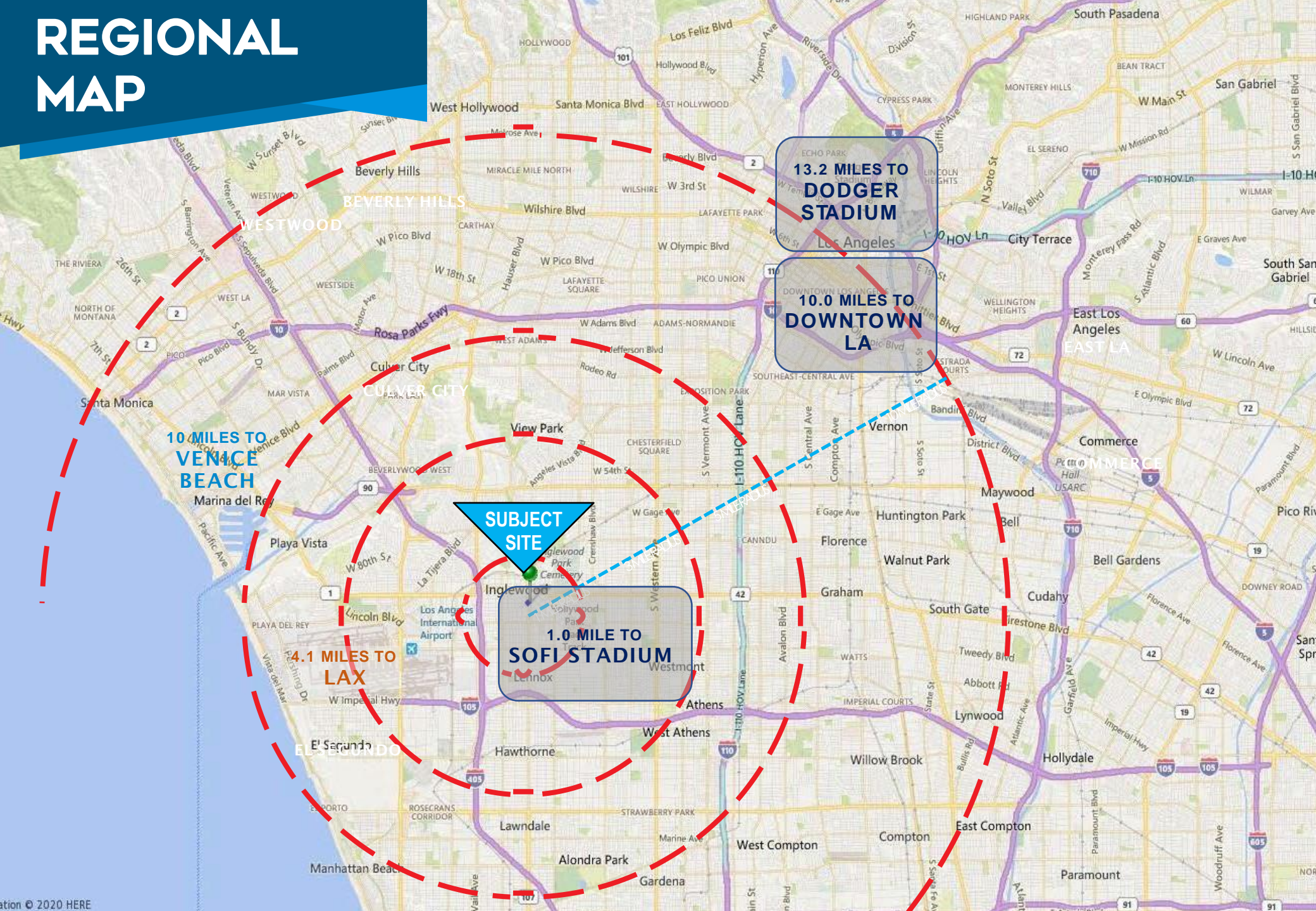
HILLCREST BLVD

FLORENCE AVE

O'Reilly  
CVS pharmacy  
dds DISCOUNTS  
Advance America



# REGIONAL MAP



**SUBJECT SITE**

**SOFI STADIUM**

**13.2 MILES TO  
DODGER  
STADIUM**

**10.0 MILES TO  
DOWNTOWN  
LA**

**10 MILES TO  
VENICE  
BEACH**

**4.1 MILES TO  
LAX**

# CONCEPTUAL RENDERINGS

EAST HILLCREST BLVD PERSPECTIVE



Conceptual Design by  
WARE MALCOMB

# CONCEPTUAL RENDERINGS

EAST HILLCREST BLVD + SOUTH LA BREA AVE PERSPECTIVE



Conceptual Design by  
WARE MALCOMB

# CONCEPTUAL RENDERINGS

SOUTH MARKET STREET PERSPECTIVE



Conceptual Design by  
WARE MALCOMB

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# CONCEPTUAL RENDERINGS

EAST HILLCREST BLVD ELEVATION



Conceptual Design by  
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# AREA DEMOGRAPHICS



Conceptual Design by  
WARE MALCOMB



Population:	1 Mile	2 Miles	3 Miles
2024 Projection	43,761	160,317	291,235
2019 Estimate	43,335	158,504	287,480
2010 Census	42,455	153,856	276,527
Growth 2019-2024	0.98%	1.14%	1.31%
Growth 2010-2019	2.07%	3.02%	3.96%

Households:	1 Mile	2 Miles	3 Miles
2024 Projection	14,658	53,174	99,417
2019 Estimate	14,505	52,496	98,154
2010 Census	14,159	50,568	94,589
Growth 2019 - 2024	1.05%	1.29%	1.29%
Growth 2010 - 2019	2.44%	3.81%	3.77%

Income:	1 Mile	2 Miles	3 Miles
2019 Avg HH Income	\$53,482	\$69,014	\$73,716
2019 Med HH Income	\$42,711	\$50,057	\$52,755

Work Type:	1 Mile	2 Miles	3 Miles
Total Businesses	1,739	4,540	9,706
Number of Employees	14,295	47,351	102,899

## HOLLYWOOD PARK & CASINO

Inglewood, CA - 1 Mile Away

Originally a legendary racetrack, Hollywood Park has transformed into an exciting modern neighborhood with several popular entertainment venues. Home to the Forum, Hollywood Park Casino, the upcoming SoFi Stadium, Hollywood Park is a famed Southern California vacation spot.

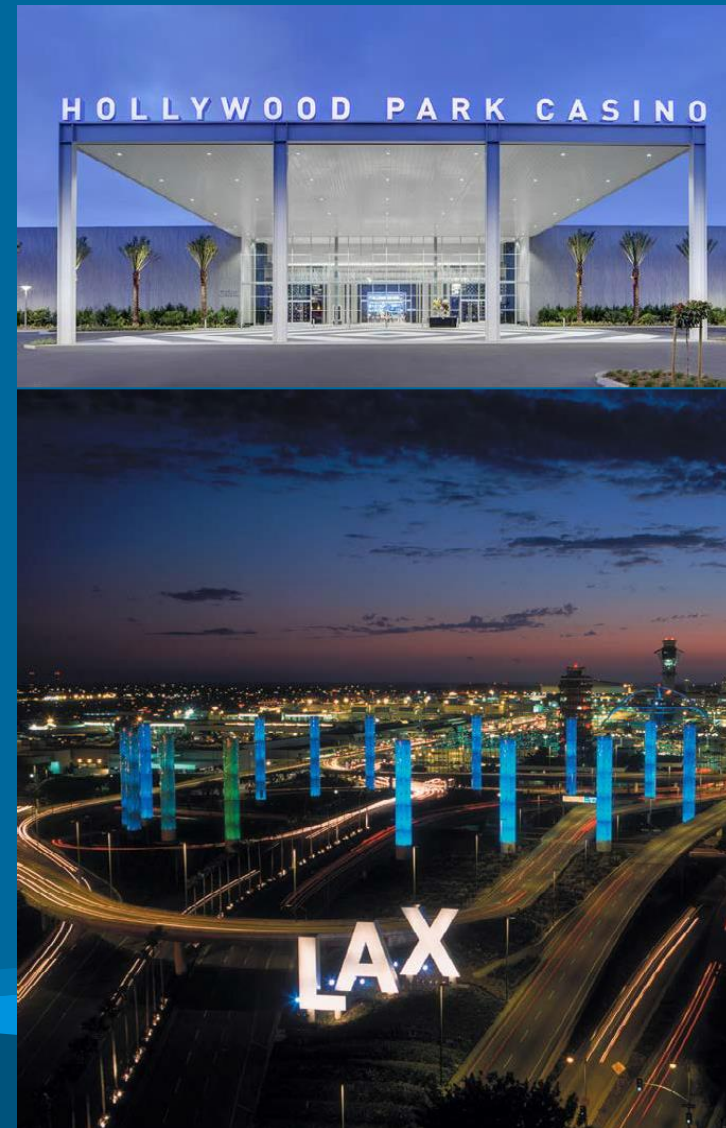
Hollywood Park Casino is a sports bar, lounge, and casino in Inglewood, California. HPC is conveniently located near Downtown LA and LAX. After being heavily renovated in 2016, the track converted to a top-ranking casino and entertainment destination in Southern California. Known for hosting daily “No-Limit Hold’em Tournaments” and many variations of different poker games, people are attracted to the casino for its vast array of games. Dining and drink options include Century Bar & Grill and Table Side Service.

The Raise Lounge inside HPC is a beautiful atmosphere for guests to relax and can also be privately reserved. With great entertainment, dining, and games, the Hollywood Park Casino is an Inglewood staple.

## LOS ANGELES INTERNATIONAL AIRPORT

Los Angeles, CA - 4.1 Miles Away

The city of Inglewood and the Los Angeles International Airport, are separated by a mere ten-minute drive, fifteen with the typical LA traffic. With a large sum of about 63 million passengers a year, LAX is a hub for tourists and vacationers looking for a relaxing Southern Californian vacation.



# AREA OVERVIEW

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## THE FORUM

Inglewood, CA - 0.5 Miles Away

The Forum is an all-purpose indoor arena in Inglewood, California. Located between West Manchester Boulevard, across Pincay Drive and Kareem Court, it is north of the SoFi Stadium and the Hollywood Park Casino. After being purchased by The Madison Square Garden Company, The Forum has been renovated as a world-class concert venue. Having been built in 1967, The Forum is considered a famed location and in 2014 was officially listed on the National Register of Historic Places. Previously home to the Los Angeles Lakers and Los Angeles Kings, The Forum was considered one of the most well-known sports venues in the nation. Although both teams have adopted the Staples Center as their new home, the Forum continues to remain an iconic and relevant arena. The Forum's 2022-2023 lineup consists of Harry Styles, Post Malone, Lizzo, and the Arctic Monkeys.

## SoFI STADIUM

Inglewood, CA - 1 Mile Away

After years without a football team, Los Angeles residents now have two teams to root for and a recently developed legendary stadium that houses both of them. The LA Rams and the LA Chargers have their own state-of-the-art stadium built in Inglewood, right outside of The Forum. With a capacity to fit an estimated 100,000 fans, the stadium will rival one of the largest stadiums in California, The Pasadena Rose Bowl. The SoFi Stadium is hosting the 2022 Super Bowl and is set to host the 2023 College Playoff Championship, 2026 World Cup matches, and the 2028 Olympic ceremonies.



# AREA OVERVIEW

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## LA CLIPPERS ARENA

Inglewood, CA - 1.5 Miles Away

Plans for LA Clippers arena in Inglewood move ahead. Designs and construction for the proposed \$1.2 billion basketball arena by AECOM are said to be complete by 2024. "The Clippers, owned by billionaire Steve Ballmer, will install 330 electric vehicle chargers at the arena, fund 1,000 residential chargers in the surrounding area, purchase two electric buses and 10 electric vehicles for Inglewood's municipal fleet, and plant 1,000 trees as part of its agreement with CARB, "Daily Breeze reports. "The arena is expected to meet a Gold standard under the Leadership in Energy and Environmental Design (LEED) certification program".

## JOBS BY INDUSTRY SECTOR - Inglewood, CA

### INDUSTRY

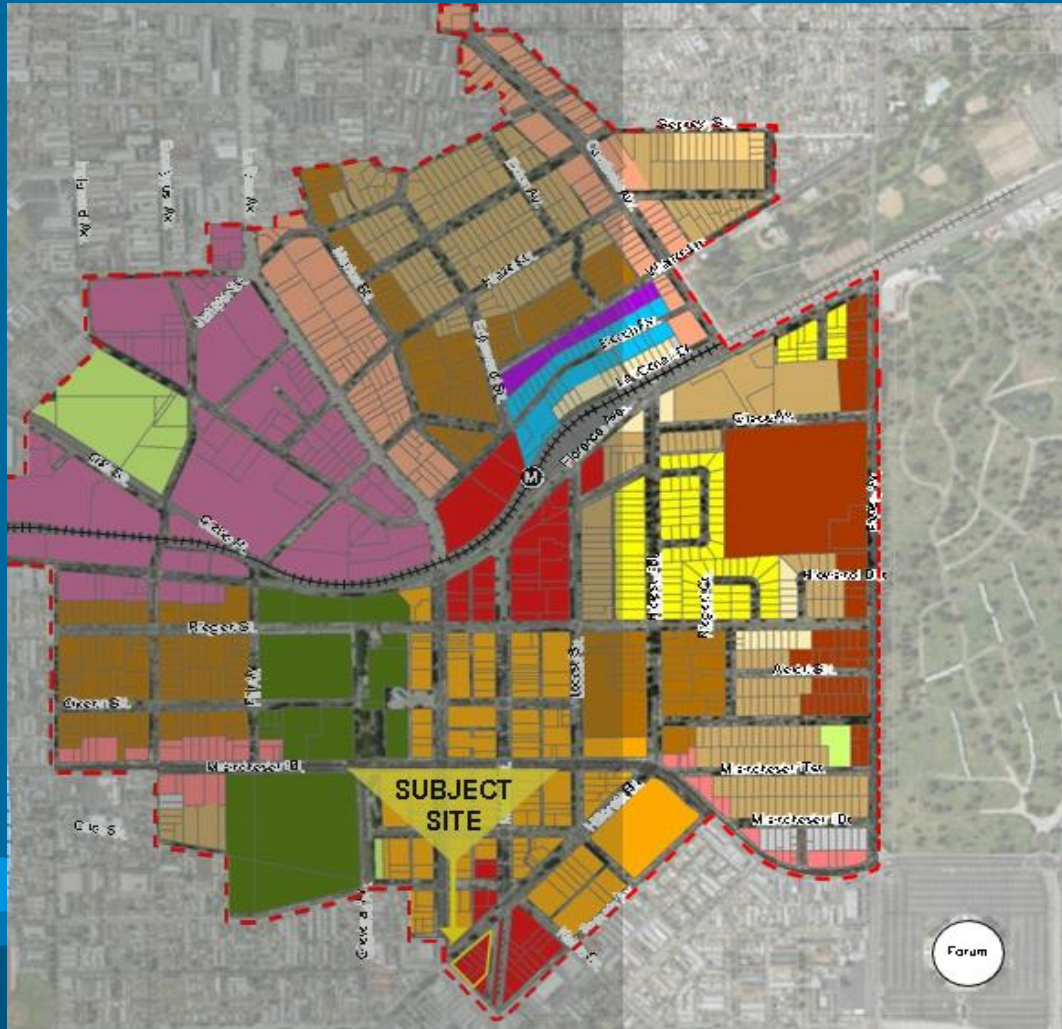
	# OF JOBS
Health Care and Social Assistance	
Educational Services	3,453
Retail Trade	3,144
Transportation and Warehousing	3,126
Other Services (excl. Public Administration)	2,678
Accommodation and Food Services	2,059
Wholesale Trade	1,841
Arts / Entertainment / Recreation	1,752
Manufacturing	1,449
Administration & Support / Waste Mgmt.	1,349
	1,275






















# AREA OVERVIEW

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TOD Mixed-Use 1 provides for larger-scale transit oriented development at a higher density. Uses should be mixed with retail, services or public-serving office on the ground floor and residential, office, hotel or institutional on the upper floors. Plazas and shared parking structures are also encouraged within this zone.



## Downtown Zoning Districts

-  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)

# ZONE DISTRICT

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1

### HILTON TRU HOTEL Prairie & 111th Street

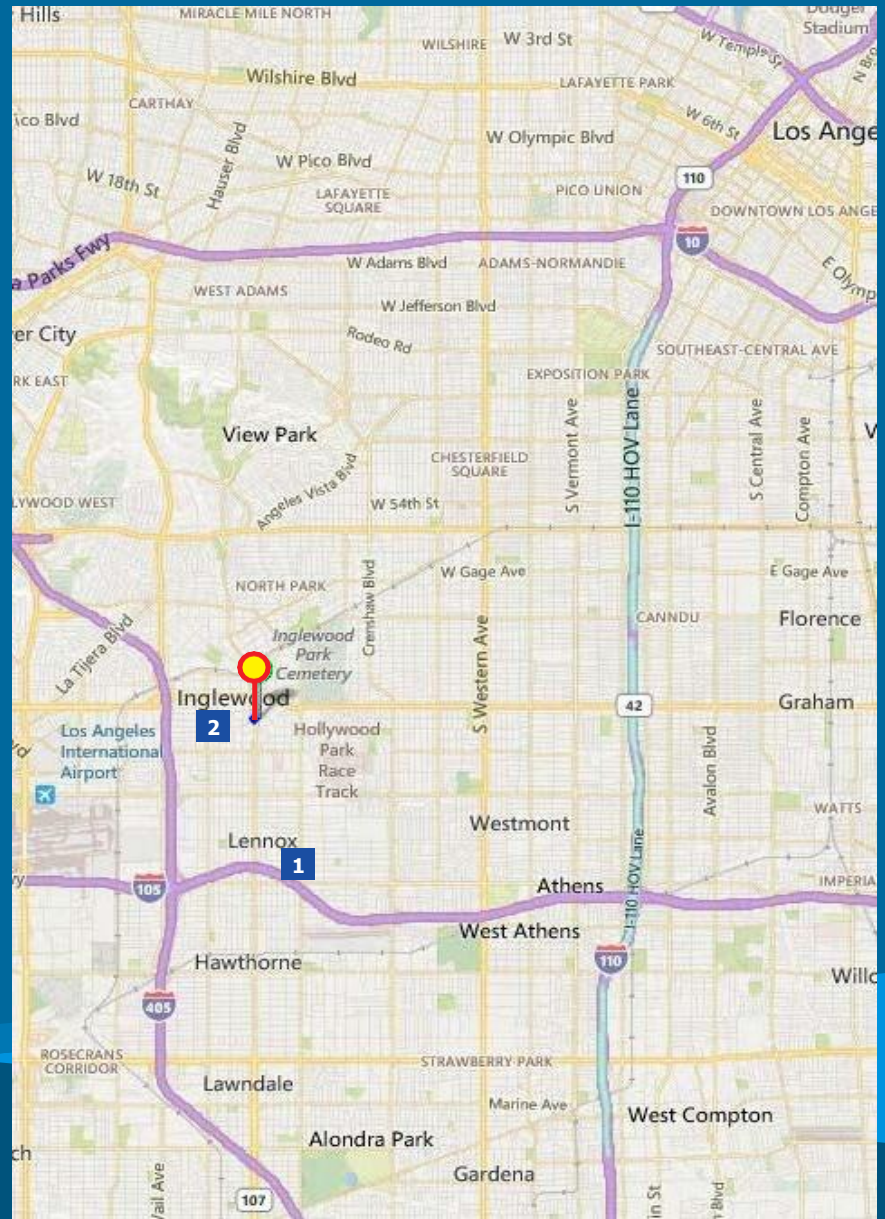
A 120-room, six-story hotel. Includes a rooftop deck with Jacuzzi and outdoor fireplaces, lush outdoor gardens throughout the property, with public art installations.



2

### DOWNTOWN INGLEWOOD & Fairview Heights Metro Stations

Two new light rail stations that are part of the eight-station Crenshaw/LAX line. The Crenshaw/LAX line offers commuters to LAX and the entire Los Angeles Metro a light rail system.



# MAJOR AREA DEVELOPMENT

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3

### VERMONT-MANCHESTER MIXED USER

8400 S Vermont Avenue

In Vermont Knolls, the county is starting construction on a new complex that will hold 180 units of affordable housing, a public school, a transit plaza and bus transfer center, and shops on the former home of a swap meet destroyed in the 1992 Uprising. The city of LA has already approved these development plans.

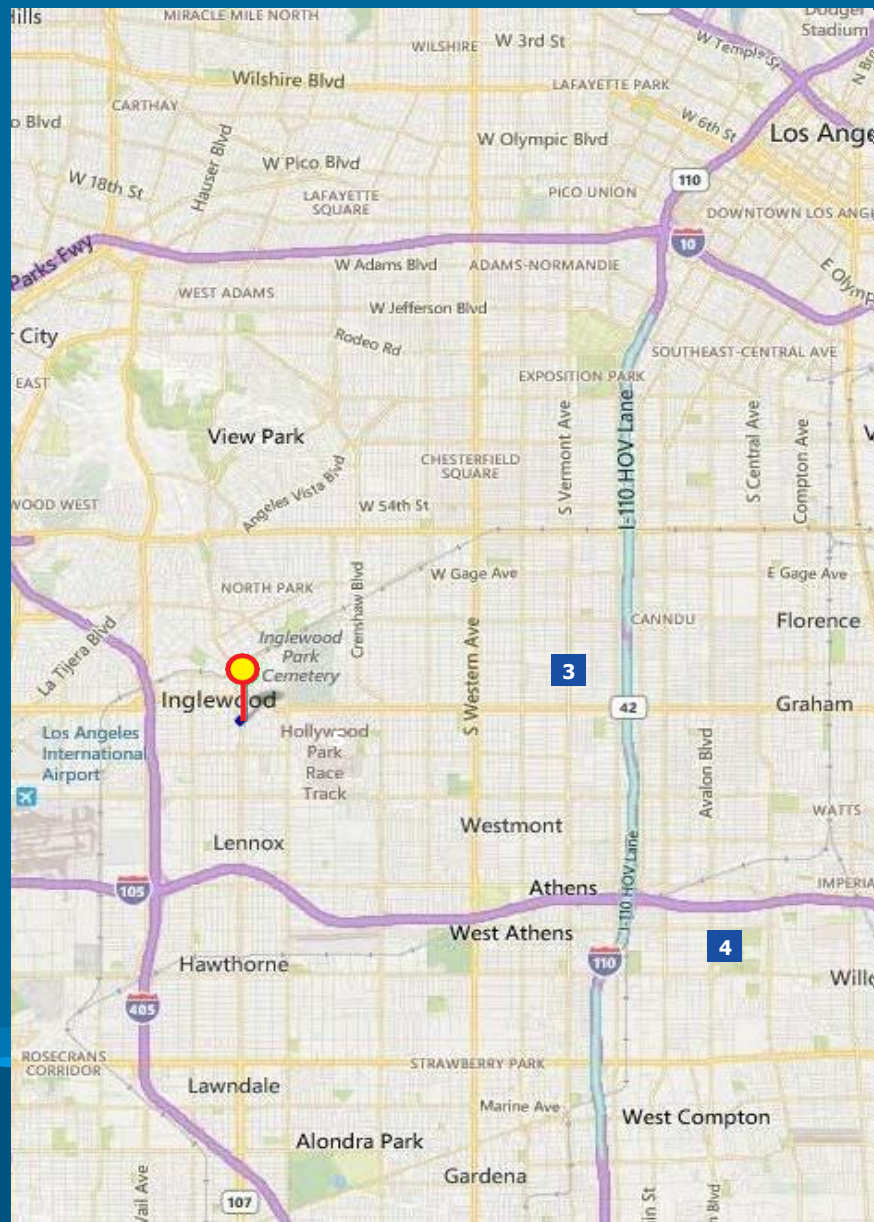


4

### MAGIC JOHNSON PARK

905 E El Segundo Boulevard

A picturesque overhaul of this county park in Willowbrook has been completed. The redesign has added an amphitheater, event center, reflecting pool, sports complex, equestrian facilities, and a 1.75-mile horse path.



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THE FORUM

SOFI STADIUM



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