

Priced at \$1,800,000

Fully RTI



600 N La Brea Avenue

Inglewood, CA 90302

**Development Opportunity - 21,344 SF Lot Ideal for Mixed-Use
or Multifamily Development**

PARTNERSCRE

Petito



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600 N La Brea Avenue

The Offering

PartnersCRE is pleased to present a premier development opportunity at **600 N La Brea Avenue** in **Inglewood, California**. This expansive **21,344-square-foot lot** is strategically located within the **Inglewood Downtown Transit-Oriented Development (TOD) area** and is zoned as **MU-C (Mixed Use Corridor)**, offering unparalleled flexibility for developers to create transformative projects, including mixed-use, multifamily, affordable housing, or commercial developments. The lot features **±100 feet of frontage** along La Brea Avenue and a **depth of ±213 feet**, providing ample space for innovative urban designs. The property includes an existing **11,200-square-foot** building with **Ready-to-Issue (RTI)** plans, allowing immediate value while retaining significant redevelopment potential for larger-scale projects.

Developers can take full advantage of **California's density bonus laws**, including **AB 2345**, **AB 1287**, and **AB 2097**, to maximize the site's potential. AB 2345 enhances density bonuses and reduces parking requirements for qualifying affordable housing projects, while AB 1287 provides additional incentives to **streamline approvals for mixed-use and transit-adjacent developments**. AB 2097 eliminates minimum parking requirements for properties within close proximity to public transit, enabling greater flexibility in site planning and design while reducing development costs. These state laws, combined with the property's MU-C zoning, make the site an ideal canvas for a **high-density, pedestrian-friendly** project that aligns with **Inglewood's urban growth** and TOD objectives.

The property's location further amplifies its appeal, with a **Walk Score of 88** and proximity to essential amenities such as the Inglewood Courthouse, City Hall, retail outlets, and grocery stores. It is also well-served by public transportation, including the **Metro K Line Northern Extension**, which connects major rail and bus routes across Los Angeles. Additionally, the site is near landmark developments such as **SoFi Stadium and the Hollywood Park** entertainment complex, which continue to drive the area's rapid growth and transformation.

The **Mixed Use Corridor (MU-C) zoning** promotes diverse development opportunities while maintaining a balance between pedestrian-friendly urban environments and transit-oriented growth. **Permitted uses include residential, commercial, and accessory dwelling units (ADUs)**, and the zoning regulations support a wide range of creative and sustainable development concepts. Developers are further supported by restrictions on certain uses, such as smoke shops and hookah lounges, ensuring a vibrant and community-focused neighborhood. The flexibility to incorporate ground-floor retail, creative office spaces, and residential units makes this property an exceptional investment opportunity.

This offering represents a **unique chance** for developers to contribute to Inglewood's dynamic growth by creating a forward-thinking project that blends innovation, affordability, and accessibility. For additional information or to schedule a property tour, please contact **PartnersCRE**.

At a Glance

Inglewood

\$1,800,000

Price

11,200 SF

Existing Building Size

\$223

Price per SF (Building)

21,344 SF

Lot Size

\$117

Price per SF (Land)

Development Opportunity - 21,344 SF Lot Ideal for Mixed-Use or Multifamily Development

Ready-to-Issue (RTI)

MU-C

Zoning

Highlights

- ±100 feet on La Brea Avenue with ±213 feet in depth.
- 21,344-square-foot lot in the heart of Inglewood's Downtown TOD.
- MU-C zoning allows for mixed-use, multifamily, affordable housing, commercial projects
- Leverage AB 2345 (density bonuses), AB 1287 (transit-oriented incentives), and AB 2097 (no minimum parking requirements near transit).
- Existing 11,200-square-foot building includes RTI plans for creative uses such as offices, recording, screening, or event spaces.

600 N La Brea Avenue

Location Highlights

SoFi Stadium (Completion Date: 2020)

A state-of-the-art stadium and entertainment complex, home to the Los Angeles Chargers and Los Angeles Rams. It also hosts concerts, events, and other major activities.

Intuit Dome (Completion Date: Expected 2024)

Details: The new home for the Los Angeles Clippers. This 18,000-seat arena is set to be a major addition to Inglewood's sports and entertainment scene.

The New Inglewood Transit Corridor (Completion Date: Ongoing)

This project includes enhancements to the transportation infrastructure, including new bus lanes and connections to the nearby Metro rail lines to improve accessibility and reduce congestion.



Jordan Petito

Affordable Housing Projects

There has been a push towards increasing affordable housing in Inglewood. New projects are focusing on providing low-income housing options to accommodate the growing population.

The Forum Renovation

The Forum, a historic venue in Inglewood, has undergone significant renovations to enhance its facilities and amenities, making it a more attractive location for events and performances.

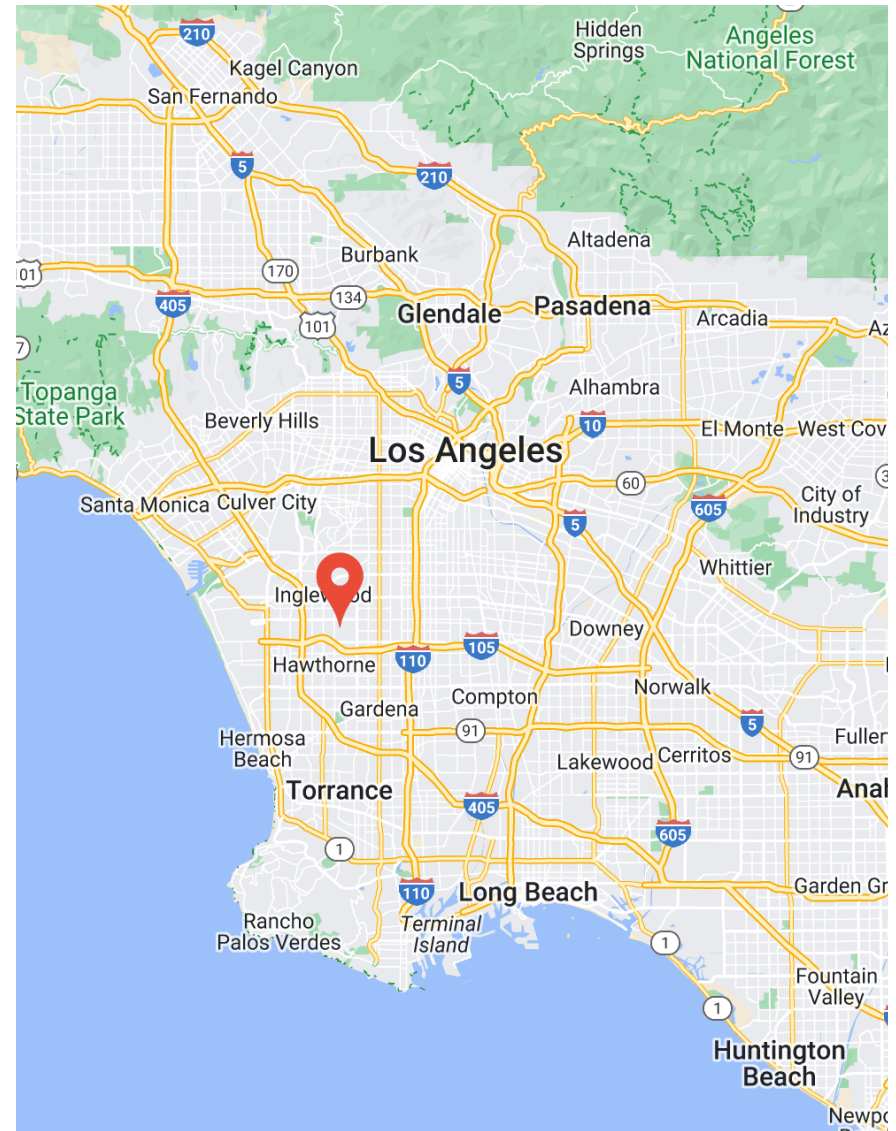
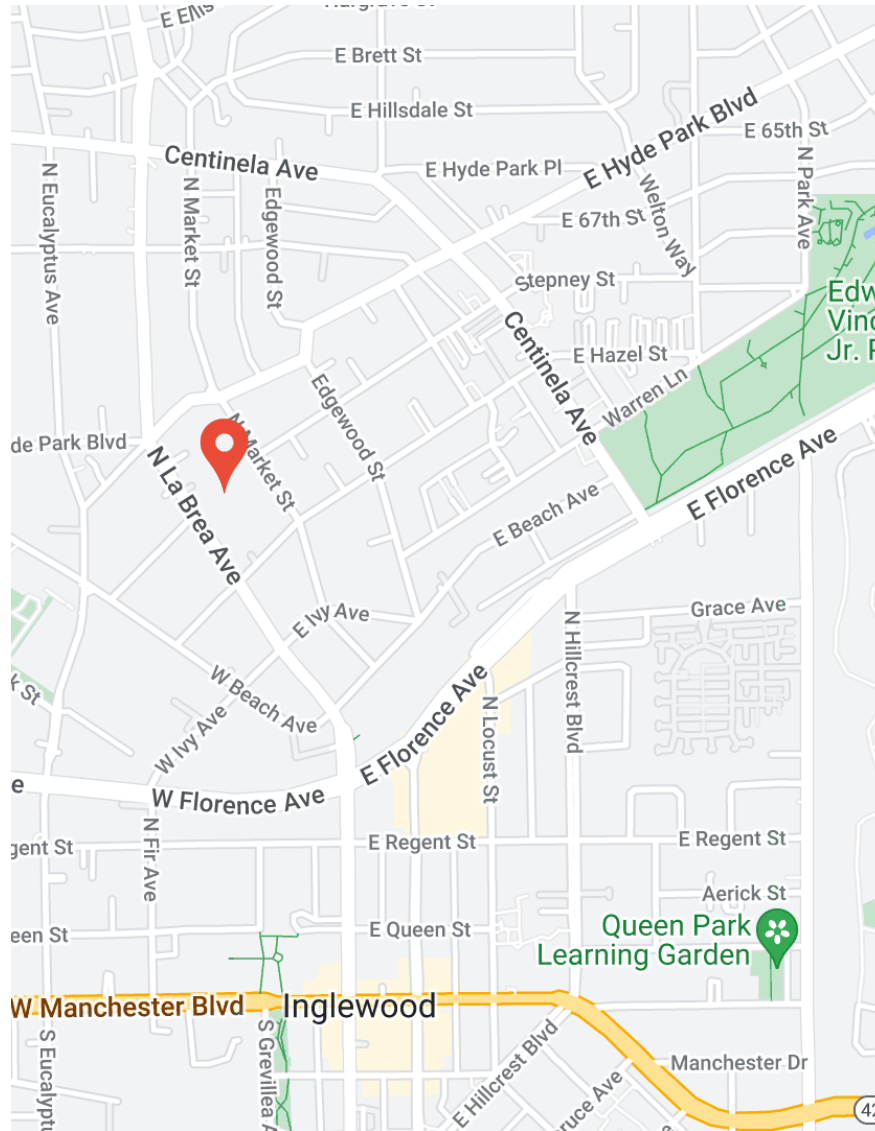
Inglewood's Mixed-Use Developments

Several mixed-use projects have been introduced, combining residential, retail, and office spaces. These developments aim to revitalize the area and provide more amenities and housing options.



600 N La Brea Avenue

Location Map



600 N La Brea Avenue

Walk Score

Walk Score®

Walk Score
88

Very Walkable

Most errands can be accomplished on foot.

Transit Score
54

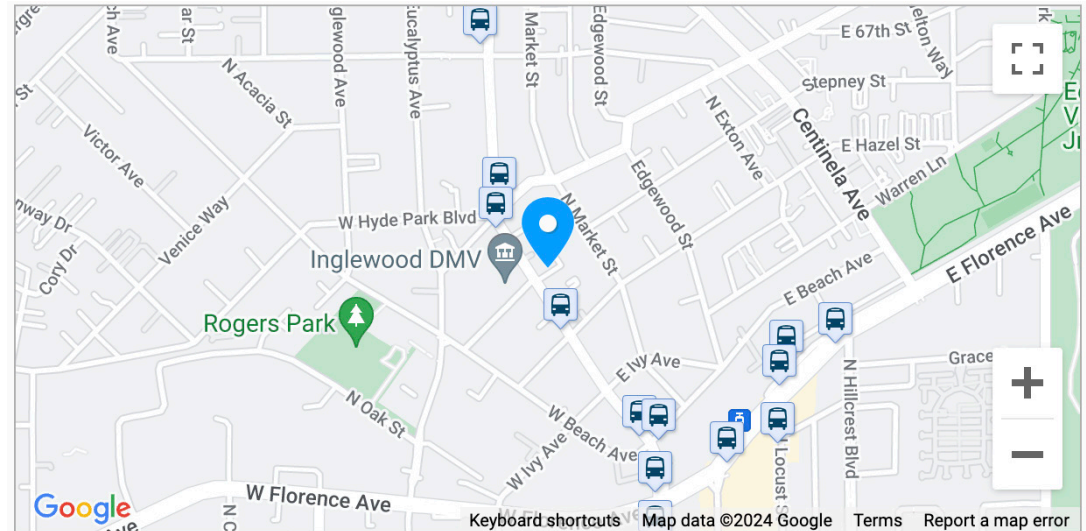
Good Transit

Many nearby public transportation options.

Bike Score
51

Bikeable

Some bike infrastructure.



Bus lines:

212 Metro Local Line	0.1 mi	111 Metro Local Line	0.4 mi
40 Metro Local Line	0.4 mi	211/215 Metro Local Line	0.4 mi
110 Metro Local Line	0.4 mi		

About this Location

600 North La Brea Avenue has a Walk Score of 88 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

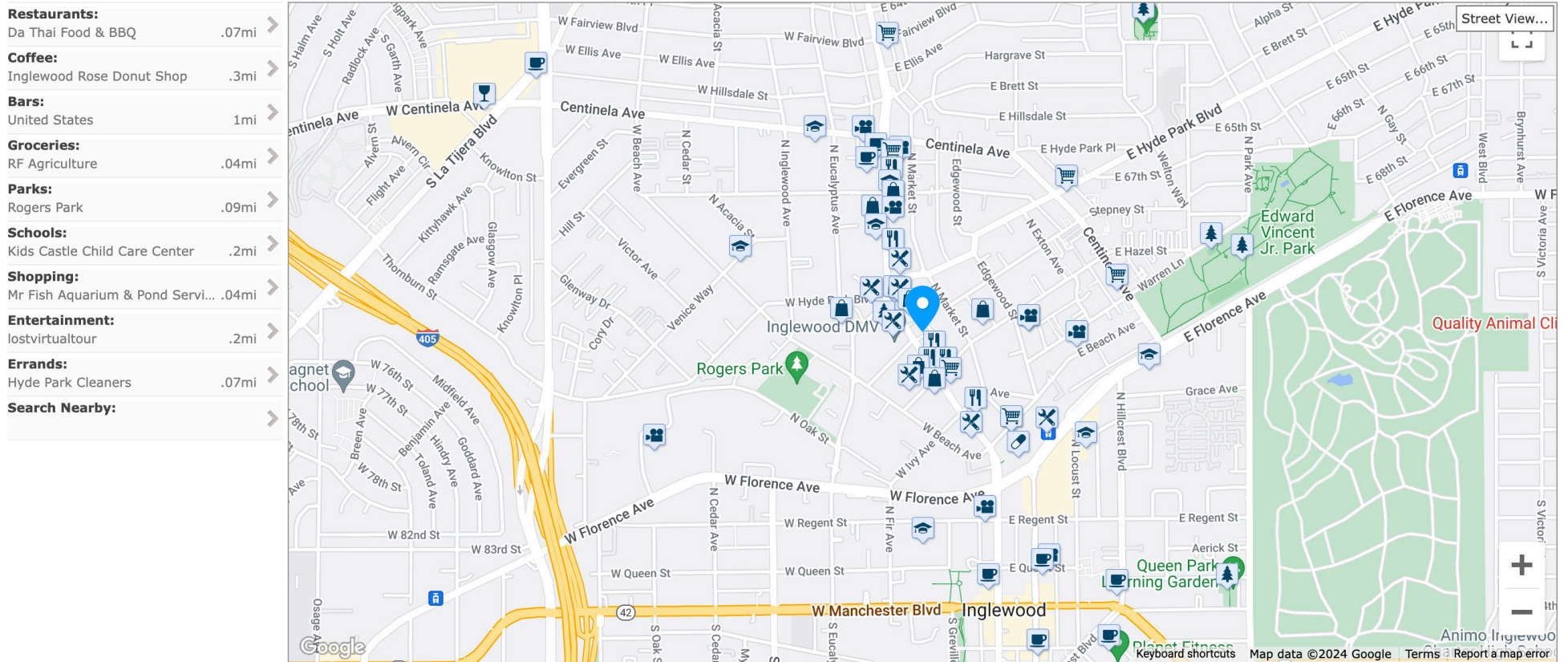
This location is in the North Inglewood neighborhood in Inglewood. Nearby parks include Rogers Park, Nella skate park and Edward Vincent Jr Park.

<https://www.walkscore.com/score/600-n-la-brea-ave-inglewood-ca-90302>

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

600 N La Brea Avenue

Walk Score



600 N La Brea Avenue



Zoning and Development Potential

21,344 ^{SF}

Lot SF

100 x 213

Lot Dimensions

Purpose

The MU-C zoning is designed to encourage a mix of uses that support a vibrant and walkable urban environment. This includes commercial, residential, and institutional uses that are well-integrated with transportation options.

Allowed Uses

The zoning allows for a variety of uses, including offices, retail spaces, restaurants, residential units, and more. This flexibility makes the property suitable for a wide range of potential developments.

Transit-Oriented Development (TOD)

The TOD aspect emphasizes development that is close to public transportation, reducing reliance on cars and promoting sustainable urban living. This makes the property attractive to environmentally-conscious developers and investors.

600 N La Brea Avenue

Mixed Use Development Opportunity

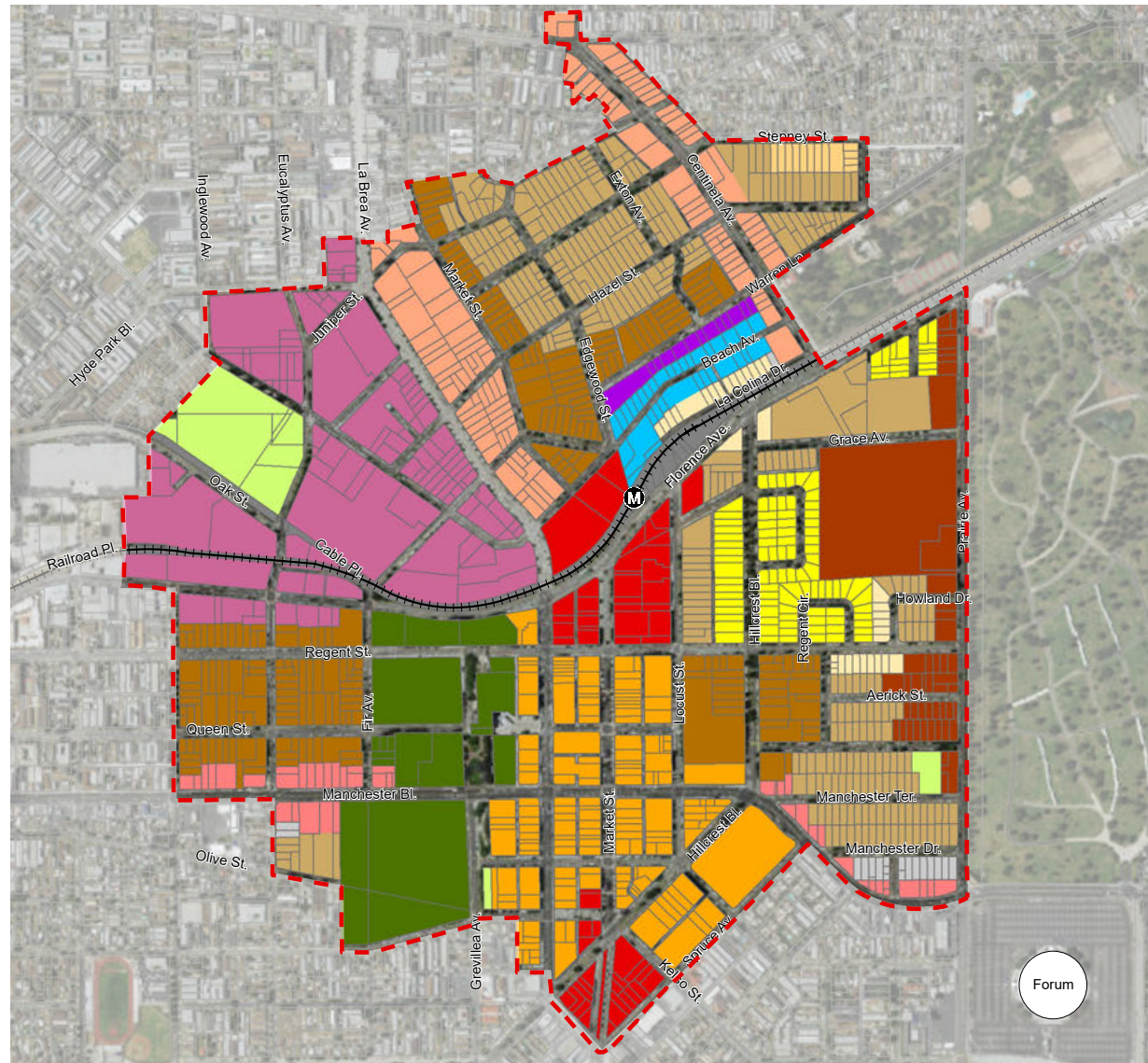
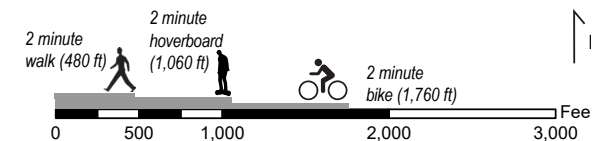


FIGURE 3.1

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)



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600 N La Brea Avenue

The New Downtown Inglewood Development

Use		Zone					
		MU-1	HC	MU-2	MU-C	R-3	R-4
Residential	Residential units	P	P	N	P	P	P
	Senior independent housing ¹	P	P	N	P	N	P
	Live-work units in new structures ²	P ³	P ³	N	P	N	N
	Live-work units in existing structures	P	P	P	P	P ⁴	P ⁴
	Institutional transitional housing	N	N	N	N	N	N
	Homeless shelter	N	N	N	N	N	N
	Residential caretaker's unit	N	N	P	N	N	N
	Halfway houses, orphanages, group homes or community care facility	N	N	N	S	P ⁵	P ⁵
	Fraternities and sororities	N	N	N	S	N	N
Commercial	General retail, including sales of goods, non-pawn jewelry stores, neighborhood services, finance and insurance establishments, restaurants, bakeries, etc. ⁶	P	P	P ⁷	P	N	N
	Sales of distilled spirits for off-site consumption ⁶	N	N	S ⁷	S	N	N
	Sales of beer and wine for off-site consumption ⁶	S	S	S ⁷	S	N	N
	Professional offices	P	P	P	P	N	N
	Beauty salons, barbershops and tanning salons ⁸	N	N	P/S	P/S	N	N
	Tattoo parlors	S	S	S	S	N	N
	Shopping centers ⁹	P	P	N	P	N	N
	Specialty merchandise mart	S	S	S	S	N	N
	Auction halls ¹⁰	N	N	P	S	N	N
	Hotels	P ¹¹	P ¹¹	N	P ¹¹	N	N
	Check cashing	S	S	S	S	N	N
	Rent-to-own	S	S	N	S	N	N
	Pawn shops	N	N	N	N	N	N
	Gymnasiums and studios	P	P	P ¹²	P	N	N
	Thrift, antiques or collectibles stores	S	S	N	S	N	N
	Swap meets and flea markets	N ¹³	N ¹³	N ¹³	N ¹³	N	N
	Plant nurseries	N	N	N	N	N	N
	Newsstands	P	P	P	P	N	N
Recreational	Arcades and recreational activities geared to children 12 or younger	S	S	N	S	N	N
	Arcades and recreational activities geared to persons 13 and older	S	S	N	S	N	N
	Bars and nightclubs with alcohol sales for on-site consumption	S	S	N	S	N	N
	Pool halls	S	S	N	S	N	N
	Adult businesses	N	N	N	N	N	N
	Large entertainment facilities: movie theaters, bowling alleys	S	S	N	N	N	N

Figure 3.3a Permitted and Prohibited Uses

INGLEWOOD TOD PLAN

Notes

1. "Senior independent housing" means a residential development with at least 10 residential units where at least one occupant of each residential unit must be at least 55 years old and less than 5% of the floor area of the development is devoted to assisted living or convalescent facilities.
2. See Chapter 12, Article 17.4 of the Inglewood Municipal Code for the definition and relevant standards.
3. Allowed on ground-floor only. Commercial space must be at least 50% of the unit size and located on the ground floor. Not permitted on Primary Pedestrian Promenade (Market Street and Queen Street) facades.
4. Allowed in existing commercial structures only.
5. Permitted with a maximum of six residents and when not located within 300 feet of any comparable facility. Larger facilities must request a Special Use Permit.
6. Regulations governing the sale of alcohol are given in Section 12-24 of the Inglewood Municipal Code.
7. Permitted with a maximum retail space size of 2,500 square feet.
8. Regulations governing these uses are given in Section 12-24 (8) of the Inglewood Municipal Code. No beauty salons or barbershops shall be permitted within 300 feet of a similar establishment unless a Special Use Permit is approved.
9. Shopping centers must comply with all Design Guidelines relevant to the zone/district in which it is located. Developments of multiple retail outlets, each of which fronts directly onto the sidewalk, shall be considered "Retail sales" and not "Shopping centers."
10. A definition of auction halls is given in Section 12-1.12 of the Inglewood Municipal Code, and the regulations that govern its operation may be found in Section 8.56.
11. Hotels with 50 or more rooms are permitted in the MU-1, HC and MU-C zones. Hotels with less than 50 rooms shall require a Special Use Permit in these zones.
12. Permitted with a maximum size of 10,000 square feet.
13. A swap meet or flea market operated by and on the premises of a community nonprofit in the noted zones may be permitted through a Special Use Permit.

Relevant use definitions can be found in Section 12-1 of the Inglewood Municipal Code.

Key

P = Permitted
 N = Not Permitted
 S = Special Use Permit Required

600 N La Brea Avenue

The New Downtown Inglewood Development

Use		Zone					
		MU-1	HC	MU-2	MU-C	R-3	R-4
Civic	Religious assembly	P ¹⁴	P ¹⁴	P	P	N	N
	Non-religious assembly ¹⁵	P ¹⁶	P ¹⁶	P	P	N	N
	Private K-12 schools	P	P	N	P	N	N
	Trade schools and colleges	S	S	S	S	N	N
	Public and quasi-public facilities	P	P	P	P	N	N
	Group counseling and tutoring	P ¹⁷	P ¹⁷	N	P ¹⁷	N	N
Medical	Medical offices ¹⁸	P	P	S	P	N	N
	Mortuaries	N	N	N	S	N	N
	Convalescent homes	N	N	N	S	N	N
	Veterinary offices	N	N	P	P	N	N
	Veterinary hospitals	N	N	N	N	N	N
Automobile	Parking lots and structures	P	P	P	P	N ¹⁹	N
	Vehicle storage	N	N	N	N	N	N
	All types of automobile servicing and repair	N	N	N	N	N	N
	Automobile showrooms	P	P	P	P	N	N
	Other automobile sales	N	N	N	N	N	N
	Automobile service stations	N	N	S	S	N	N
Industrial	Automated car washes and trailer rental ancillary to service stations	N	N	S	S	N	N
	Wireless communication facilities ²⁰	S	S	S	S	N	N
	Emergency ambulance dispatch	N	S	N	N	N	N
	Delivery and distribution	N	N	S	N	N	N
	Welding	N	N	S	N	N	N
	Furniture storage	N	N	N	N	N	N
	Frozen food locker plants	N	N	N	N	N	N
	Light manufacturing ²¹	N	N	P	N	N	N
	Building materials storage yard	N	N	N	N	N	N
	Public utility service yard or electric receiving or transforming station	N	N	P ²²	N	N	N
	Heavy manufacturing	N	N	N	N	N	N
	Shooting range	N	N	N	N	N	N

Notes

14. Religious assembly uses are not to exceed a total of nine in the Historic Downtown district (MU-1 and HC zones). New religious assembly uses in these zones are not permitted along street facades unless they maintain an active storefront.

15. Examples of non-religious assembly uses are live theaters and social clubs.

16. Non-religious assembly uses are not to exceed a total of nine in the Historic Downtown district (MU-1 and HC zones). New non-religious assembly uses in these zones are not permitted along street facades unless they maintain an active storefront.

17. Group counseling/tutoring facilities where 11 or more members receive services, or where the maximum floor area exceeds 100 square feet for each member receiving services plus 500 square feet maximum of office and administrative floor area, are subject to Special Use Permit approval.

18. Acupuncture and chiropractor facilities shall be subject to Special Use Permit approval in those instances where they allow on-site massage or acupressure therapy.

19. Parking lots and structures are permitted in the P-1 Parking and R-M Residential Medical zones.

20. Wireless communication facilities are subject to compliance with the provisions of Chapter 12, Article 31 of the Inglewood Municipal Code. Additionally, these facilities shall not be mounted on the ground within The New Downtown Inglewood.

21. The definition of "Light manufacturing" shall be the full description of permitted uses in Section 12-25 (12) of the Inglewood Municipal Code.

22. Public utility service yards and electric receiving or transforming stations shall be enclosed with a wall not less than six feet high.

Relevant use definitions can be found in Section 12-1 of the Inglewood Municipal Code.

Key

P = Permitted

N = Not Permitted

S = Special Use Permit Required

Figure 3.3b Permitted and Prohibited Uses

ADOPTED OCT. 2016

The New Downtown Inglewood Development

THE NEW DOWNTOWN INGLEWOOD DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

4.1 Purpose and Applicability

The development and design standards and guidelines for The New Downtown Inglewood are to provide property owners, merchants and their designers with basic development and design criteria that are intended to reinforce the desired character of the Urban Design Form and Districts, through the design of appropriate buildings and their environs.

These Development Standards and Design Guidelines shall apply to all properties located within the Downtown planning area.

4.2 Interpretation

The Development Standards given in Figure 4.3 are obligatory; development applications that seek to violate any of these standards must pass through the variance process (Section 3.9).

The Economic and Community Development Department Manager or his/her designee may interpret design guidelines (Sections 4.7 through 4.10) for specific projects with some flexibility, consistent with the purpose of the district. Variations may be considered for projects with special design characteristics during the City's design review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.

4.3 Development Standards and Guidelines Not Listed

Any issue or standard not specifically covered in this Specific Plan shall be subject to the Municipal Code and Citywide Design Guidelines. In cases where development standards or guidelines set forth in this Plan are inconsistent with the Municipal Code, the standards of this Plan shall prevail.

4.4 Site Plan Review

All new construction and all additions or remodeling of structures outside the R-1, R-2 and R-2A zones, except

for purely interior changes and the installation of super graphic wall signs, shall require site plan review pursuant to the provisions of Section 12-39.50 to 12-39.57 of the Municipal Code.

4.5 Design Review

The TOD Mixed Use 1, TOD Mixed Use 2 and Historic Core zones are hereby added to the "D" Supplemental Design Review Zone. Applicants in these zones must undergo the design review process described in Chapter 12, Article 14 of the Inglewood Municipal Code.

4.6 Development Standards for Historic Core, TOD Mixed Use 1, TOD Mixed Use 2, TOD Mixed Use Corridor, R-3 and R-4 zones

Figure 4.3 contains the Development Standards for the above listed zones.

4.7 Development Incentives

There are several development incentives available, including:

Affordable Housing Density Bonus

Pursuant to Sections 12-128 through 12-133 of the Inglewood Municipal Code, the City offers a density bonus for the construction of affordable housing. The amount of the bonus is shown in Figure 4.2. The bonus applied to densities in the ordinance should be translated into stories in Downtown; e.g. 20% density bonus becomes a 20% increase in maximum height.

In recognition of the fact that implementing a density bonus often requires variances from other physical development standards, the ordinance offers development standard reductions or waivers based on the affordability level and share of affordable units in accordance with Section 12-132. These development standard reductions or waivers are:

1. Increase allowable height by five percent (5%) with a maximum fifteen percent (15%) increase allowed and no restriction on number of stories.

Type of Housing Unit	Amount of Units Required for Bonus	Density Bonus Provided to Developer	Additional Density Bonus that May Be Available to Developer
Very low income	5%	20%	2.5% bonus for every 1% above 5% (maximum bonus of 35%)
Lower income	10%	20%	1.5% bonus for every 1% above 10% (maximum bonus of 35%)
Senior housing development	Minimum of 35 units	20%	None available
Moderate income common interest development	10%	5%	1% bonus for every 1% above 10% (maximum bonus of 35%)

Figure 4.1 Affordable Housing Density Bonus Table

2. Reduce required private open space area to sixty square feet per unit.
3. Reduce required side yard setback by ten percent (10%) with a maximum thirty percent (30%) decrease allowed (minimum three-foot side yard required or other minimum specified by zone).
4. Reduce required rear yard setback by 10% with a maximum thirty percent (30%) decrease allowed (minimum five-foot rear yard required).

5. Allow ancillary mixed-use zoning on a residentially zoned site (commercial must be compatible with surroundings).
6. Allow tandem parking for parking spaces assigned to specific dwelling units.
7. Reduce parking requirement.
8. Other incentives specified by Government Code 65915 et seq.
9. Other incentives proposed by the developer or the City that result in identifiable, financially sufficient, and actual cost reductions.

Parcel Consolidation Incentive

The combination of an increase in the minimum lot size combined with a high height limit in the TOD Mixed-Use 1 zone should facilitate the assembly of actionable sites in order to achieve the type of development described in Section 4.7.

Property owners within the TOD Mixed-Use 1 and TOD Mixed-Use 2 zones who do not meet the minimum lot size but would like to develop their properties may do so only up to their current height and with current uses. The new parking standards, however, will apply to these properties.

Affordability Level	Number of Incentives		
	1	2	3
Very low-income	5% of units	10%	15%
Low-income	10%	20%	30%
Moderate income common interest development	10%	20%	30%
One of above plus child day care facility	One additional incentive (Section 12-130D)	N/A	N/A

Figure 4.2 Development Standard Reductions or Waivers (Incentives) offered for Affordable Housing

600 N La Brea Avenue

The New Downtown Inglewood Development

CHAPTER 4

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Zoning District	Maximum Height ^{1,2}	Minimum Lot Size	Public Street Setback	Public Alley Setback	Parking Requirements ^{3,4,5,6}	Additional Development Standard Modifications
TOD Mixed-Use 1					General Commercial ⁷ 2 spaces/1,000 sf (minimum) Restaurant 4 spaces/1,000 sf (minimum) All commercial parking requirements shall be met through parking district approach (construction of shared structures or purchase of parking zoning credits) Residential 1 space/du. Any additional parking spaces must be “unbundled” (offered as an option for purchase separately from the rent or purchase price)	
North Station	9 stories or 116'	120,000 sf				
North Market Place	8 stories or 104'	80,000 sf	0'	0-2'		
South Market Place	6 stories or 80'	40,000 sf				
Historic Core	5 stories or 68' ⁸	None	0'	0-2'	No required visitor parking Residential parking may be met through parking district approach.	
TOD Mixed-Use 2	4 stories or 60'	80,000 sf	0-10'	0-2'	TechTown Office 2.5 spaces/1,000 sf (minimum) Light Industrial 1.5 spaces/1,000 sf (minimum)	
R-4	4 stories or 55'	None	Prevailing ⁹	Follow appropriate rear yard and prototype requirements	Residential 0-1 bedroom units: 1 space/du Residential 2+ bedroom units: 1.5 spaces/du; 0.5 spaces/du of the requirement may be met through unrestricted on-street parking immediately abutting development	All parking must be located in an above-ground or subterranean structure.
R-3	3 stories or 40'	None	Prevailing ⁹	Follow appropriate rear yard and prototype requirements	Visitor parking 0.1 spaces/du for developments of 20+ units	Uncovered parking is permitted depending on prototype guidelines. Other standards may be modified in keeping with the provisions of Appendix A.
TOD Mixed-Use Corridor	4 stories or 55'	None	0-5'	0-2'	General Commercial 2.5 off-street spaces/1,000 sf (minimum) Restaurant 5 spaces/1,000 sf (minimum) It is encouraged to meet parking requirements through shared lots or structures.	
Other Commercial Zones (C-2, C-3, C-C, M-1)	Citywide standards apply				Residential 0-1 bedroom units: 1 space/du Residential 2+ bedroom units: 1.5 spaces/du Visitor parking 0.1 spaces/du for developments of 20+ units	
Other Residential Zones (R-1, R-2A, R-2)	Citywide standards apply					

1. Corner towers and other architectural elements shall be allowed above the height limit provided that they do not exceed 15' in height and 50 feet in any lateral dimension, and number no more than two per building.
2. Among the maximum height given in stories and the maximum height given in feet, the more restrictive condition shall apply.
3. All parking requirements are off-street and residential parking is fully enclosed unless specifically stated otherwise.
4. All square footages refer to gross floor area.
5. Where commercial uses are permitted, buildings of less than 1,500 square feet, with commercial uses, primary entrance onto the street and transparent windows are exempt from parking requirements in all zones.
6. The following minimum parking requirements shall apply to all zones: Senior Independent Housing 0.5 off-street spaces/bedroom; Night Clubs, Theaters 7 spaces/1,000 sf; Colleges, Trade Schools, etc. 7 spaces/1,000 sf of classroom area plus General Commercial requirement for office area. All other uses shall be subject to a 30% reduction in minimum parking requirements based on the Citywide requirement given in the Inglewood Municipal Code Sections 12-43 to 12-47.
7. General Commercial includes the following categories of uses: General Business, Retail or Wholesale; Auction Houses; and Bakeries, Confectioneries, Take-out Restaurants, and the like.
8. Where parcels abut Market Street, heights shall be limited to 3 stories or 45' within the closest 20' of the property to Market Street, and 4 stories or 55' within the closest 40' of the property to Market Street.
9. A definition for the prevailing setback is given in Section A.6.

Figure 4.3 Development Standards

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The New Downtown Inglewood Development

PART II

THE NEW DOWNTOWN INGLEWOOD

4.8 Macro Form Considerations

The Plan's Design Guidelines are composed of Macro and Micro Form Considerations. Figure 4.4 shows the Macro Form Considerations for The New Downtown Inglewood. Macro Form Considerations refer to the overall district- or planning area-wide urban design features that must be respected by individual developments in order to achieve the community vision, and the design guidelines that pertain to the major, large development sites identified in Section 2.3. These Macro Form Considerations form the starting point for the design process for sites and buildings in the planning area in order for developers and the City to establish a collaborative relationship toward achieving the vision.

This Section begins with a description of the key large-scale urban design features of the plan, supplementing Section 2.3 in the Concept Plan, and proceeds with a description of the design guidelines for key transit-oriented development sites.

Cross Axes

The primary pedestrian promenades of Historic Downtown, Market Street and Queen Street, form an important cross-axis. This concept implies that:

- Buildings located on either of these streets should front onto these streets with a shopfront-type frontage
- The corner of Market Street and Queen Street is a special focus point that should be populated with the most active and street-engaging uses possible. The historic buildings on the northwest, northeast and southeast corners should be preserved, and the parking lot on the southwest corner should over time be filled in with a pedestrian-friendly building.
- Each street forms an important visual axis that terminates in a vista point. The Queen Street vista terminates in City Hall on the west end and the entrance to the Inglewood Gardens senior housing development on the east end. The senior housing entrance monument could be enhanced to provide a greater presence as viewed from a distance. Special attention should be paid to the visual

terminations of Market Street as they are developed on the north and south ends. In no case should a building block either visual axis.

- Infill development along the axes should seek to be contextual in nature, permitting buildings at the vista terminations and at the center of the cross-axes to take preeminence.

Terminations of Market Street

Both the north and south ends of Market Street provide an opportunity for transit-oriented development projects that can catalyze the revitalization of Downtown Inglewood. Both sites are intended to be developed as a single project or at most, with one element related to each land use category. Densities of residential, office, hotel or institutional uses should be as high as possible given zoning and economic constraints in order to generate activity and retail demand all along the street. Due to their large size, these sites can also be used for significant parking resources to benefit the projects and Historic Downtown in general. Parking should be located in a structure either above-ground or subterranean.

Individual design guidelines for these sites are given under the sections named "North Market Place" and "South Market Place."

Station Link to North

Once the Downtown Inglewood Metro station is operational, there will be a critical need to provide pedestrian access to the station from the north side. As indicated in preliminary Metro plans, pedestrians would need to walk ten minutes from the south access of the Downtown Inglewood station to the corner of Ivy and Beach Avenues immediately north of the station, effectively cutting off the Fairview West district to the north from the station and placing it outside the station's walkable range. In addition, pedestrian travel times to TechTown and North La Brea Avenue would be significantly longer than if there was a direct connection, and the only possible pedestrian route would be to the west along the north Florence Avenue sidewalk next to the ramp

for the Metro La Brea Avenue overcrossing and north on La Brea under the overcrossing.

A direct pedestrian connection from the station to the north would need to be constructed through the property of Don Lee Farms. This would most likely require the property to be redeveloped and Don Lee Farms to be relocated somewhere else within the City, as the company is an important employer within the City of Inglewood, though the granting of a permanent easement through the property is also a possibility. The recommended route for this pedestrian connection is from the east end of the station platform to the corner of Ivy and Beach Avenues. Due to the approximately 25' elevation change between these two places, the pedestrian connection could take the form of a grand staircase with parallel escalators. The section labeled "North Station" shows how this staircase can be integrated with the surrounding development to create an iconic and successful public place on the staircase.

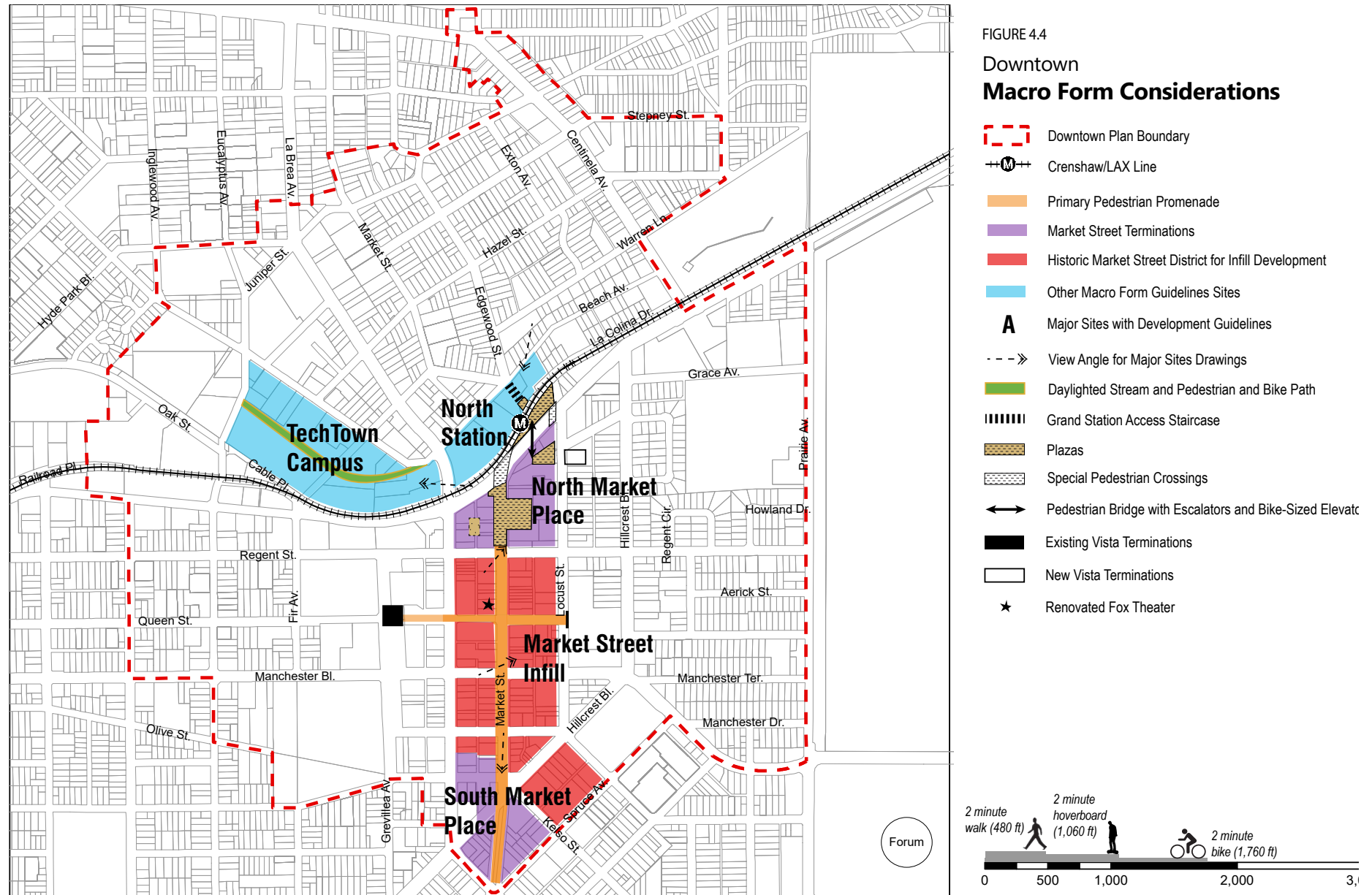
TechTown Daylighted Stream

A daylighted stream running along the line of natural drainage of the TechTown area, where the City's storm drain main is located, will be the central open space feature of TechTown. This daylighted stream will treat and infiltrate runoff that filters into it from the surrounding area. Bicycle and pedestrian paths will be on either side of the daylighted stream, providing green transportation throughout the district.


The daylighted stream will run through the City Yard and Anthony's Auto Body block sites (see 2.3), and should be built as redevelopment proceeds on these two sites with a continuous stream.

600 N La Brea Avenue

The New Downtown Inglewood Development

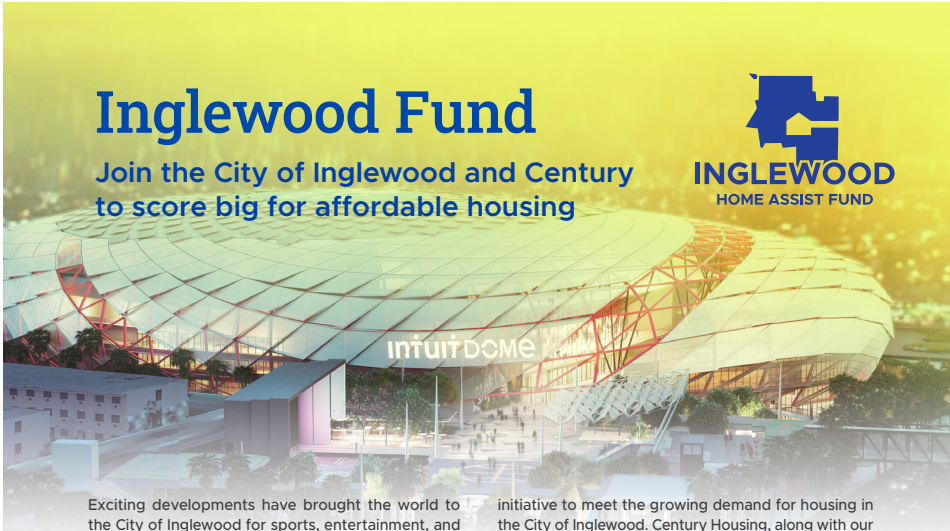


Inglewood Home Assit Fund



Inglewood Fund

Join the City of Inglewood and Century to score big for affordable housing



Exciting developments have brought the world to the City of Inglewood for sports, entertainment, and business opportunities. But for Inglewood residents, these changes have come at a cost with rising rents leading to tough choices.

The Inglewood Home Assist Fund (Inglewood Fund), made possible by the City of Inglewood and Mayor James T. Butts in connection with the construction of the Intuit Dome, takes center court as a \$75 million initiative to meet the growing demand for housing in the City of Inglewood. Century Housing, along with our partners, will administer the fund by lending to qualified developers for the acquisition, development, and preservation of affordable and mixed-income housing. Developers based in Inglewood will receive priority.

Details are forthcoming regarding the application and selection process.

Focus and Availability

The Inglewood Fund will provide specialized financing for the acquisition, preservation, and development of affordable housing and mixed-income housing in Inglewood.

- Loan products include **predevelopment, acquisition, construction, and permanent financing**
- 3% fixed interest rates
- Expert origination team with local experience
- Take a leading role in the development of critically needed affordable housing

Introducing your team captains:



Karen Bennett-Green
PROGRAM DIRECTOR
kbgreen@century.org
(310) 642-2020



Tracey Burns
LOAN OFFICER
tburns@century.org
(310) 642-2004

Inglewood Fund

The Inglewood Fund gives priority to **developers based in Inglewood** and is **focused on providing low-interest acquisition financing**. Subordinate debt financing is available **for developers who have previously utilized the fund**.



Interest Rate	3% fixed
Loan Principal Amount	Up to \$15MM. Predevelopment loans: \$1.5MM unsecured.
Collateral	First trust deed where possible
Origination Fees	Up to 2%, minimum \$25K
Legal Fees	\$20k flat fee
Admin Fees	\$1,500
Required Third Parties	Lender-ordered appraisal, phase 1 environmental, geotech, engineer's property needs assessment. Additional requirements for construction loans: plan and cost review and draw monitoring
Repayment Period	No prepayment penalty, interest only or 35-year amortization for mini-perm loans
Minimum Equity	10% equity plus interest reserve and fees for for-profits, negotiable for nonprofits
Funding Source	Inglewood Home Assist Fund, LLC, a Delaware limited liability company

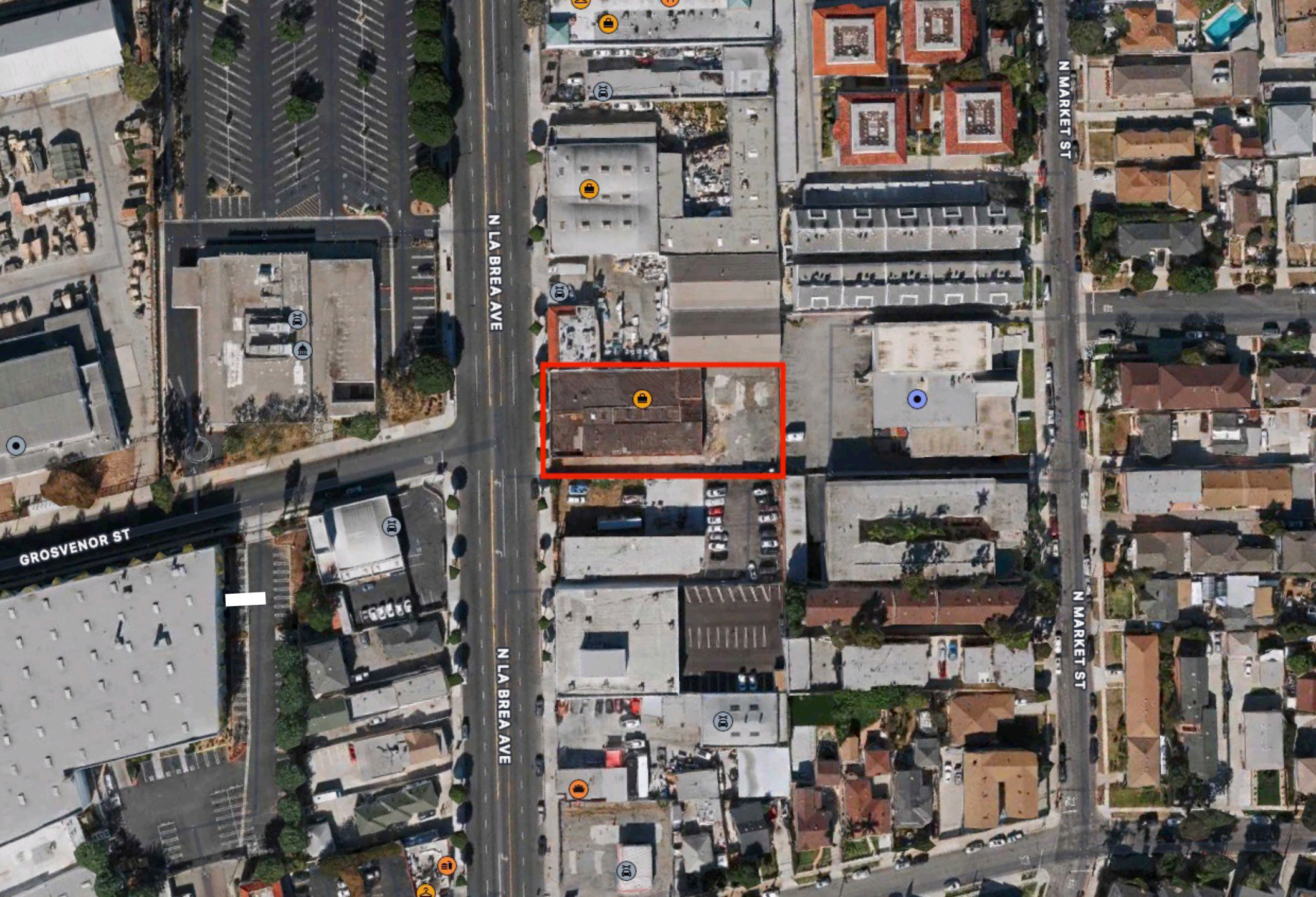
Specific Product Terms

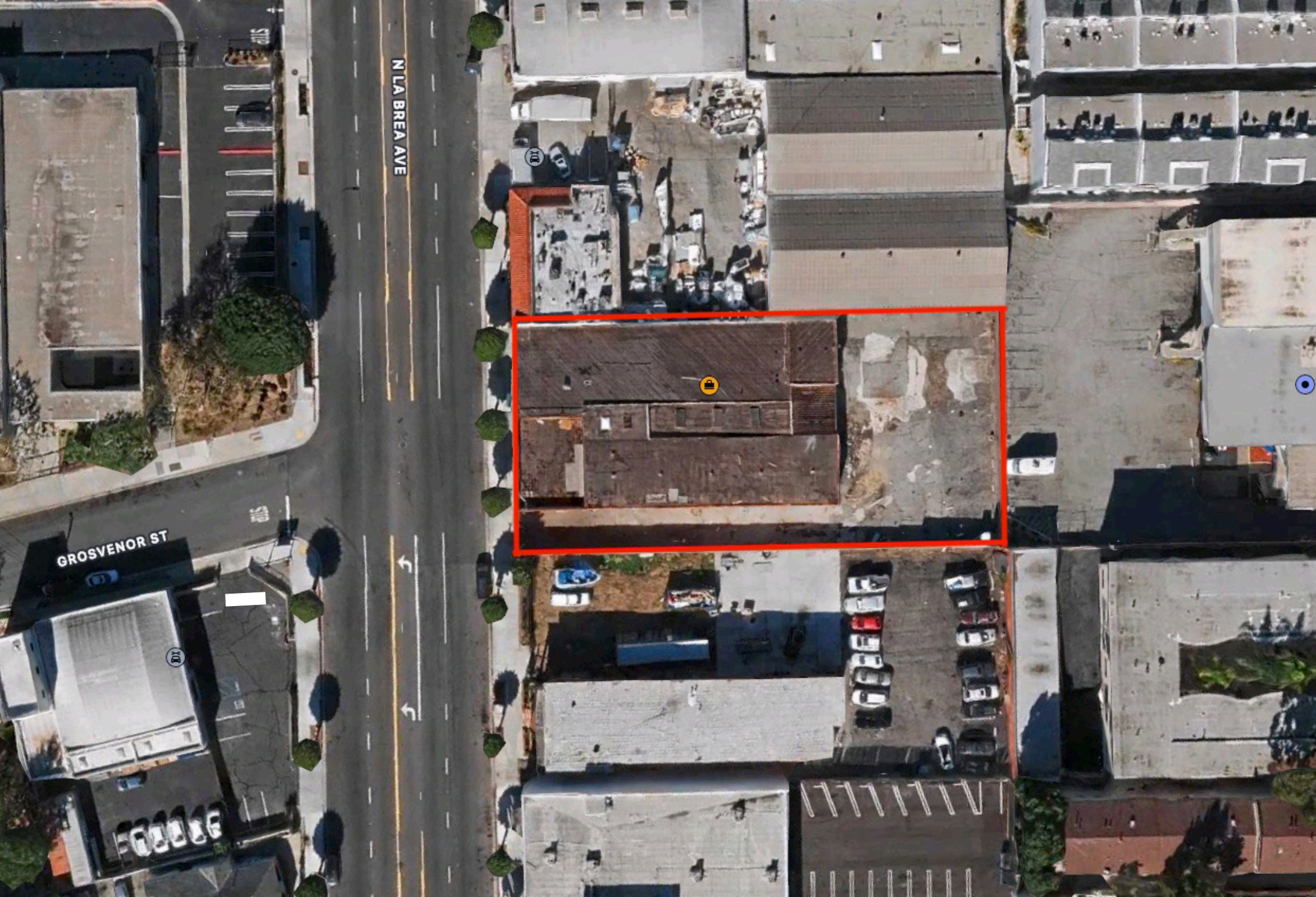
	PREDEVELOPMENT	ACQUISITION	CONSTRUCTION	MINI-PERM
Eligible Uses	Predevelopment soft costs on eligible projects	Acquisition of entitled land as well as existing buildings	Construction of projects targeting up to 100% of AMI	Acquisition and preservation of existing multifamily properties
Term	Up to 24 months plus extensions	Up to 36 months plus extensions	Up to 36 months	Up to 10 years
Max Loan-to-Value	90% for-profit, 130% nonprofit	90% for-profit, 130% nonprofit	75% of "as complete" value	Lesser of 90% or achieving 1.1x DSCR
Interest Reserve	Sized to proposed draw schedule; for unsecured loans, milestones may be required.	Sized to duration of loan	Sized to proposed draw schedule. 10% retainage may be negotiated to early reduction.	
Recourse	Full recourse to sponsors; and full recourse to subject property, if secured against real estate.	Full recourse to sponsors; and full recourse to subject property	Full recourse to sponsors; and full recourse to subject property	Nonrecourse to the sponsor; and full recourse to subject property











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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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