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.

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KW COMMERCIAL℠

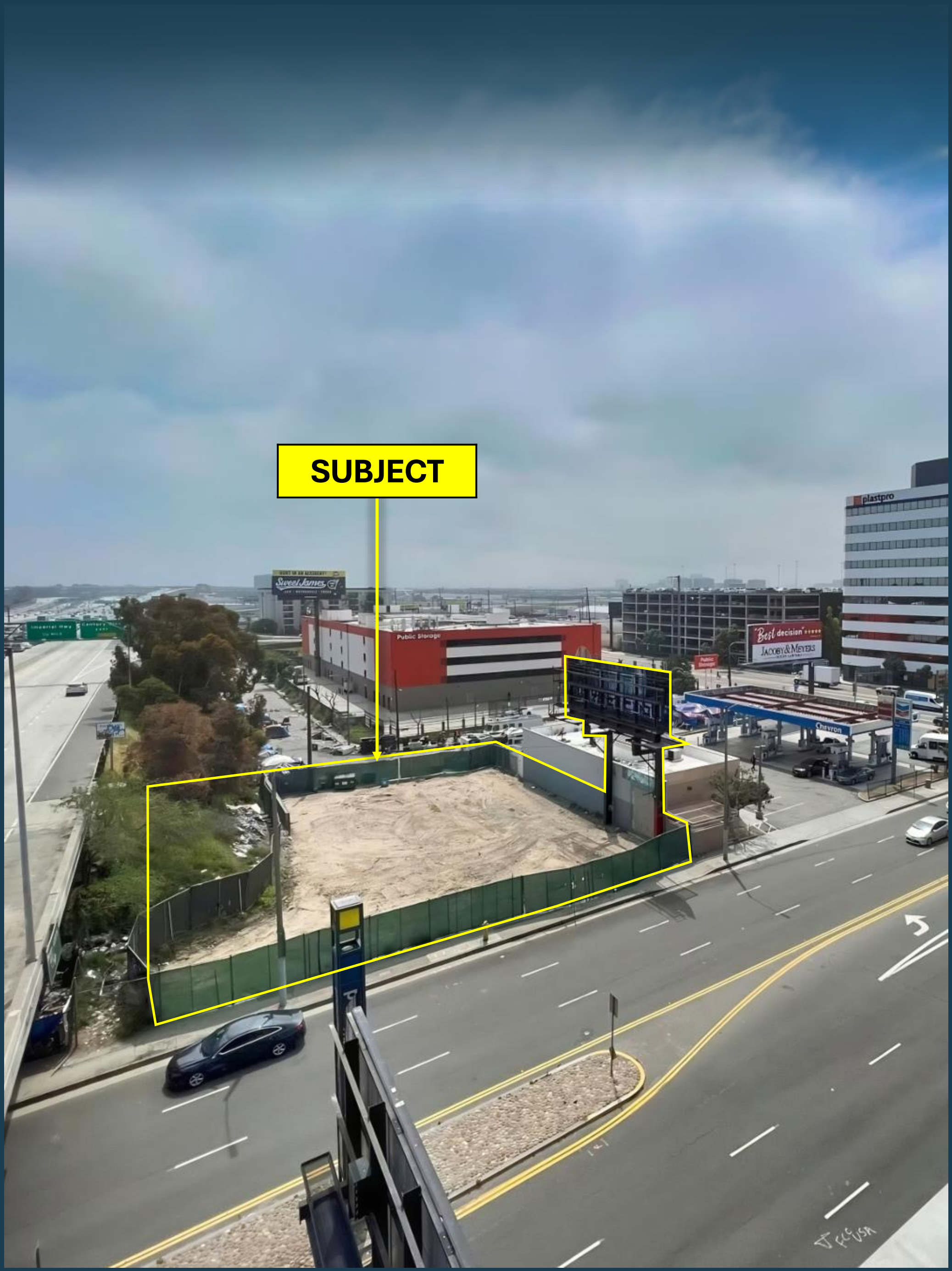
DESIGN BY CRESC

Property Summary

PRICE	$2,126,000
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.

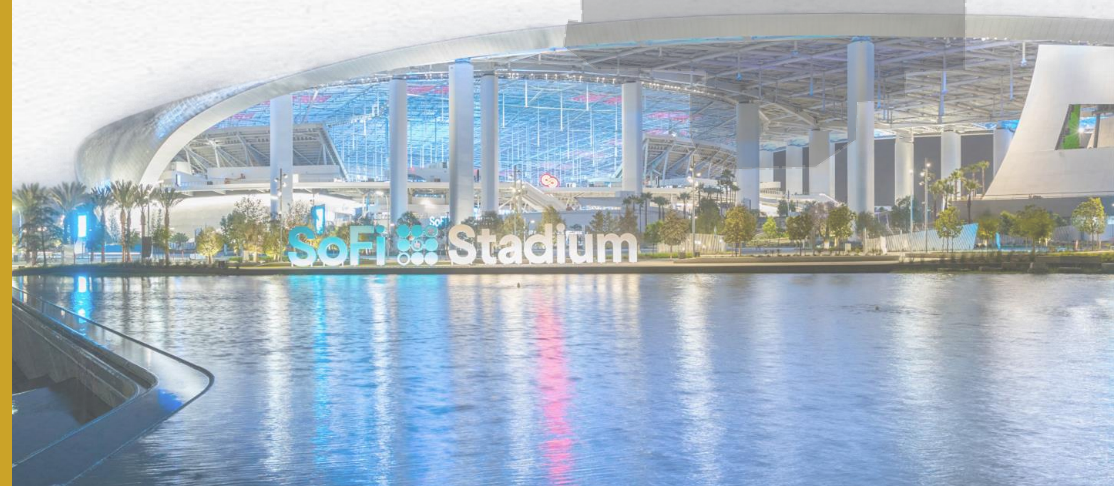
LOCATION RENAISSANCE

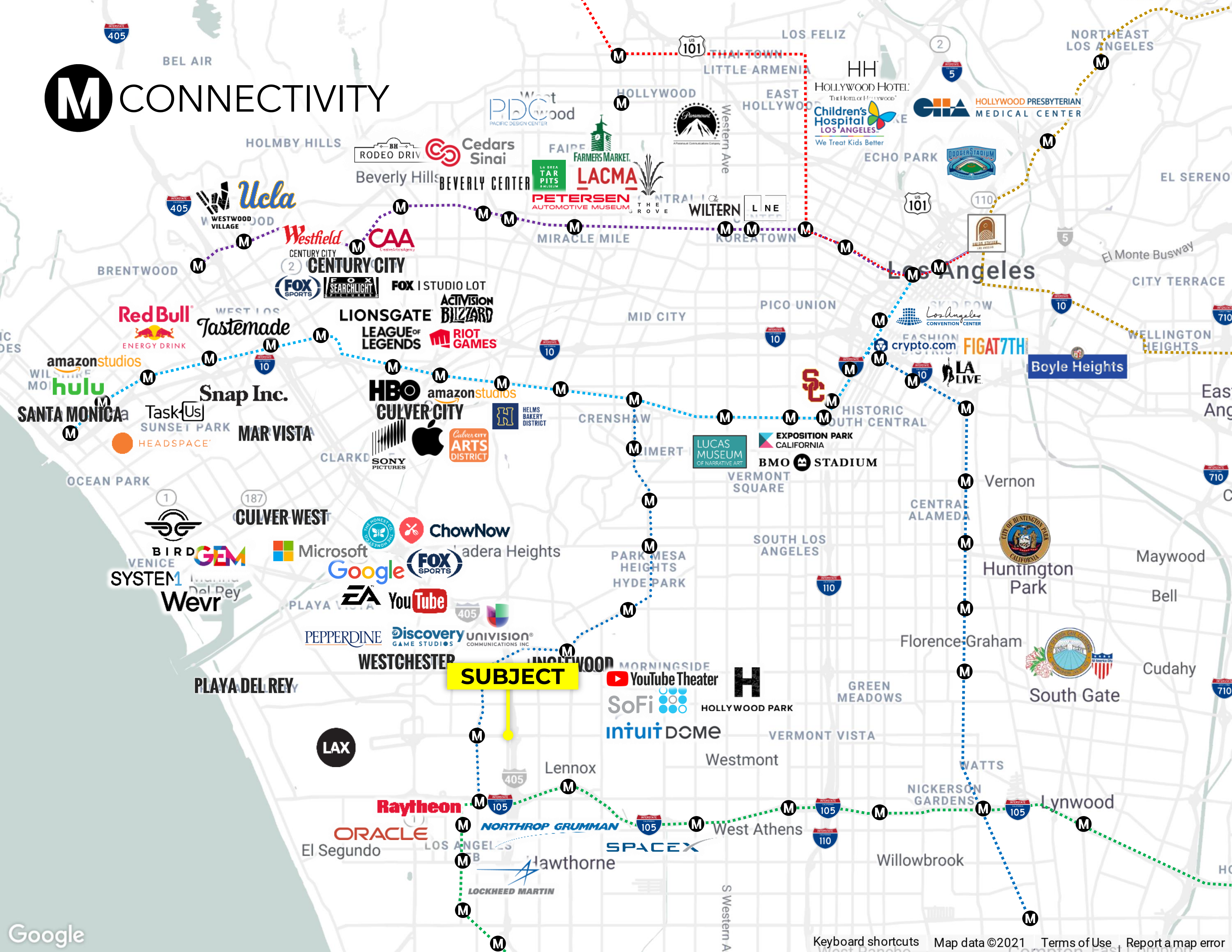
In recent years, Inglewood has experienced a significant revitalization effort, which is often referred to as the "Inglewood Renaissance." This has been driven by a number of factors, including The development of the SoFi Stadium: In 2020, the SoFi Stadium, a state-of-the-art sports and entertainment 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




CONNECTIVITY
SUBJECT
BEL AIR
HOLMBY HILLS
Beverly Hills
BRENTWOOD
WESTWOOD VILLAGE
CENTURY CITY
SANTA MONICA
SUNSET PARK
MAR VISTA
OCEAN PARK
CULVER CITY
CULVER WEST
VENICE
Del Rey
PLAYA VISTA
WESTCHESTER
PLAYA DEL REY
INGLEWOOD
MORNINGSIDE
Ladera Heights
Lennox
El Segundo
Hawthorne
Westmont
West Athens
Willowbrook
LOS FELIZ
THAI TOWN
LITTLE ARMENIA
HOLLYWOOD
EAST HOLLYWOOD
ECHO PARK
NORTHEAST LOS ANGELES
EL SERENO
MIRACLE MILE
KOREATOWN
Los Angeles
CITY TERRACE
El Monte Busway
PICO UNION
MID CITY
WELLINGTON HEIGHTS
Boyle Heights
HISTORIC SOUTH CENTRAL
CRENSHAW
VERMONT SQUARE
Vernon
CENTRAL ALAMEDA
SOUTH LOS ANGELES
PARK MESA HEIGHTS
HYDE PARK
Huntington Park
Maywood
Bell
Florence-Graham
Cudahy
South Gate
GREEN MEADOWS
VERMONT VISTA
WATTS
NICKERSON GARDENS
Lynwood
Western Ave
S Western Ave
HOLLYWOOD PARK
YouTube Theater
SoFi
INTUIT DOME
LAX
Raytheon
ORACLE
NORTHROP GRUMMAN
SPACEX
LOCKHEED MARTIN
PEPPERDINE
Discovery GAME STUDIOS
UNIVISION COMMUNICATIONS INC
Microsoft
Google
YouTube
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BIRD
GEM
SYSTEM1
Wevr
HEADSPACE
Snap Inc.
TaskUs
amazon studios
hulu
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Tastemade
LIONSGATE
ACTIVISION BLIZZARD
LEAGUE OF LEGENDS
RIOT GAMES
FOX STUDIO LOT
HBO
SONY PICTURES
Culver City ARTS DISTRICT
HELMS BAKERY DISTRICT
Westfield CENTURY CITY
CAA
Ucla
RODEO DRIVE
Cedars Sinai
BEVERLY CENTER
PDC PACIFIC DESIGN CENTER
FARMERS MARKET
LA BREA TAR PITS
LACMA
PETERSEN AUTOMOTIVE MUSEUM
THE GROVE
WILTERN
HOLLYWOOD HOTEL
Children's Hospital LOS ANGELES
We Treat Kids Better
HOLLYWOOD PRESBYTERIAN MEDICAL CENTER
DODGER STADIUM
Los Angeles CONVENTION CENTER
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FIGAT7TH
LA LIVE
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EXPOSITION PARK CALIFORNIA
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TRANSIT
ORIENTED DEVELOPMENT

Metro

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

SoFi

Intuit Dome

Hollywood Park

Hollywood Park Casino

$55,000,000
In Local Wages

$500M
In Local Business Contracts

35%
Local Hire Provisions

PLAYA VISTA	EL SEGUNDO
Microsoft	Boeing
Google	Northrop Grumman
Sony	Raytheon
EA	Aerospace
The Honest Co.	Mattel

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