

LESS THAN A MILE FROM INTUIT DOME & HOLLYWOOD PARK

Land Available for Drive-Thru

KENNEDY WILSON

BROKERAGE

10918-10922 S. Prairie Avenue, Inglewood, CA 90303

KL FORUM

intuit DOME

SoFi Stadium

YouTube Theater

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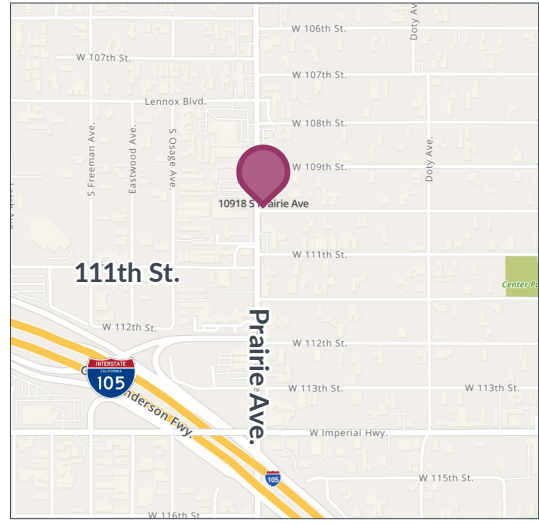
AVAILABLE

- Lot Size: ±20,138 SF / ±0.46 Acres
- Rent: Call broker for details
- NNN: ±\$0.85 PSF/Mo.
- Zoning: Inglewood C-2A
- Available: Immediately

PROPERTY HIGHLIGHTS

- Vacant land well-suited for a drive-thru restaurant, charging station, etc.
- ±49,163 CPD at Prairie Ave. and 111th St.
- Site is situated on heavily trafficked Prairie Avenue amid a thriving retail trade area
- Approximately five blocks from the new SoFi LA Rams and Chargers Football Stadium, Intuit Dome home of the Clippers, and The Kia Forum
- Convenient access to the adjacent 105, 405, 110 freeways
- ±15 minutes from LAX

** Prospective tenants are hereby advised that all uses are subject to City approval*



TRADE AREA



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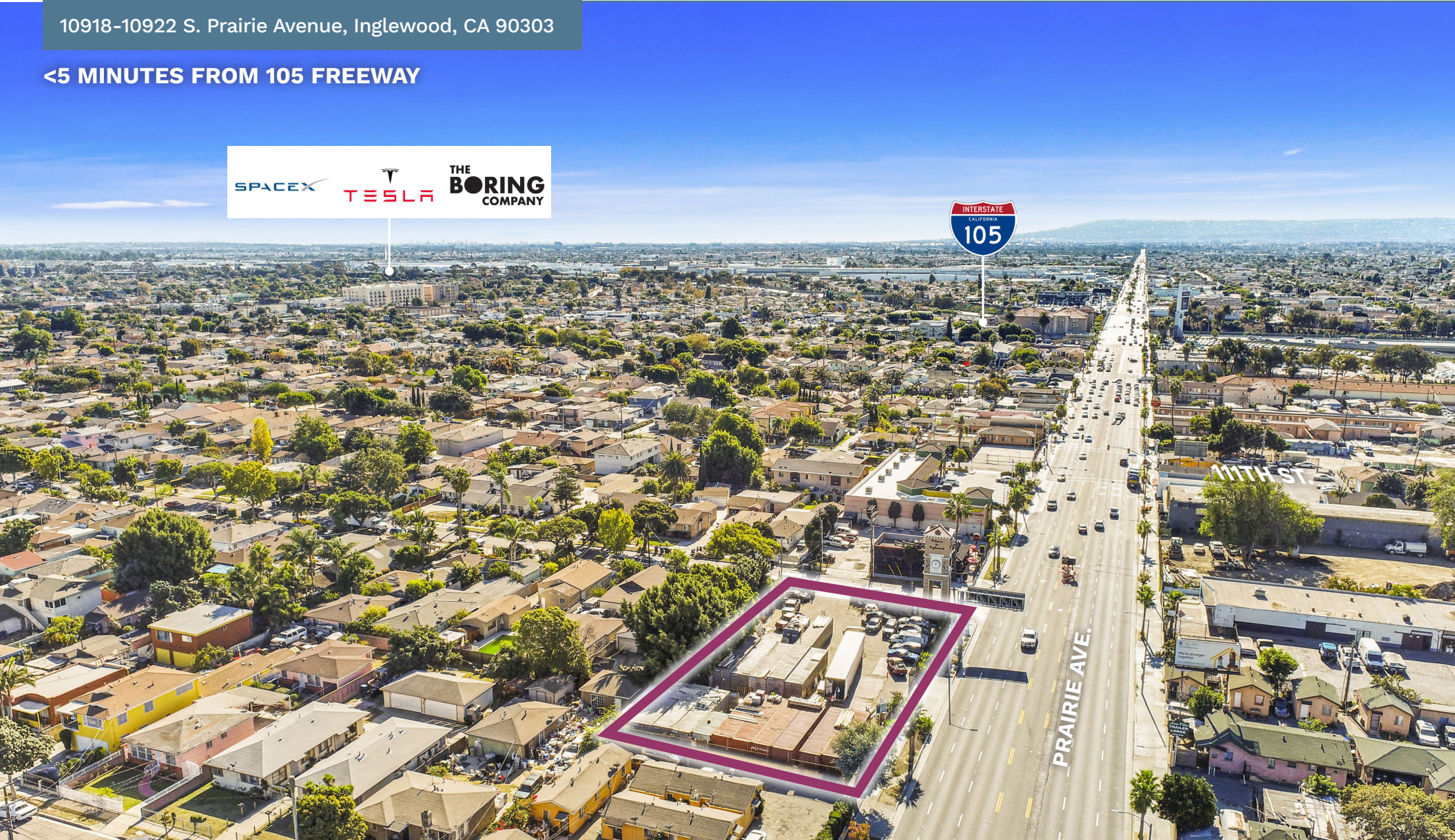
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<5 MINUTES FROM 105 FREEWAY



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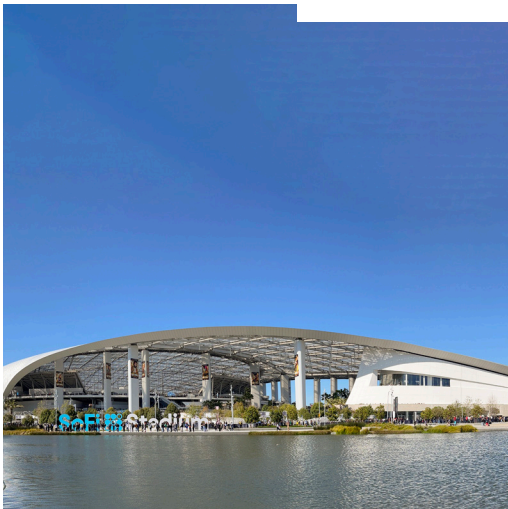


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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2023 Estimated Population	15,291	48,059	150,387
2028 Projected Population	14,988	48,067	150,008
2020 Census Population	15,577	49,543	153,780
2010 Census Population	16,628	51,898	157,629
Projected Annual Growth 2023 to 2028	-0.4%	-	-
Historical Annual Growth 2010 to 2023	-0.6%	-0.6%	-0.4%
2023 Median Age	32.0	32.7	35.4
HOUSEHOLDS			
2023 Estimated Households	3,952	13,288	49,140
2028 Projected Households	3,938	13,540	49,841
2020 Census Households	3,973	13,530	49,631
2010 Census Households	3,928	13,231	48,235
Projected Annual Growth 2023 to 2028	-	0.4%	0.3%
Historical Annual Growth 2010 to 2023	-	-	0.1%
RACE & ETHNICITY			
2023 Estimated White	16.3%	16.0%	15.6%
2023 Estimated Black or African American	11.5%	16.0%	27.7%
2023 Estimated Asian or Pacific Islander	3.7%	4.4%	5.7%
2023 Estimated American Indian or Native Alaskan	2.9%	2.8%	2.0%
2023 Estimated Other Races	65.6%	60.8%	49.1%
2023 Estimated Hispanic	79.1%	73.4%	58.1%
INCOME			
2023 Estimated Average Household Income	\$82,566	\$80,900	\$89,705
2023 Estimated Median Household Income	\$67,118	\$65,832	\$72,568
2023 Estimated Per Capita Income	\$21,359	\$22,396	\$29,394
EDUCATION			
2023 Estimated High School Graduate	28.9%	27.0%	25.1%
2023 Estimated Some College	17.5%	19.1%	21.1%
2023 Estimated Associates Degree Only	5.1%	5.8%	6.4%
2023 Estimated Bachelors Degree Only	10.9%	10.7%	15.2%
2023 Estimated Graduate Degree	3.5%	3.8%	6.3%
BUSINESS			
2023 Estimated Total Businesses	188	951	4,792
2023 Estimated Total Employees	1,081	5,820	42,641
2023 Estimated Employee Population per Business	5.8	6.1	8.9
2023 Estimated Residential Population per Business	81.4	50.5	31.4

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