

Prime Inglewood Commercial Investment Opportunity

FEDERALLY QUALIFIED HEALTH CENTER

Highly Desired Location Near SoFi Stadium & Intuit Dome

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Offering Memorandum



2700 W MANCHESTER BLVD, INGLEWOOD, CA 90305

2700 W MANCHESTER BLVD
INGLEWOOD, CA 90305

Property Details

Building Area: 13,166± Sq.Ft.

Stories: 2 + basement

Year Built: 1958

Construction: Reinforced concrete

Sprinklers: Wet

Land Area: 22,218± Sq.Ft.

Parking: 24± surface and rooftop spaces

Zoning: INC2

Assessor's Parcel #: 4026-003-025

Amenities:

Foyer, reception, two waiting rooms, conference room, break room, exam rooms, private offices, 2 laboratories, 4 restrooms, and storage space

Property Highlights

- Prime Inglewood investment purchase opportunity
- Federally Qualified Health Center (FQHC)
- Actual \$547,176 net operating income — 4.97% cap rate
- 100% occupied with five (5) tenants
- Located at the southwest corner of Manchester Blvd and 6th Avenue, 3 blocks east of Crenshaw Blvd
- 185' frontage on Manchester Blvd & 120' on 6th Avenue
- The Kia Forum, Intuit Dome, YouTube Theater and SoFi Stadium are all approximately one mile to the west
- Easy access from three freeways, as the Century (105) Freeway is 2.7 miles to the south; the Harbor (110) Freeway is 2.5 miles to the east; and the San Diego (405) Freeway is 2.5 miles to the west

Asking Price: \$11,000,000



WHAT IS A FQHC?

FQHC stands for Federally Qualified Health Center, which is a primary care clinic that provides healthcare to underserved communities. FQHCs are also known as Community Health Centers (CHCs).

FQHCs are federally funded, nonprofit organizations that operate in both rural and urban areas. They provide services to all individuals, regardless of their ability to pay, and offer a sliding fee discount scale for eligible patients.

FQHCs may offer a variety of services, including:

- Preventive services
- HCPCS coding
- Same-day billing
- Co-insurance waivers
- Care management services
- Communication technology-based services

FQHCs are designated by the Bureau of Primary Health Care and the Centers for Medicare and Medicaid Services of the United States Department of Health and Human Services. They are supervised by the Health Resources and Services Administration (HRSA).

Actual Current Financial Information

Rent Roll

UNIT	TENANT	RENT/MONTH	EXPIRATION
2700 to Basement	John Rehale	\$4,500.00	9/1/29 (2-5 yr options)
2704	Central Neighborhood Health Foundation	26,648.16	12/31/28
2710 Suite A	Emmanuel Okonkwo	5,783.67	12/31/27 (1-5 yr option)
Basement	Gloria Juhn	5,500.00	9/1/29 (2-5 yr options)
2708 Suite B	Protection Oriented Service Teams	15,607.00	12/31/29 (1-3 yr option)
Gross Monthly Income:		\$58,038.83	
Gross Annual Income:			\$696,465.96

Income & Expense

INCOME

Gross Annual Income: \$696,465.96

ACTUAL ANNUAL EXPENSES

New Property Tax* \$137,500

Insurance 9,030

Contractors 2,760

Water (paid by tenants) 0

Electric (paid by tenants) 0

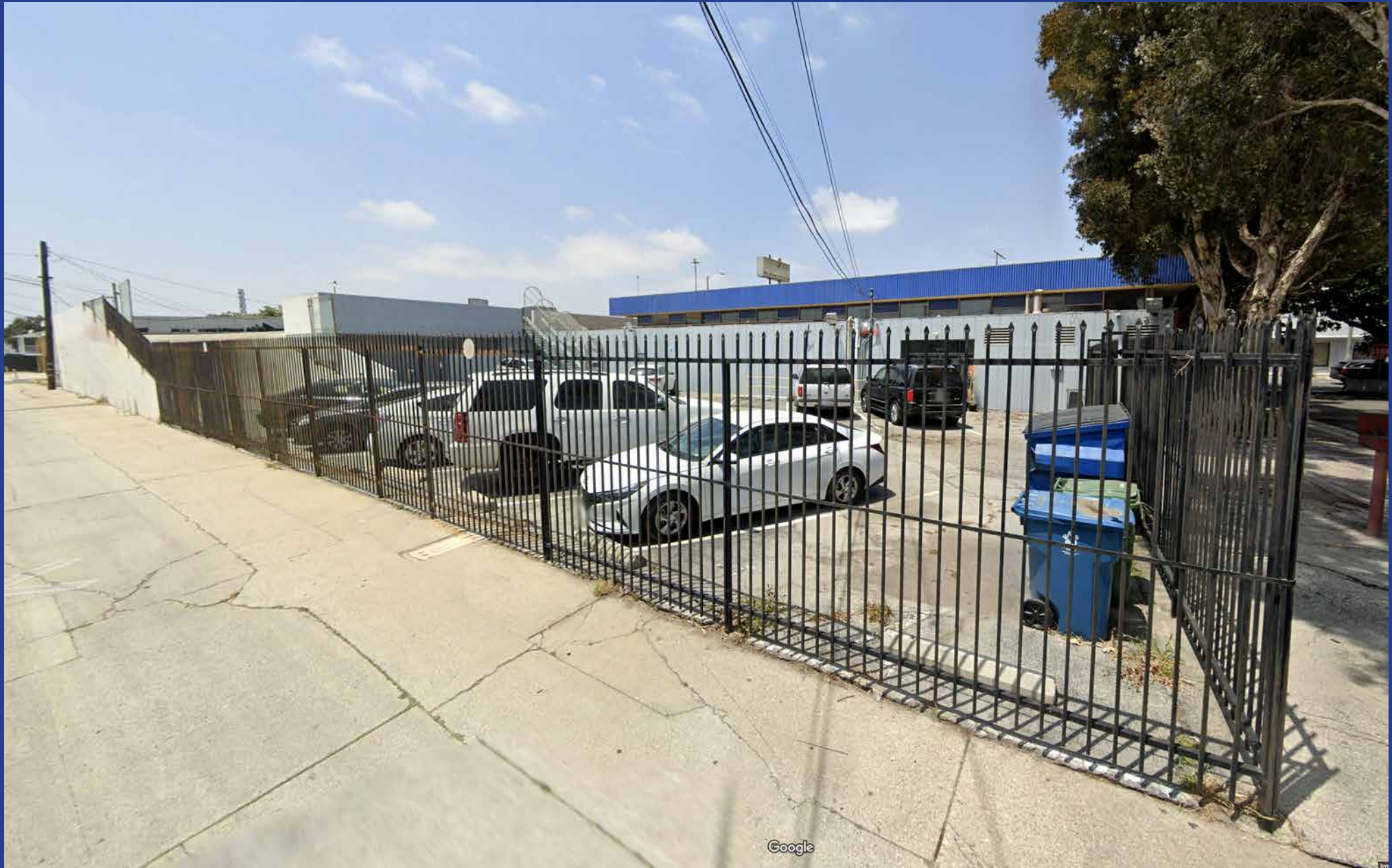
Total Annual Expenses: \$149,290

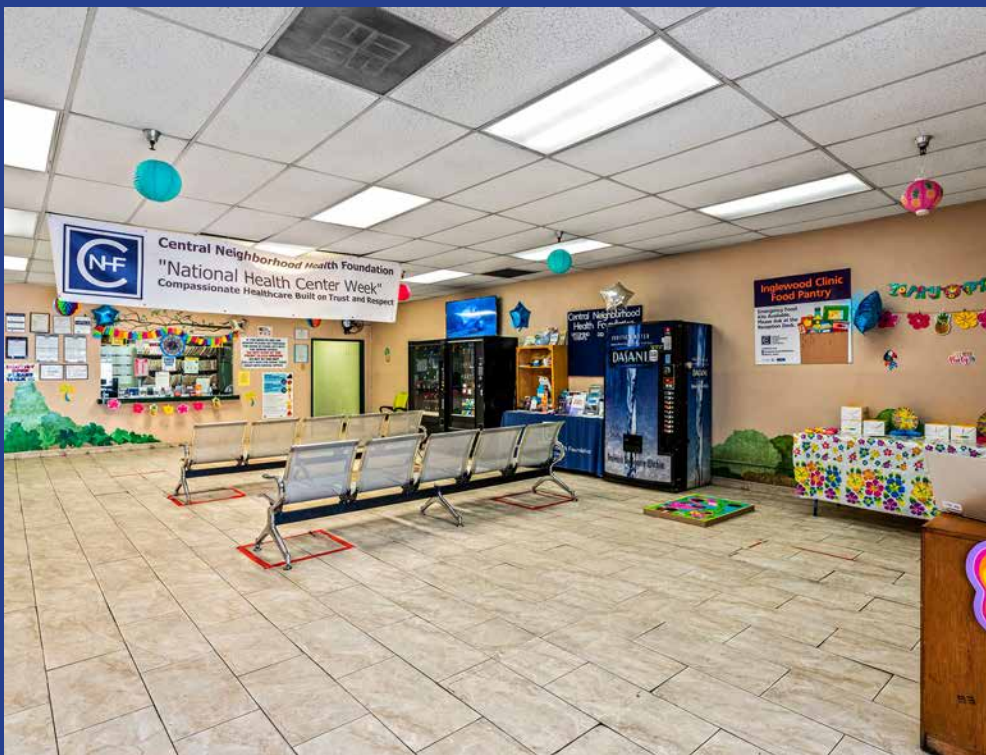
Net Annual Operating Income: \$547,175.96

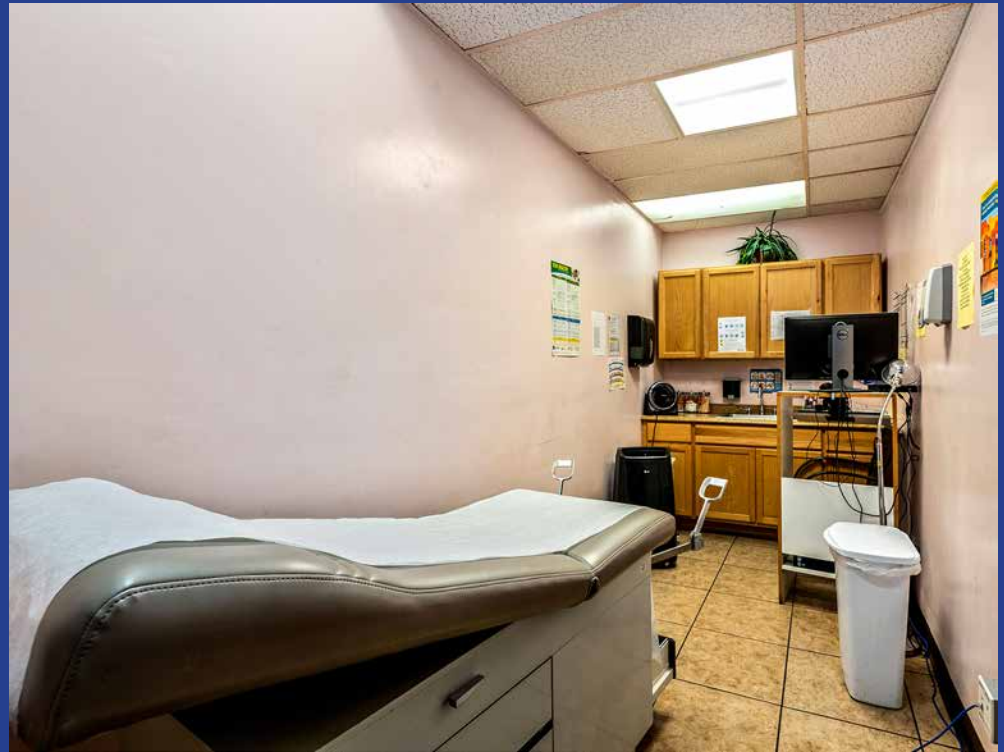
Cap Rate: 4.97%

* Based on the asking price of \$11,000,000

Rear Parking Lot



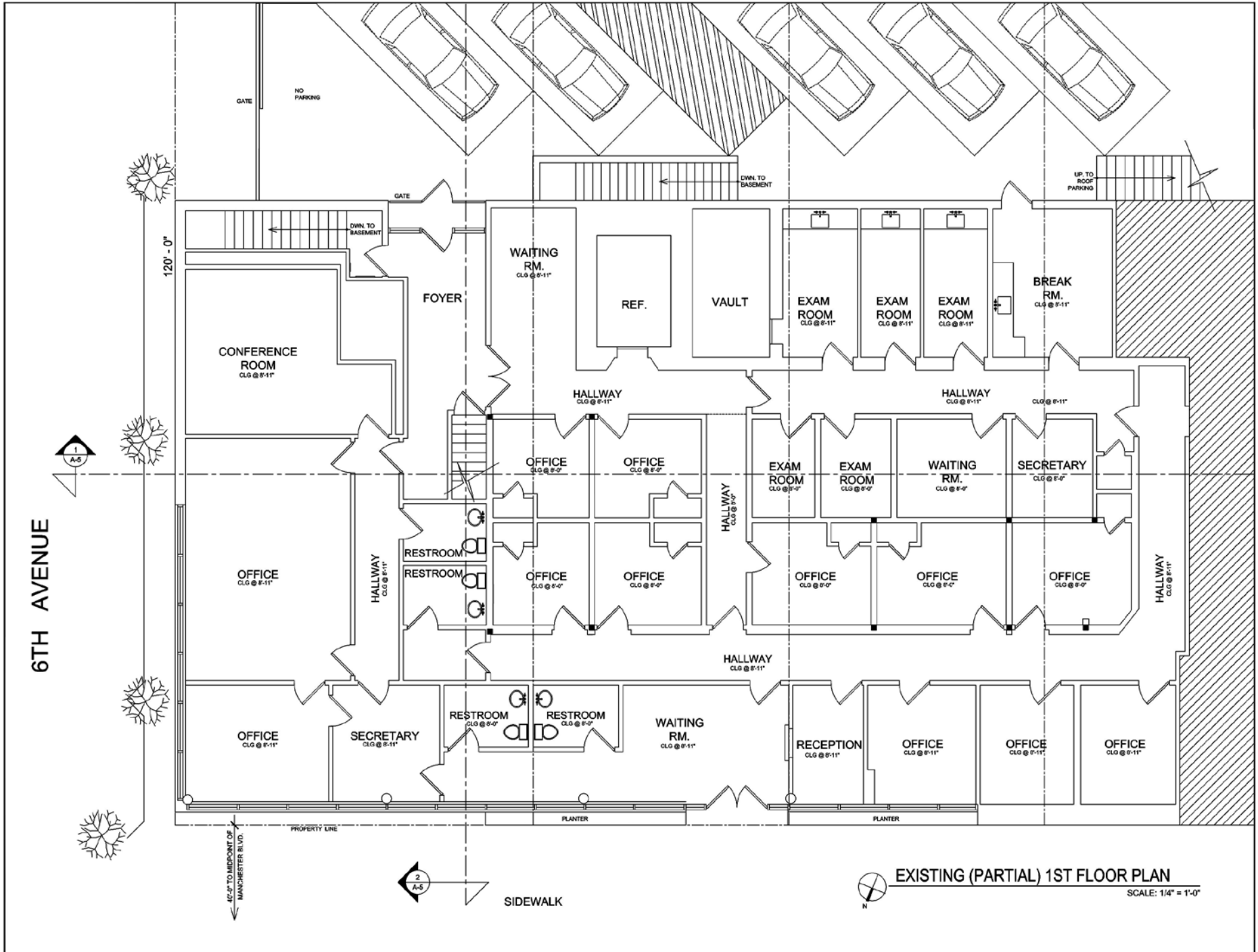




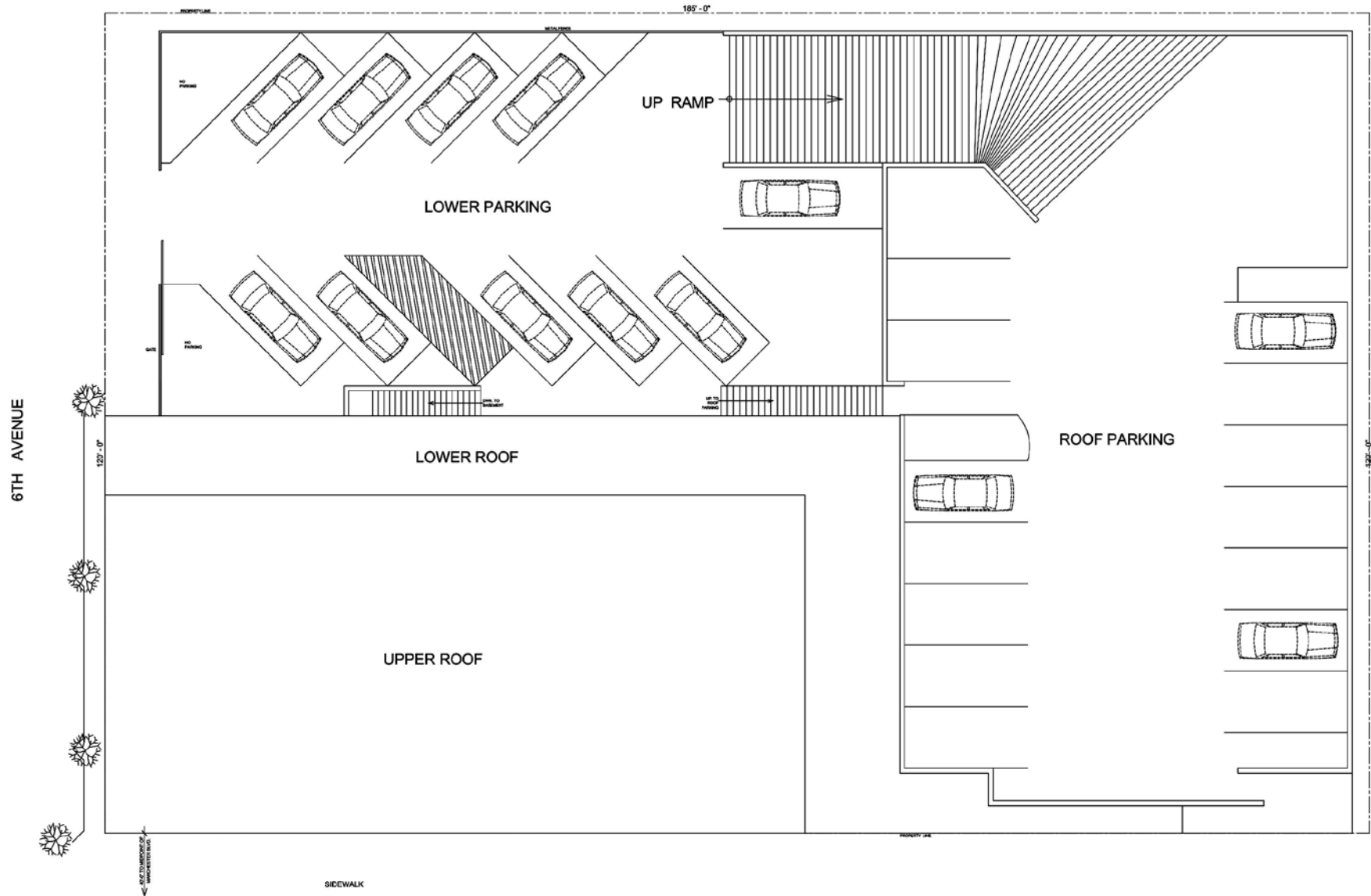
Aerial Photo



Ground Floor Site Plan



Parking Site Plan



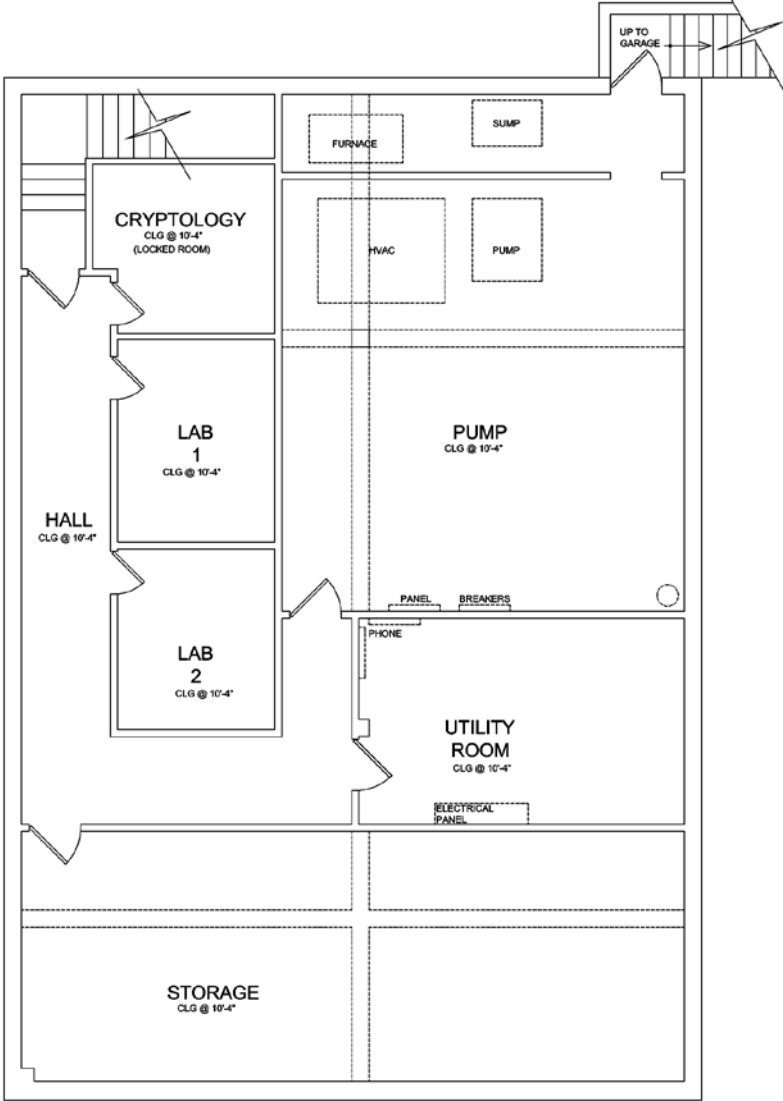
MANCHESTER AVENUE



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

Basement Site Plan



EXISTING BASEMENT PLAN

SCALE: 1/4" = 1'-0"

Plat Map

MANCHESTER BLVD.

100

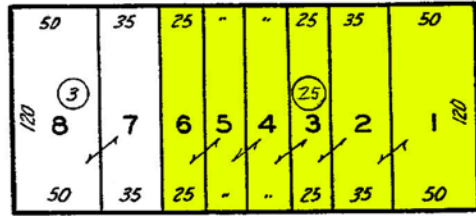
100

N.89°53'15"W

AVE. 60

AVE. 60

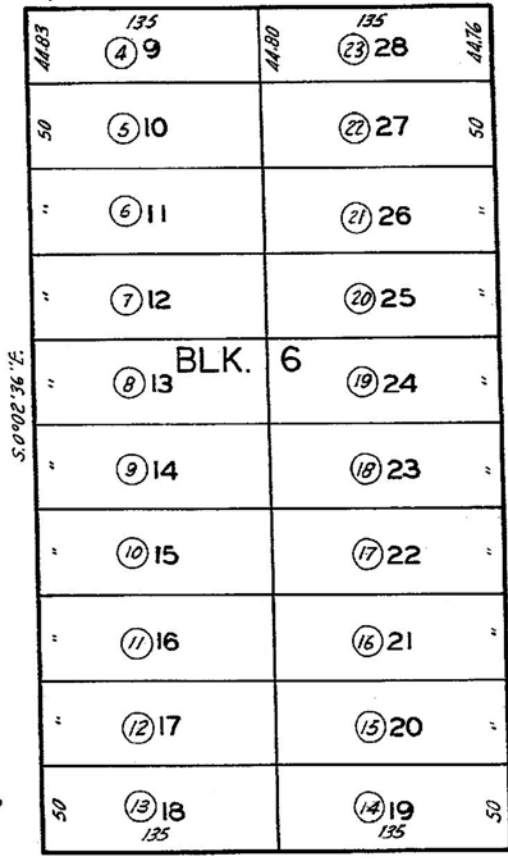
4569
13266



TRACT NO. 8344
M.B. 109 - 94



CODE
4569
13266



7TH

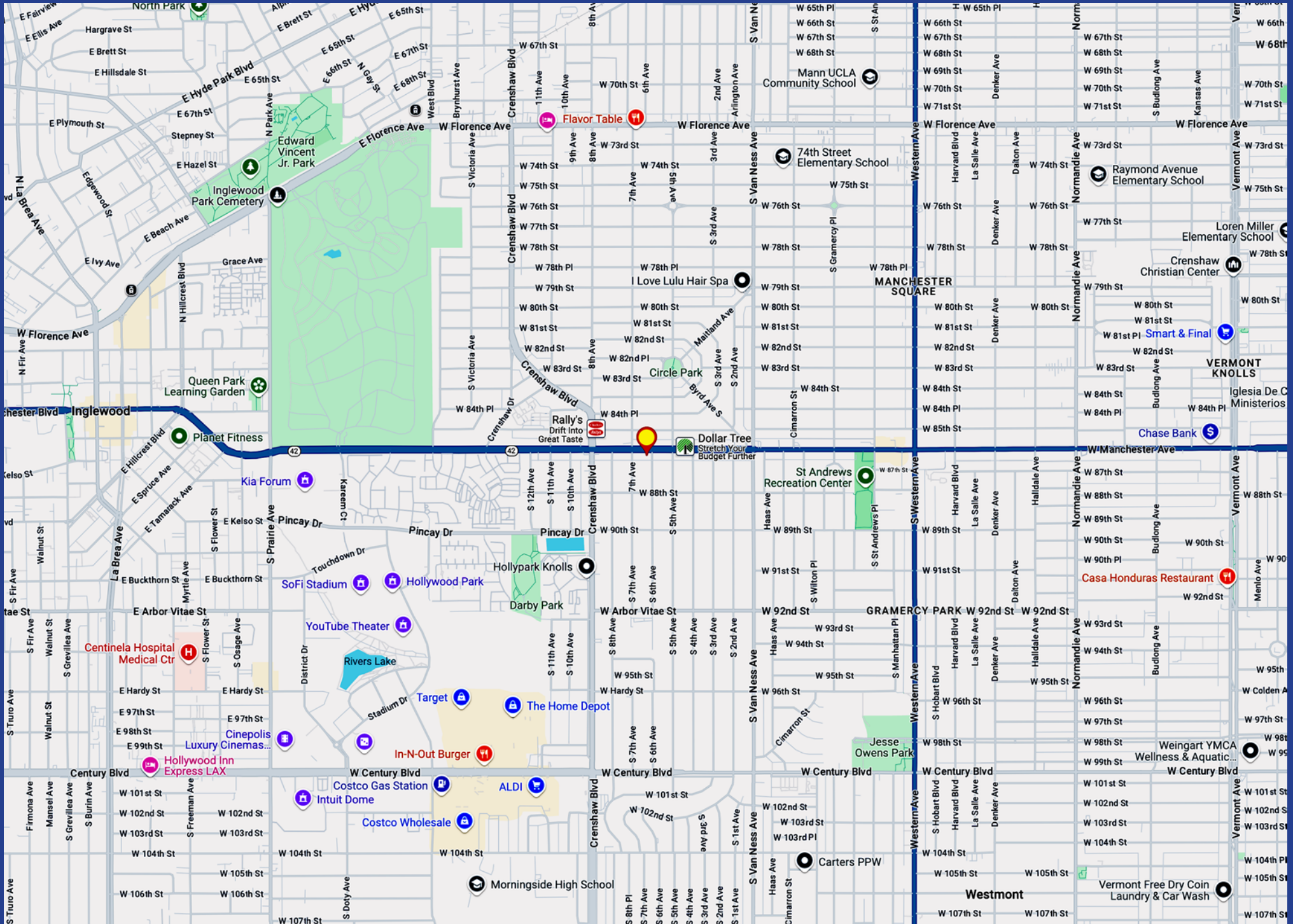
6TH

88TH

ST.

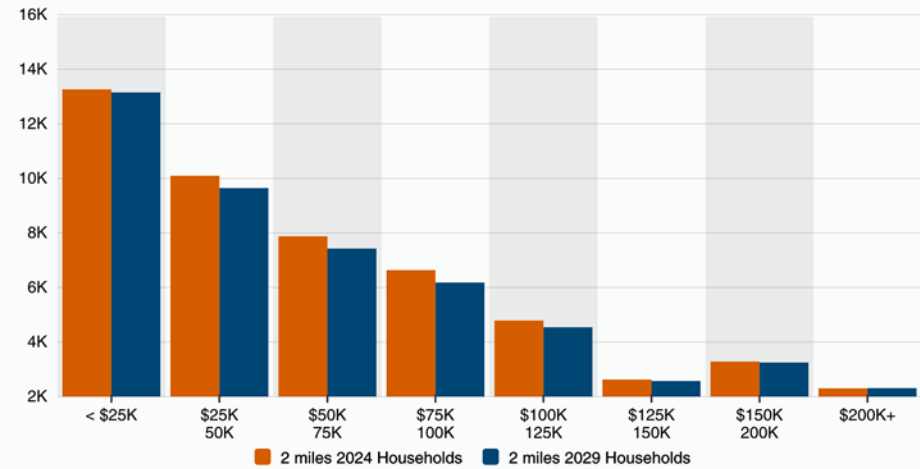
FOR PREV. ASSM'T. SEE: 731-4 & 8

Area Map

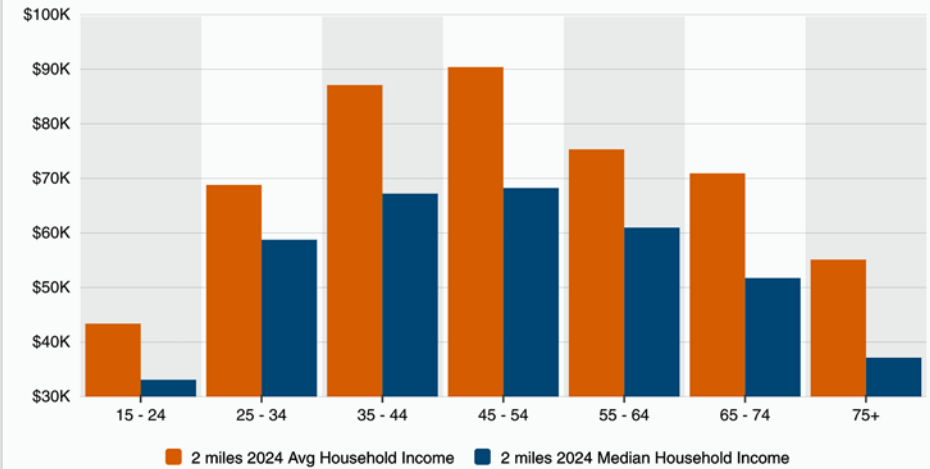


Neighborhood Demographics

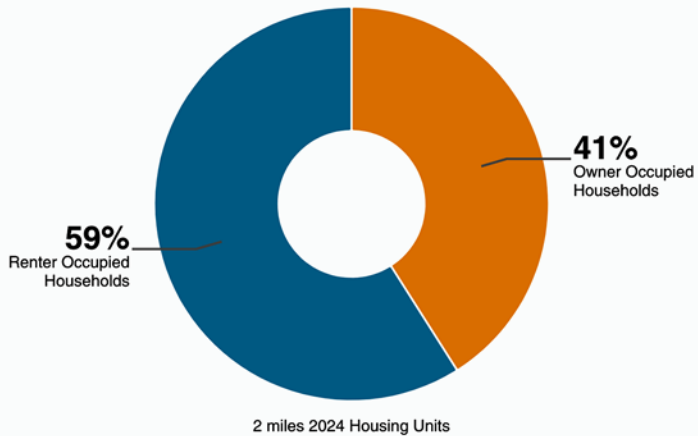
Household Income



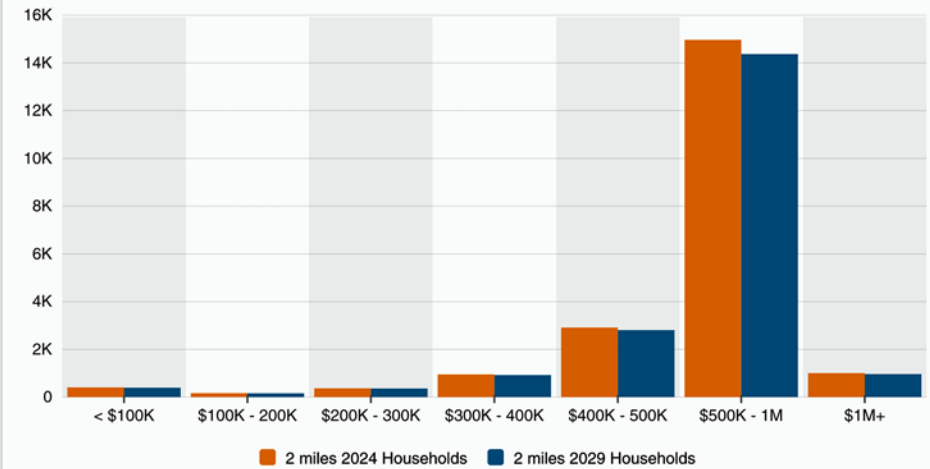
Household Income By Age



Housing Occupancy



Home Values



Discover Inglewood: A City on the Rise

Inglewood, California, is experiencing a vibrant renaissance, cementing its reputation as a hub for sports, entertainment, and business development in the greater Los Angeles area. Known for its rich cultural history and prime location, the city is quickly transforming into a destination for residents, visitors, and investors alike.

Attractions

Inglewood is home to some of the most iconic venues in Southern California. SoFi Stadium, the state-of-the-art home to the Los Angeles Rams and Chargers, has brought national attention to the city, hosting major events like the Super Bowl and slated to host the Olympics in 2028. Nearby, the Kia Forum, a legendary music and entertainment venue, continues to attract world-class performers. The highly anticipated Intuit Dome just opened as the new home of the Los Angeles Clippers and concert venue, further solidifying Inglewood as a premier entertainment hub.

A Thriving Economy

The economic landscape of Inglewood is booming. The city's investment in large-scale development projects has spurred growth in retail, hospitality, and housing sectors. Businesses are thriving, supported by an influx of visitors attending events and concerts

at its marquee venues. With its proximity to Los Angeles International Airport (LAX) and major freeways, Inglewood has become a strategic location for commerce and tourism, making it an attractive place for new business ventures.

Future Projects

Inglewood's future is brighter than ever, with ongoing infrastructure improvements and revitalization projects. The Inglewood Transit Connector, a light rail project, will connect the city to regional transit lines, easing transportation and boosting accessibility. New mixed-use developments are bringing modern residential and commercial spaces to meet the needs of the growing community, while plans for green spaces and public amenities aim to enhance quality of life for residents.

Why Inglewood?

Inglewood offers a unique mix of rich culture, economic opportunity, and exciting new developments. Whether you're a business looking to expand, a visitor seeking entertainment, or a resident enjoying all the city has to offer, Inglewood is undeniably a city on the rise.

Now is the time to be part of Inglewood's transformation—where community, opportunity, and innovation come together.



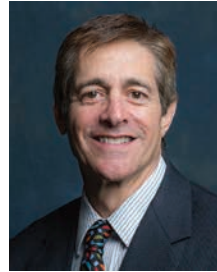
2700 W Manchester Blvd
Inglewood, CA 90305

Federally Qualified Health Center

Prime Inglewood Location Near
SoFi Stadium & Intuit Dome

13,166± SF Building
22,218± SF of Land

Exclusively offered by



Jeff Luster

CEO

office 213.747.4152

mobile 213.804.3013

jeff@majorproperties.com

DRE Lic. 00636424



Rene Mexia

Senior Associate

office 213.747.4155

mobile 213.446.2286

rene@majorproperties.com

DRE Lic. 01424387

MAJOR PROPERTIES

1200 W Olympic Blvd
Los Angeles, CA 90015

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.