

FOR SALE

145
N. PRAIRIE AVE.

INGLEWOOD • CA • 90301



Exclusively Listed By

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FOR SALE

145 N. PRAIRIE AVENUE • INGLEWOOD, CA 90301

OFFICE BUILDING • NORTH PRAIRIE AVENUE

OFFERING SUMMARY

List Price:	\$1,350,000
Price Per SF:	\$251.58
Current Annual Rent:	\$88,458
Market Annual Rent:	\$142,800
Approximate Building Size:	±5,366 SF
Approximate Lot Size:	±10,031 SF
Year Built:	1955
Zoning:	Medical Enterprise Overlay Zone
APN:	4021-001-020

**PROPERTY HIGHLIGHTS**

- Two mature dental practice tenants
- First time on market in over 25 years
- Value add opportunity through lease up
- 26K ADT on Prairie Avenue
- Signage available with great exposure on Prairie Ave., a main thoroughfare bringing in tens of thousands of football fans and event goers on evenings and weekends
- Ten parking spaces



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INVESTMENT OVERVIEW

LIST PRICE:	\$1,350,000
PRICE/SF:	\$251.58
PRICE/SF LAND:	\$134.60
CURRENT CAP:	4.37%
MARKET CAP:	7.30%
ELECTRIC:	Individually Metered
GAS:	Individually Metered
ZONING:	IN RM
PARKING:	1.68/1,000 SF

INCOME AND EXPENSE

INCOME

	Current	Market
Gross Scheduled Rental Income	\$ 88,488	\$ 142,800
SOFI Events Parking Income	\$ 6,000	\$ 6,000
Vacancy/Concessions	0.00% 0	8.00% \$ (11,424)
Effective Gross Income:	\$ 94,488	\$ 137,376

EXPENSES

(Expenses are estimated)

Real Estate Taxes	1.24%	\$ 16,740	\$ 16,740
Direct Assessments		\$ 2,581	\$ 2,581
Insurance		\$ 4,884	\$ 6,500
Utilities		\$ 6,200	\$ 6,200
City Business License		\$ 125	\$ 125
Repairs/Maintenance (% of EGI)	4.00%	\$ 3,780	4.00% \$ 5,495
CAM/Landscaping		\$ 720	\$ 720
Pest Control		\$ 400	\$ 400

Total Expenses	\$ 35,430	\$ 38,761
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Net Operating Income	\$ 59,058	\$98,615
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Reserves & Replacements (\$0.20/SF)	\$ 1,073	\$ 1,073
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Expenses Per Square Foot	\$ 6.60	\$ 7.22
% Of Effective Gross Income	37.50%	28.22%

RENT ROLL

Unit	Lease Type	Lease Expiration	Current Monthly	Current Yearly	Market Monthly	Market Yearly
139 N. Prairie	MG	12/31/2026	\$ 3,390	\$ 40,680	\$ 3,500	\$ 42,000
141 N. Prairie	MG	6/30/2026	\$ 3,984	\$ 47,808	\$ 4,100	\$ 49,200
145 N. Prairie				\$ -	\$ 2,500	\$ 30,000
664 E. Regent				\$ -	\$ 1,800	\$ 21,600
Total			\$ 7,374	\$ 88,488	\$ 11,900	\$ 142,800



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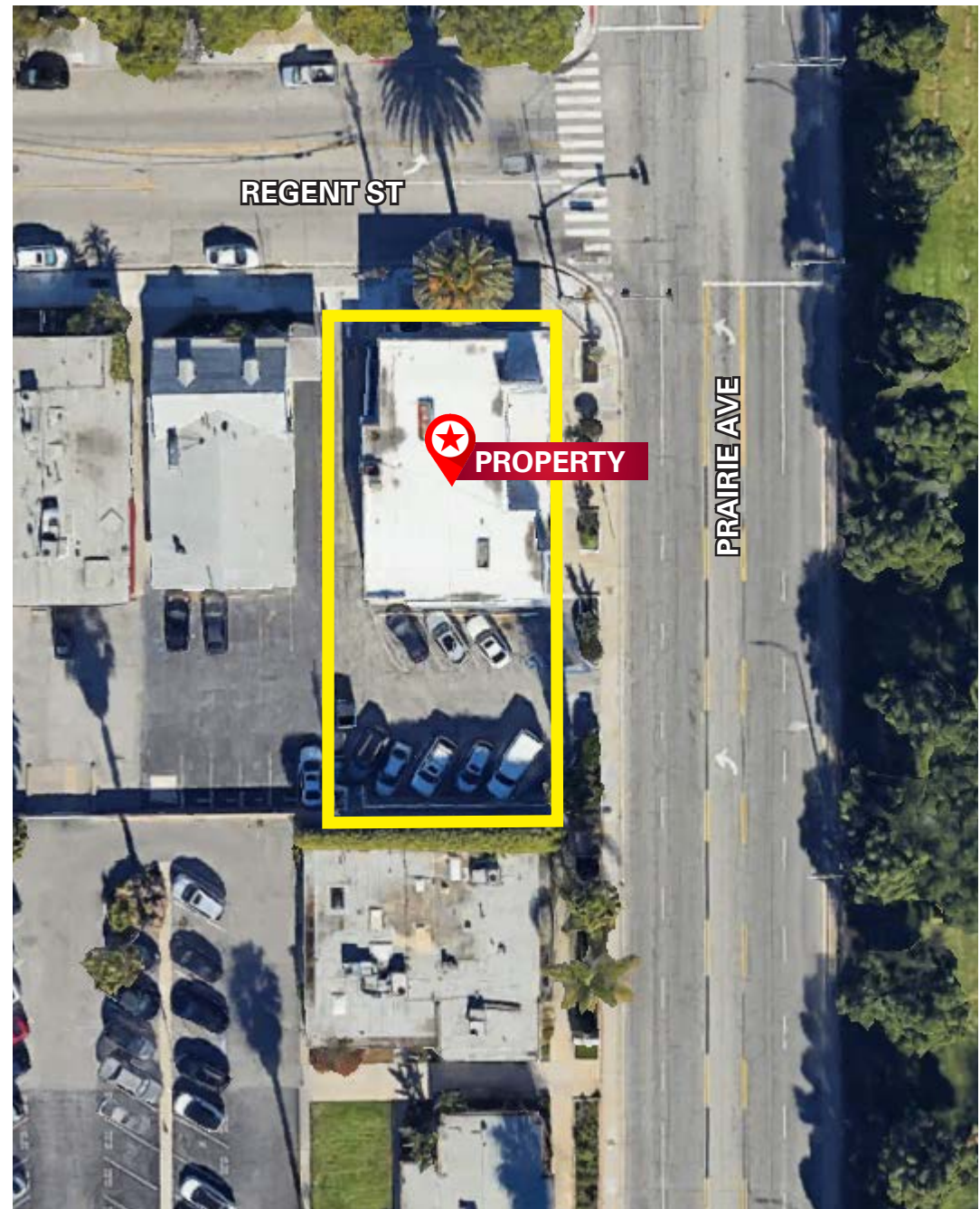
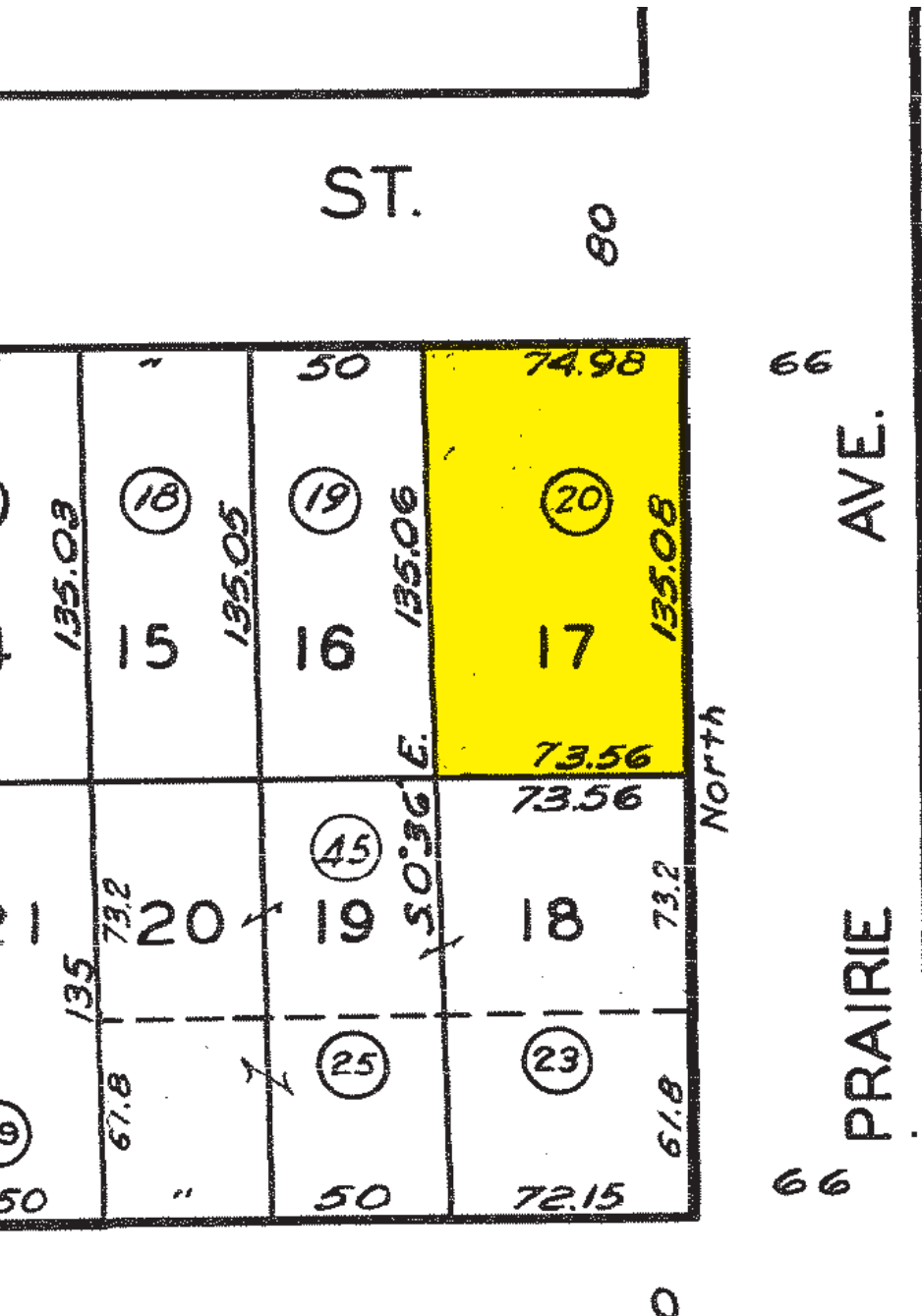
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PLAT MAP AND AERIAL OVERVIEW



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PHOTOS

LOCATION HIGHLIGHTS

- Located on a highly visible signalized intersection
- Along a major community thoroughfare
- Less than 1 mile from the Kia Forum and SoFi Stadium
- Easy access to the I-405 Freeway

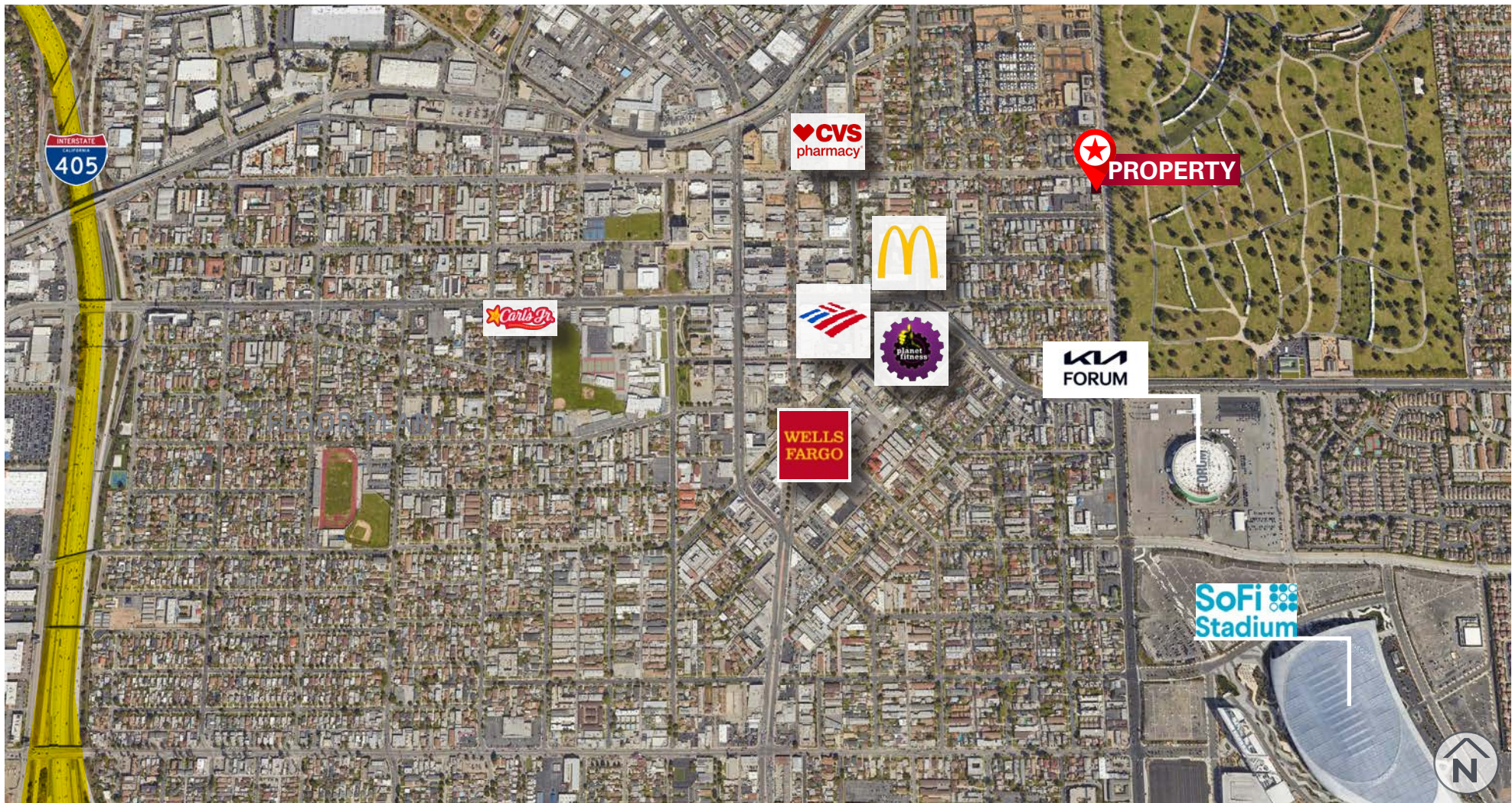


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AMENITIES MAP



TRAFFIC COUNT

Street	Cross Street	Distance	Count Year	Count
E. Regent St.	Regent Cir W	0.10	2025	4,443
Prairie Ave.	Manchester Ter S	0.16	2025	26,286

DEMOGRAPHICS

2024	1-Mile	3-Miles	5-Miles
Population:	34,162	298,625	867,290
Average HH Income:	\$71,063	\$88,940	\$89,726
Households:	13,082	103,964	285,795



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