

FOR SALE

145

N. PRAIRIE AVE.

INGLEWOOD • CA • 90301



Exclusively Listed By

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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

RENT ROLL	
Unit	Lease Type
139 N. Prairie	MG
141 N. Prairie	MG
145 N. Prairie	
664 E. Regent	
Total	



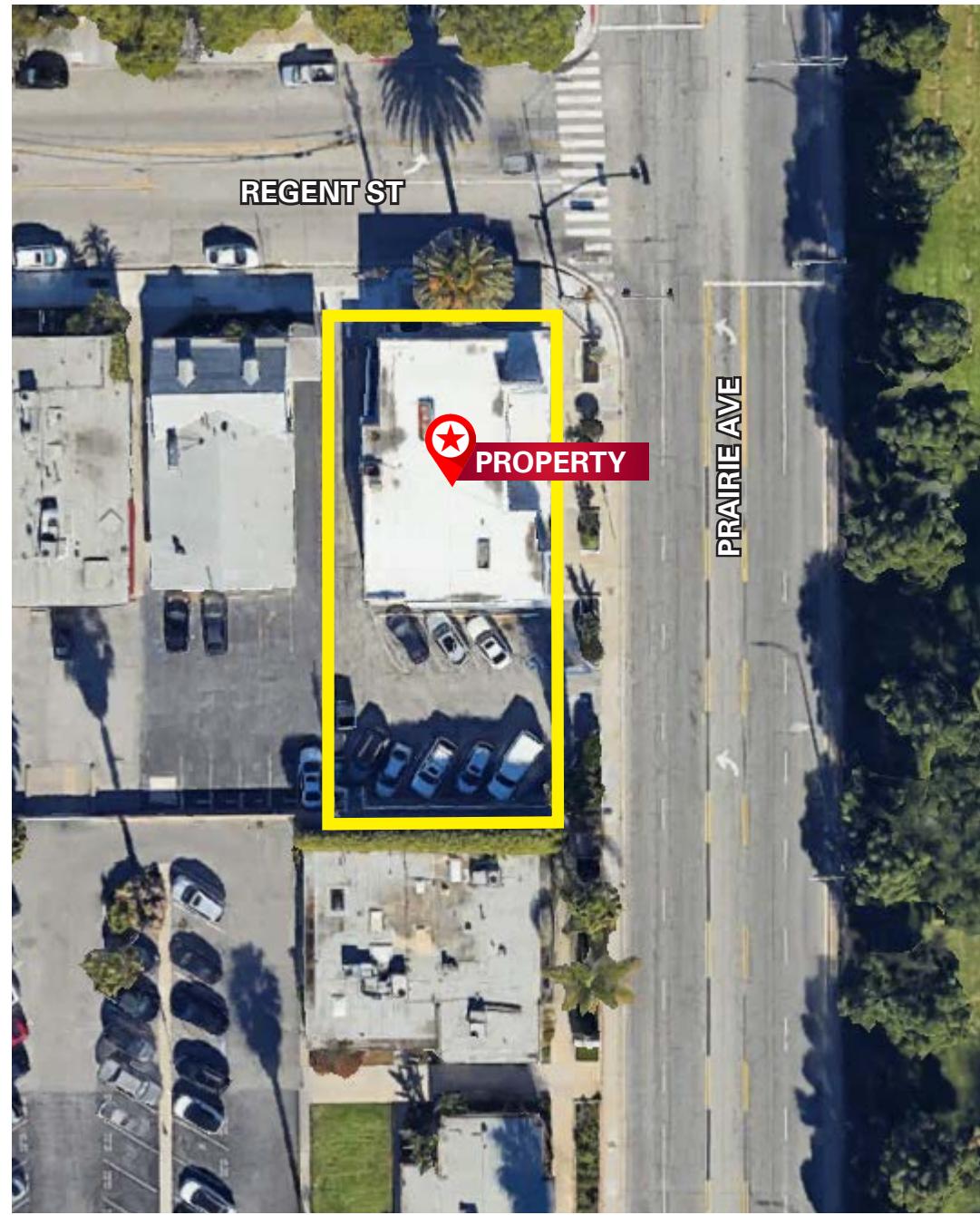
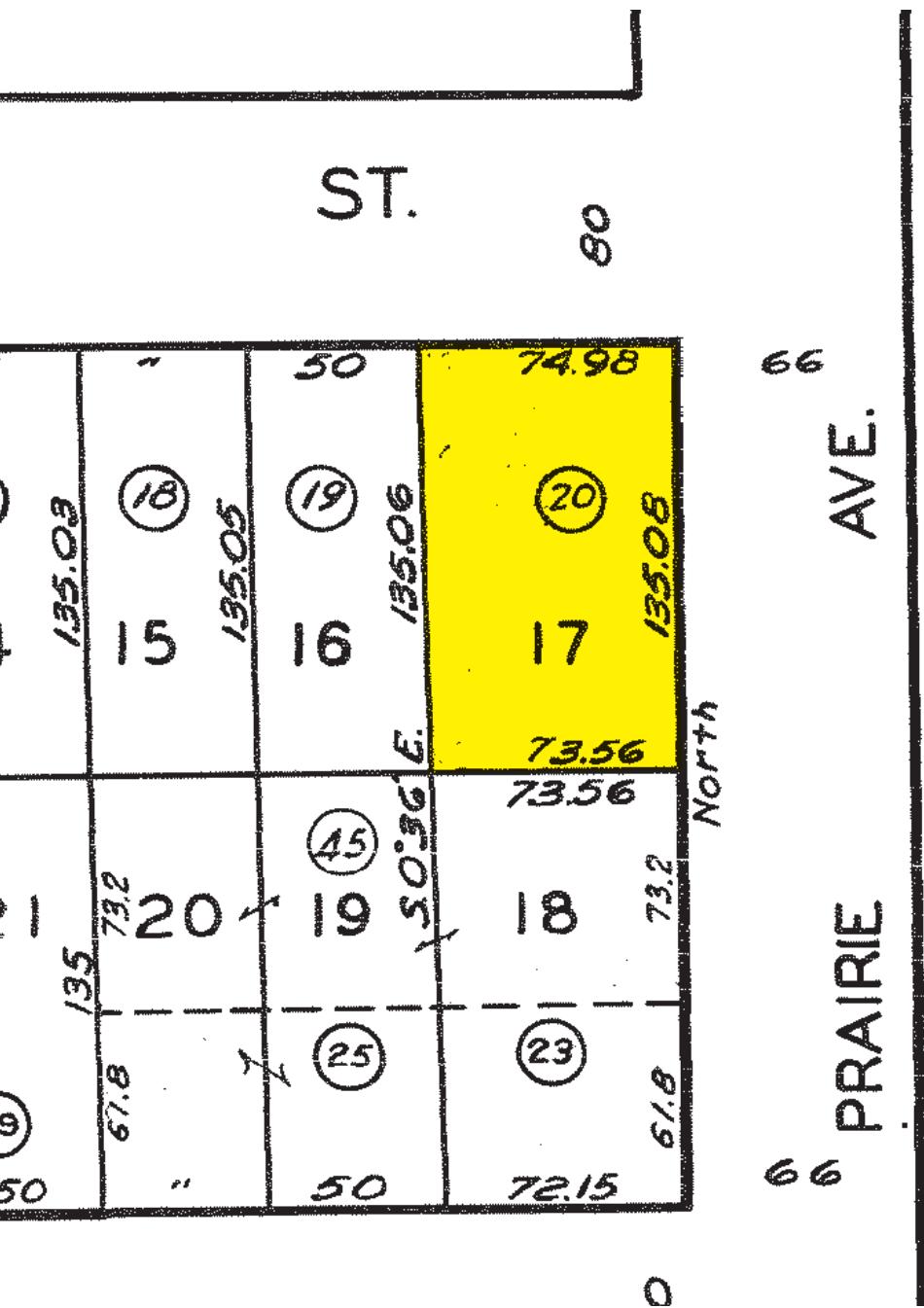
INCOME AND EXPENSE			
INCOME		Current	Market
Gross Scheduled Rental Income		\$ 88,488	\$ 142,800
SOFI Events Parking Income		\$ 6,000	\$ 6,000
Vacancy/Concessions	0.00%	0	8.00% \$ (11,424)
Effective Gross Income:		\$ 94,488	\$ 137,376
EXPENSES			
(Expenses are estimated)			
Real Estate Taxes	1.24%	\$ 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
Net Operating Income		\$ 59,058	\$ 98,615
Reserves & Replacements (\$0.20/SF)		\$ 1,073	\$ 1,073
Expenses Per Square Foot		\$ 6.60	\$ 7.22
% Of Effective Gross Income		37.50%	28.22%

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OFFICE BUILDING • NORTH PRAIRIE AVENUE

PLAT MAP AND AERIAL OVERVIEW



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

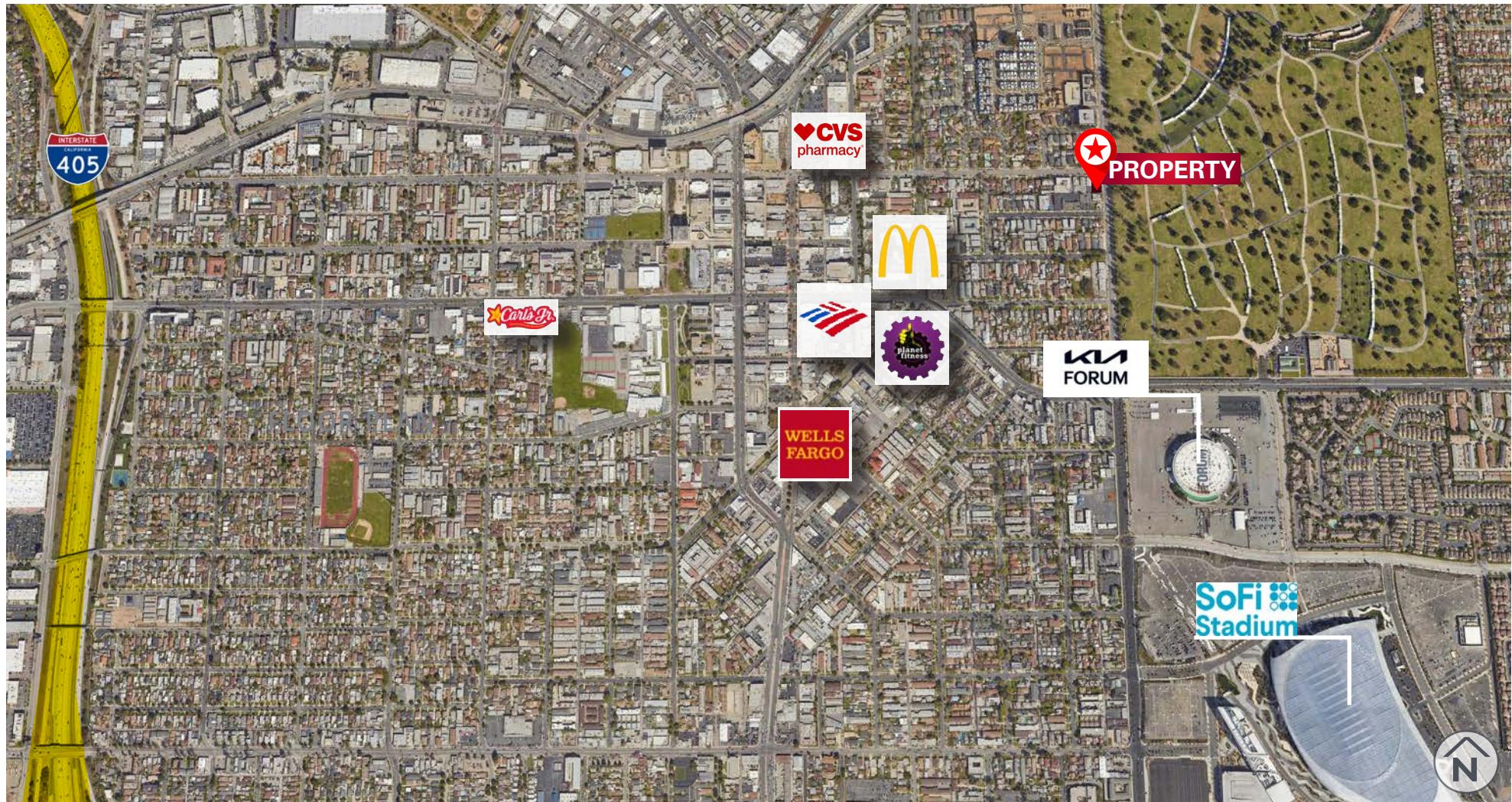


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AMENITIES MAP



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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