

11251 S. WESTERN AVE

BUILD-TO-SUIT DEVELOPMENT OR GROUND LEASE OPPORTUNITY



CONCEPTUAL RENDERING

EXCLUSIVELY LISTED BY

SCOTT SCHUBINER

PRESIDENT (Lic. #01925429)

HAYMAKERS (Lic. #02187637)

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PROPERTY OVERVIEW

**BUILD-TO-SUIT DEVELOPMENT
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11251 S. WESTERN AVE, LOS ANGELES, CA 90047

PROPERTY DETAILS

ADDRESS:

11251 S. WESTERN AVE, LOS ANGELES, CA 90047



Asking Rent

PLEASE INQUIRE



Prospective Buildable Area

~5,203 SF



Total Land Area

±17,094 Sq. Ft.



Zoning

CSLA MXD-1

West Athens-Westmont Specific Plan Area



Parking

~21+ Spaces



Year Built

New Construction



APNs

6078-021-017 | 6078-021-019



Traffic Counts

51,602 VPD (at Intersection)



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PROPERTY HIGHLIGHTS

Build-to-Suit Development or Ground Lease

The site offers the opportunity for a build-to-suit development according to the tenant's specifications, or a long-term ground lease of the land. Propsective development plans allow for up to 3 suites of approx. 1,500 – 2,000 SF.

Zoning

The zoning allows for a multitude of commercial uses office, and medical office. The property can accommodate up to approx. 5,203 SF of building area with ~21+ parking spaces, or a smaller building footprint with additional parking.

Use Restrictions:

No automotive, fuel station, or drive-thru uses permitted. Please verify allowable uses with your architect or land-use attorney.

Signalized Hard Corner Location with Significant Traffic

The subject Property is situated on the busy signalized intersection of Imperial Highway and Western Avenue, which sees roughly 51,602 CPD in traffic.

Excellent Visibility and Access

The property contains several points of ingress/egress with over 250 feet of frontage combined on Imperial Highway and Western Avenue.

Major Commercial Corridor

The site is strategically located caddy corner to Los Angeles Southwest College (8,200 full-time students and 425 staff) and nearby several national retailers including Food-4-Less, Del Taco, Carl's Jr, Baskin-Robbins, DaVita Dialysis, Chevron, and more.

Dense Infill Trade Area

Strong Los Angeles demographics. The surrounding 3-mile trade area contains about 371,000 residents with an annual household income just north of \$81,000.



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AERIAL VIEW

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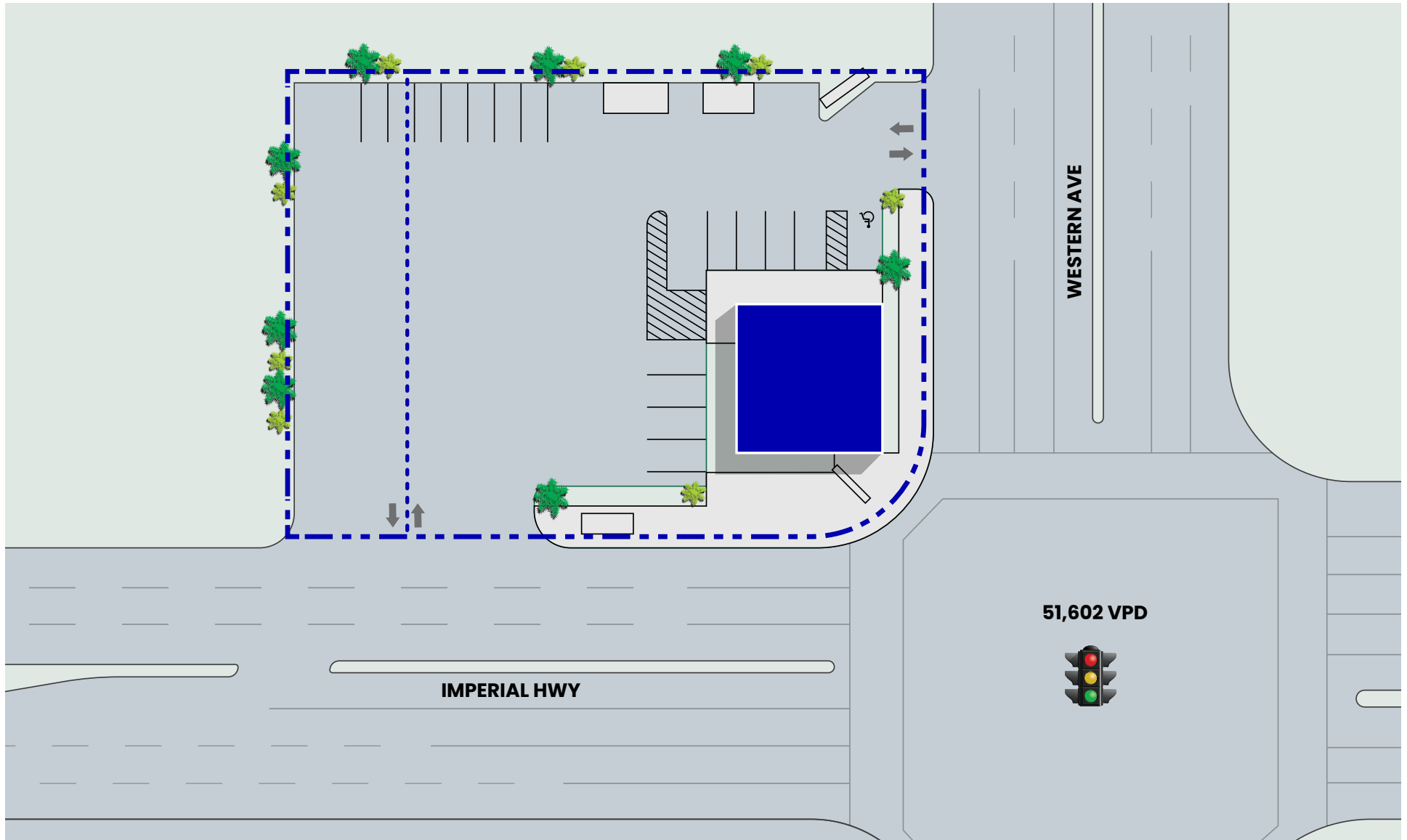
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EXISTING SITE PLAN

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PLANNING INFORMATION

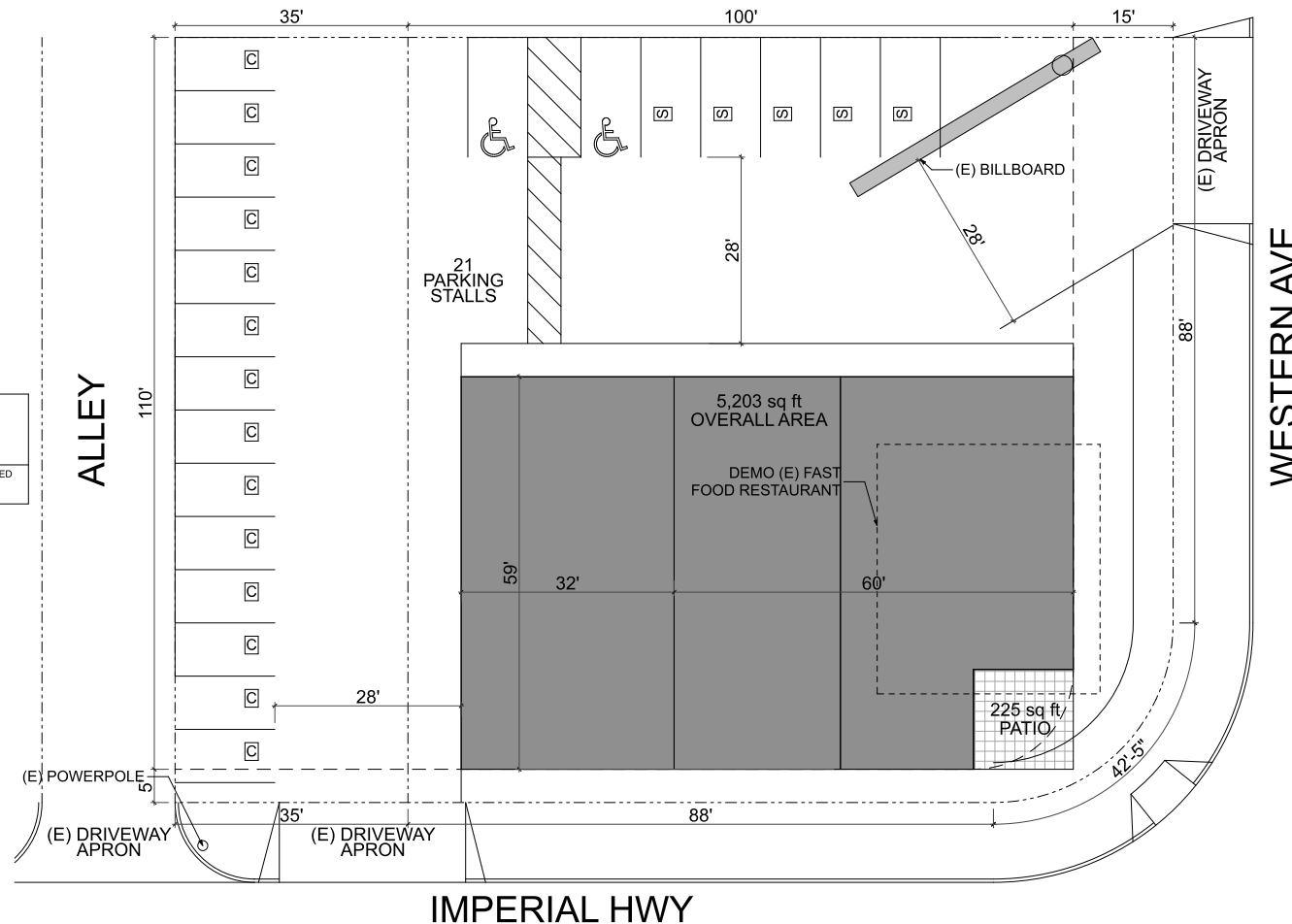
LEGAL DESCRIPTION:
LOT: 17/19

LOT: 17719

APN: 6078-021-017 AND 6078-021-019

LOT AREA: 13,066 S.F. AND 4,025 S.F. = 17,091 S.F. TOTAL

PARKING	17 SPACES - EX.	VARYING - REQUIRED
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1 SITE PLAN - OPTION A
SCALE: 1/8" = 1'-0"

CONSULTANTS

WESTERN AVE.
DEVELOPMENT

11251 S. WESTERN AVE.
LOS ANGELES, CA
90047

[illegible]

STAMP

SHEET TITLE

COVER SHEET - MULTI-TENANT

A-002

SHEET 4

OF 6

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GROUND LEASE

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Intersection Aerial facing Northwest (Ground Lease)

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NEARBY RETAILERS

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AREA OVERVIEW

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INGLEWOOD, CA "CITY OF CHAMPIONS"

Inglewood, known as the "City of Champions," boasts a rich history in sports and entertainment. The City has experienced a remarkable resurgence, re-establishing itself as a vibrant hub for hospitality, retail and entertainment. Notable additions include the NFL Network, the LA Philharmonic Youth Orchestra program, Girls Scouts of Greater Los Angeles, Showtime Production Studios, YouTube Theater, and the Kia Forum, which hosts 80 concerts annually. Major events like Super Bowl LVI, the presence of NFL teams (Rams and Chargers), the Clippers, Wrestle Mania, FIFA World Cup 2026, and the 2028 Olympics have further solidified Inglewood's status as a premier destination. In July and August 2023 alone, the City welcomed 680,000 visitors for the Taylor Swift and Beyonce concert engagements. The hotel and hospitality industry is flourishing in Inglewood, with three new state-of-the-art luxury hotels in the pipeline, offering over 650 rooms and a range of amenities, including rooftop pools, business services and meeting space, restaurants, lounges, outdoor gardens, modular parking and helipads.

Retail continues to expand, with one million square feet of retail space and fine dining options set to open. Additionally, Cineopolis, the first movie theater in three decades, opened in July 2023, alongside the soon-to-open Cosm LA - Hollywood Park, an immersive concert and virtual reality event experience model employing cutting-edge technology. Centrally located in Southern California, Inglewood is a gateway to major commercial centers of the U.S. and internationally. Two (2) miles from The Los Angeles International Airport (LAX), Inglewood is directly accessible by Century Boulevard - one of the City's busiest commercial corridors. The City is surrounded by four major freeways (Interstates 405, 105, 110, and 10) and less than thirty minutes from facilities at Los Angeles and Long Beach Harbors.



SOFI STADIUM

SoFi Stadium is an unprecedented and unparalleled sports and entertainment destination built in Inglewood, CA, by Los Angeles Rams Owner/Chairman E. Stanley Kroenke. The first indoor-outdoor stadium to be constructed, SoFi Stadium is the home of the Los Angeles Chargers and the Los Angeles Rams. The state-of-the-art stadium re-imagines the fan experience and will host a variety of events year round including Super Bowl LVI in 2022, the College Football Championship Game in 2023, and the Opening and Closing Ceremonies of the Olympic Games in 2028. Located on the site of the former Hollywood Park racetrack, the stadium is the centerpiece of a 298-acre mixed-use development featuring retail, commercial office space, a hotel, residential units, and outdoor park spaces.



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CITY OF LOS ANGELES, CA

Los Angeles is the largest city in California and the second-largest urban area in the nation, and is located in the southern part of the state on the Pacific Ocean. It is the seat of Los Angeles County. Geographically, it extends more than 40 miles from the mountains to the sea.

- Los Angeles is the second-largest city in the United States (by population) and the most populous city in California. It is also one of the most visited regions in the world hosting upwards of 46.4 million tourists to Los Angeles County in 2022. Los Angeles County is expected to reach a total of 50.3 million visitors in 2023.

- The city is the focal point of the larger Los Angeles metropolitan area, which contains approximately 10 million residents in 2022, and the Greater Los Angeles Area region, home to over 18.6 million people. Los Angeles metropolitan area is one of the most populous metropolitan areas in the world as well as the second-largest in the United States behind only New York.

- Los Angeles is regarded as the entrepreneurial capital of the world. It has about 200,000 small businesses – twice as many small businesses that can be found in any other similarly sized region of the United States.

- With a gross metropolitan product of over \$1 trillion, Los Angeles has the third-largest economy in the world. The Port of Los Angeles is the busiest container port in the Americas.

- Los Angeles is home to many higher education institutions including University of California, Los Angeles; University of Southern California; and California State University, Los Angeles.

- Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 5 million, of which more than 1.9 million are college graduates.



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