



OFFERING MEMORANDUM

317 S LA BREA AVE

INGLEWOOD, CA 90301

MICHAEL PADILLA

310.420.2541

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CaIDRE #02035763

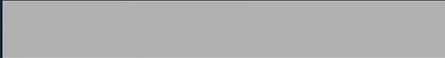
CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

CaIDRE #02035763

PROPERTY INFORMATION



THE OFFERING



317 S La Brea Ave is a mixed use Retail/Medical Office Building located in the heart of Inglewood. The size of the building is 12,691 SF. The lot size is 15,831 SF. Zoned INCID*. Amazing redevelopment opportunity to convert into apartments, office space, Mixed Use, or potential Hotel site. The major cross streets are La Brea Ave and Manchester Blvd. This prime location places the property steps from Inglewood City Hall, across the Downtown Transit Station, the NEW Jordan Brand House, the growing Downtown corridor, and within minutes of the city's major entertainment anchors - SoFi Stadium, the Kia Forum, and the new Intuit Dome. A rare opportunity to control a strategic corner parcel in one of LA's most dynamic growing markets.

PROPERTY INFORMATION

PROPERTY DETAILS

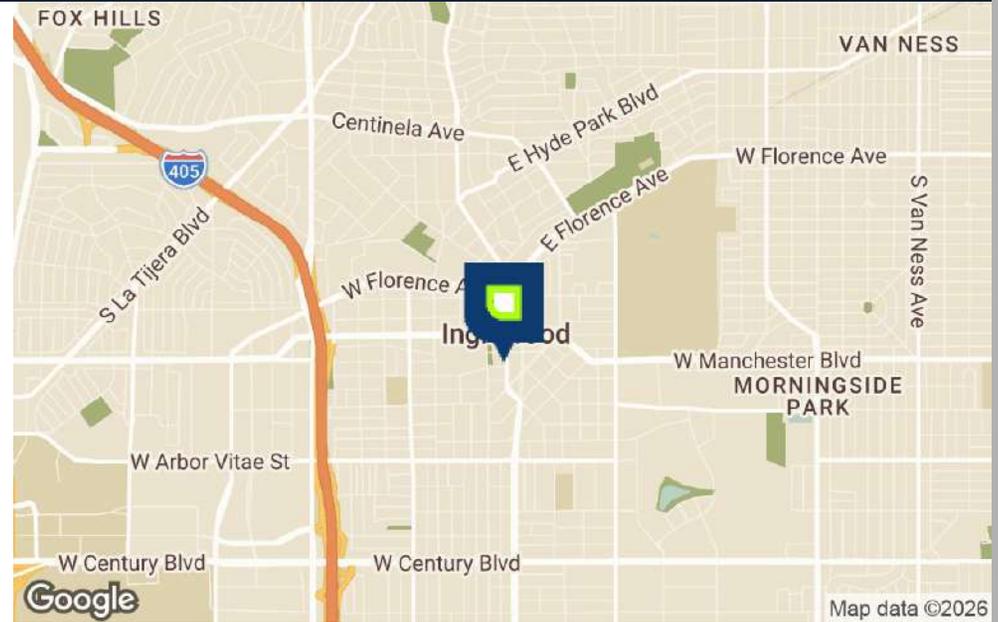
Address	317 S La Brea Ave Inglewood, CA 90301
Price	\$2,500,000
Total Building Sqft.	15,831 SF
Total Lot Size	12,691 SF
Year Built	1938
Zoning	INC1D
APN	4021-015-002



INVESTMENT HIGHLIGHTS

- **Prime Inglewood Location:** Steps from City Hall, Downtown corridor, transit center, Grevillea Art Park, and high-traffic La Brea Blvd.
- **Flexible C-1 Zoning:** Allows medical offices, retail, restaurants, multifamily (prior 141-unit approval), hotels, and redevelopment.
- **Development Potential:** Adjacent city lots (37,864 SF) support restartable mixed-use with 141 units + 18k SF retail near K Line transit.
- **Strong Market Dynamics:** 95 Walk Score, revitalizing economy with entertainment/transit demand.

PROPERTY INFORMATION EXECUTIVE SUMMARY



Sale Price	\$2,500,000
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OFFERING SUMMARY

317 S La Brea - Building Size:	15,831 SF
Lot Size:	12,691 SF
Number of Units:	1
Year Built:	1938
Zoning:	INC1D

C-1 ZONE PERMITTED USES**

- Medical Office
- Hotel / Motel (minimum of 100 guest rooms)
- Multifamily Units (141 residential units previously approved**)
- Ambulance Dispatch Facility
- Restaurants (Dine-in or Fast Food)
- Retail sales of merchandise
- Bars / Nightclubs Financial Institutions
- ** Buyer to verify permitted uses with the City of Inglewood

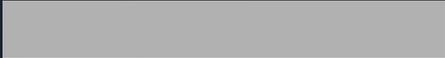
PROPERTY INFORMATION CITY POTENTIAL PARTNERSHIP



PROPERTY INFORMATION
PROPERTY PHOTOS



SALES COMPS ANALYSIS



SALES COMPS ANALYSIS

SALE COMPS



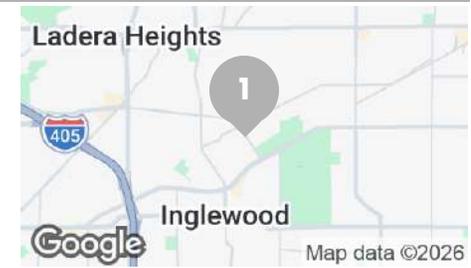
★
317 S LA BREA AVE
Inglewood, CA 90301

Price:	\$2,500,000	Bldg Size:	15,831 SF
Year Built:	1938	Price/SF:	\$157.92



1
509 CENTINELA AVE
Inglewood, CA 90302

Price:	\$1,100,000	Bldg Size:	2,765 SF
Year Built:	1961	Price/SF:	\$397.83



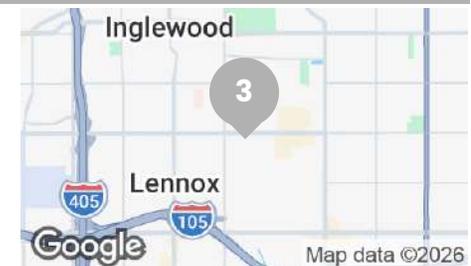
2
519-523 S HINDRY AVE
Inglewood, CA 90301

Price:	\$6,650,000	Bldg Size:	14,936 SF
Year Built:	1951	Price/SF:	\$445.23



3
3800 W CENTURY BLVD
Inglewood, CA 90303

Price:	\$22,000,000	Bldg Size:	38,368 SF
Year Built:	1989	Price/SF:	\$573.39



SALES COMPS ANALYSIS

SALE COMPS



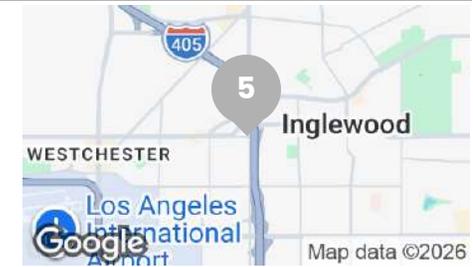
4
451-455 PRAIRIE AVE
Inglewood, CA 90301

Price: \$2,500,000 Bldg Size: 4,361 SF
Year Built: 1961 Price/SF: \$573.26



5
8515 S LA CIENEGA BLVD
Inglewood, CA 90301

Price: \$4,060,000 Bldg Size: 12,400 SF
Year Built: 1958 Price/SF: \$327.42



6
211 W BEACH AVE
Inglewood, CA 90302

Price: \$2,110,000 Bldg Size: 4,900 SF
Year Built: 1960 Price/SF: \$430.61



7
701 W MANCHESTER BLVD
Inglewood, CA 90301

Price: \$3,300,000 Bldg Size: 6,058 SF
Year Built: 1966 Price/SF: \$544.73



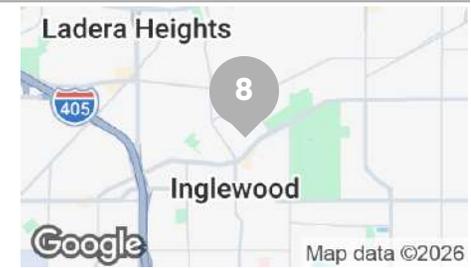
SALES COMPS ANALYSIS

SALE COMPS



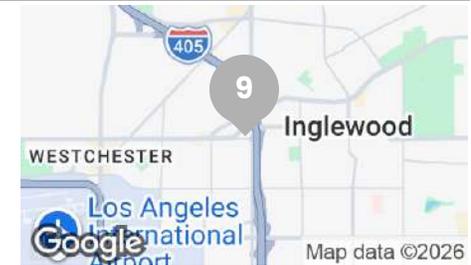
8
309 E BEACH AVE
Inglewood, CA 90302

Price:	\$1,480,000	Bldg Size:	3,500 SF
Year Built:	1958	Price/SF:	\$422.86



9
827 W OLIVE ST
Inglewood, CA 90301

Price:	\$3,000,000	Bldg Size:	5,439 SF
Year Built:	1963	Price/SF:	\$551.57



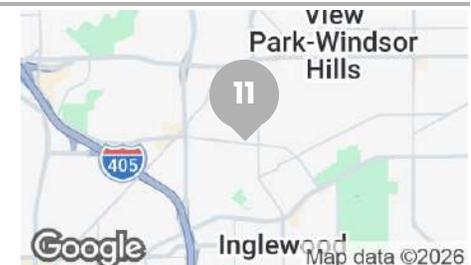
10
101-105 S PRAIRIE AVE
Inglewood, CA 90301

Price:	\$6,200,000	Bldg Size:	13,494 SF
Year Built:	1956	Price/SF:	\$459.46



11
1206 CENTINELA AVE
Inglewood, CA 90302

Price:	\$5,300,000	Bldg Size:	7,899 SF
Year Built:	1942	Price/SF:	\$670.97



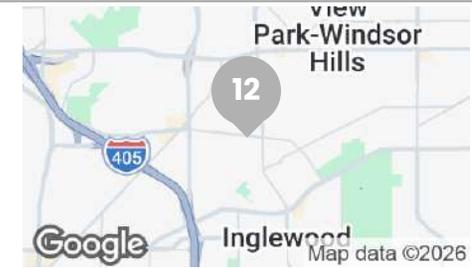
SALES COMPS ANALYSIS

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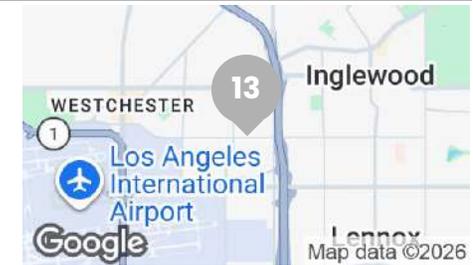
1217-1223 CENTINELA AVE
Inglewood, CA 90302

Price:	\$7,700,000	Bldg Size:	11,647 SF
Year Built:	1954	Price/SF:	\$661.11



1025 W ARBOR VITAE ST
Inglewood, CA 90301

Price:	\$1,300,000	Bldg Size:	2,820 SF
Year Built:	1947	Price/SF:	\$460.99



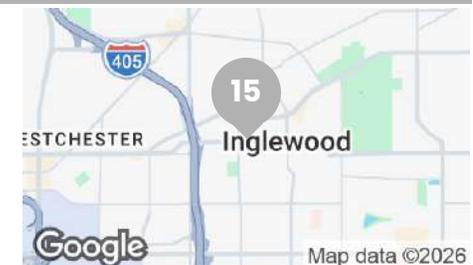
3900 W CENTURY BLVD
Inglewood, CA 90303

Price:	\$57,200,000	Bldg Size:	61,434 SF
Year Built:	1961	Price/SF:	\$931.08



315 W MANCHESTER BLVD
Inglewood, CA 90301

Price:	\$1,150,000	Bldg Size:	3,721 SF
Year Built:	1953	Price/SF:	\$309.06



SALES COMPS ANALYSIS

SALE COMPS



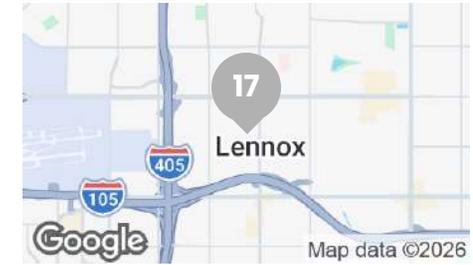
16
521-525 HYDE PARK PL
Inglewood, CA 90302

Price:	\$1,677,000	Bldg Size:	3,782 SF
Year Built:	1970	Price/SF:	\$443.42



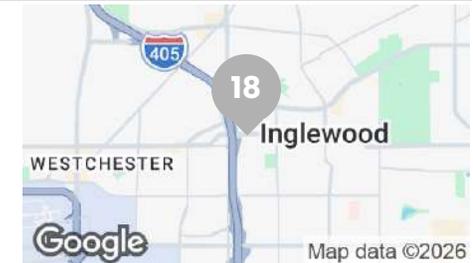
17
10536 S GREVILLEA AVE
Inglewood, CA 90304

Price:	\$1,575,000	Bldg Size:	3,750 SF
Year Built:	1952	Price/SF:	\$420.00



18
608 W MANCHESTER BLVD
Inglewood, CA 90301

Price:	\$2,425,000	Bldg Size:	4,718 SF
Year Built:	1981	Price/SF:	\$513.99



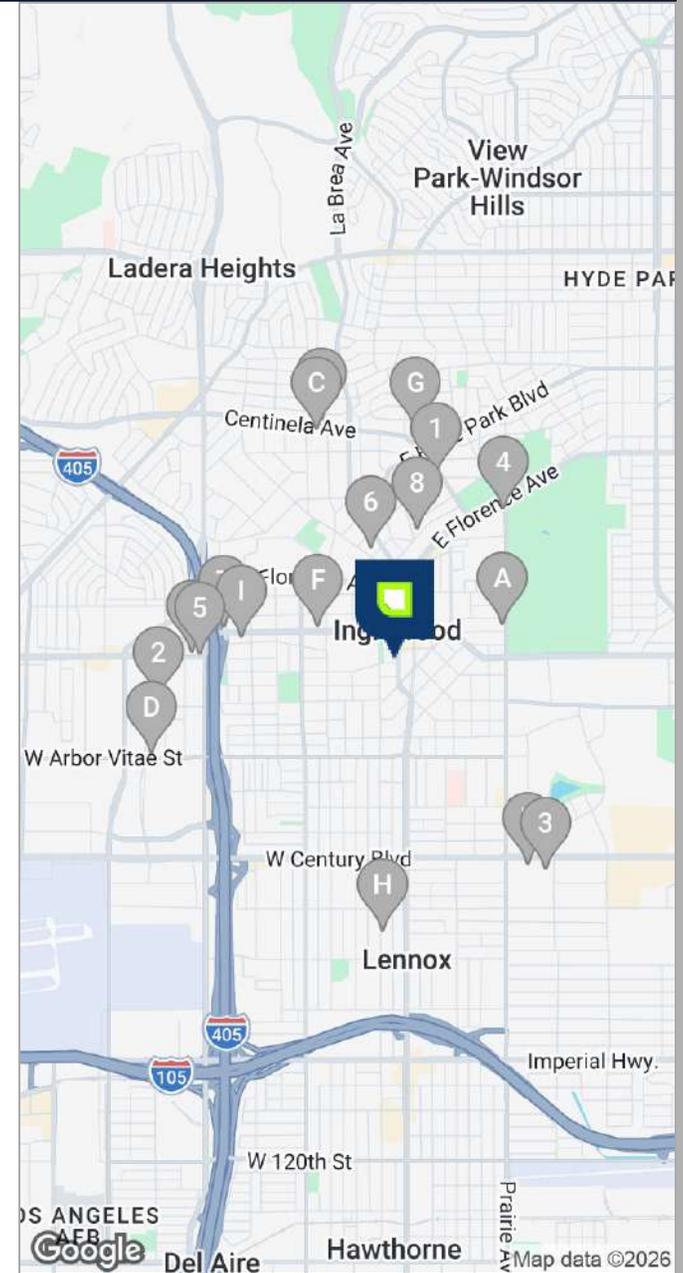
SALES COMPS ANALYSIS

ANALYSIS

Address	City	Zip Code	Price	Yr. Built	RSF	Lot SF	Price/SF	Price/SF Lot	COE	Zoning
509 Centinela Ave	Inglewood	90302	\$1,100,000	1961	2,765	9,290	\$397.83	\$118.41	2/26/26	R3*
519-523 S Hindry Ave	Inglewood	90301	\$6,650,000	1946 & 1951	14,936	24,612	\$445.23	\$270.19	10/14/25	M1
3800 W Century Blvd	Inglewood	90303	\$22,000,000	1989	38,368	110,965	\$573.39	\$198.26	6/26/25	M1L
455 - 451 Prairie Ave	Inglewood	90301	\$2,500,000	1961	4,361	12,145	\$573.26	\$205.85	2/6/25	RM*
8515 S La Cienega Blvd	Inglewood	90301	\$4,060,000	1958	12,400	25,188	\$327.42	\$161.19	1/15/25	C-3
211 W Beach Ave	Inglewood	90302	\$2,110,000	1960	4,900	8,712	\$430.61	\$242.19	7/16/24	M1
701 W Manchester Blvd	Inglewood	90301	\$3,300,000	1966	6,058	13,939	\$544.73	\$236.75	7/12/24	MUC
309 E Beach Ave	Inglewood	90302	\$1,475,000	1958	3,500	6,970	\$421.43	\$211.62	3/14/24	M1
827 W Olive St	Inglewood	90301	\$3,000,000	1963	5,439	21,708	\$551.57	\$138.20	3/8/24	M1
101-105 S Prairie Ave	Inglewood	90301	\$6,200,000	1956	13,494	26,718	\$459.46	\$232.05	2/1/24	RM*
1206 Centinela Ave	Inglewood	90302	\$5,300,000	1942	7,899	31,799	\$670.97	\$166.67	10/3/25	C2
1217-1223 Centinela Ave	Inglewood	90302	\$7,700,000	1954 & 1974	11,647	39,204	\$661.11	\$196.41	9/5/25	C2YY
1025 W Arbor Vitae St	Inglewood	90301	\$1,300,000	1947	2,820	6,055	\$460.99	\$214.70	2/24/25	M1
3900 W Century Blvd	Inglewood	90303	\$57,200,000	1961	61,434	86,102	\$931.08	\$664.33	8/5/24	M1L*
315 W Manchester Blvd	Inglewood	90301	\$1,150,000	1953	3,721	9,148	\$309.06	\$125.71	7/24/24	INR4
521-525 Hyde Park Pl	Inglewood	90302	\$1,677,000	1970	3,782	12,197	\$443.42	\$137.49	7/1/24	R3
10536 S Grevillea Ave	Inglewood	90304	\$1,575,000	1952	3,750	14,743	\$420.00	\$106.83	6/10/24	LCR3YY
608 W Manchester Blvd	Inglewood	90301	\$2,425,000	1981	4,718	6,098	\$513.99	\$397.67	2/5/24	C2
101-105 S Prairie Ave	Inglewood	90301	\$6,200,000	1956	13,494	34,412	\$459.46	\$180.17	2/1/24	INRM
Averages							\$513.98	\$229.77		
317 S La Brea Ave	Inglewood	90301	\$2,500,000	1938	15,831	12,691	\$157.92	\$196.99	-	C1D

SALE COMPS MAP & SUMMARY

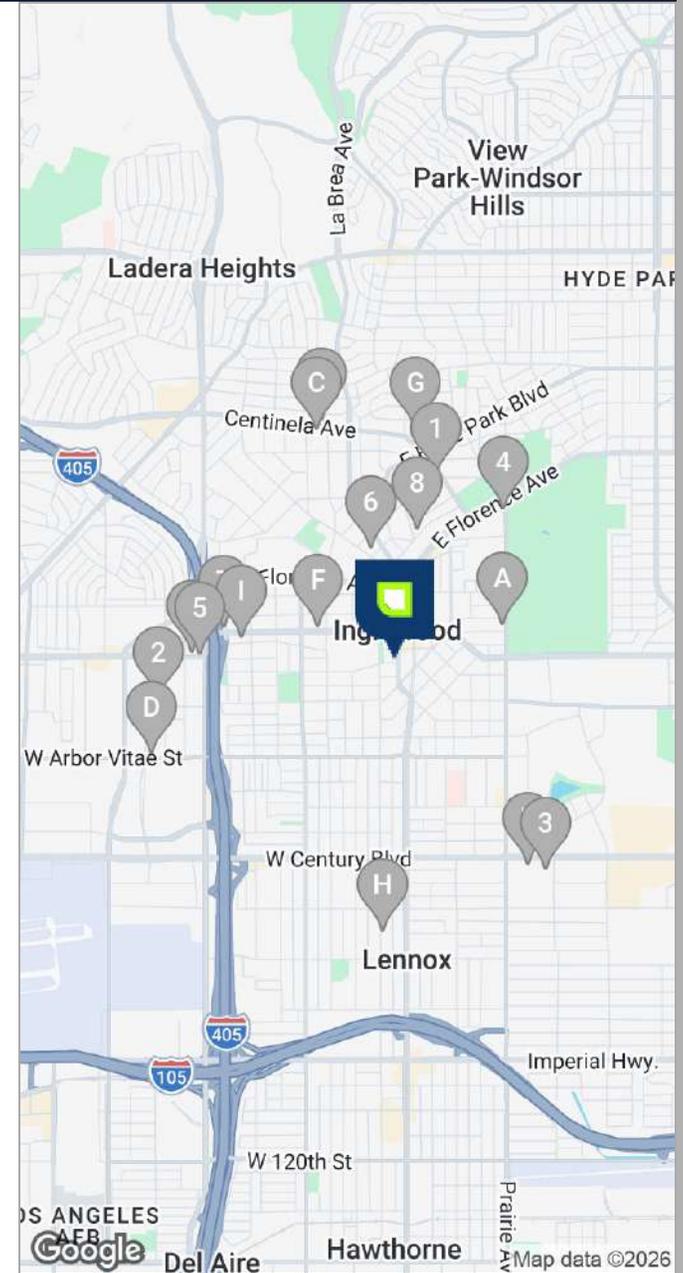
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3	3800 W Century Blvd Inglewood, CA	\$22,000,000	38,368 SF	110,965 SF	\$573.39
4	451-455 Prairie Ave Inglewood, CA	\$2,500,000	4,361 SF	12,145 SF	\$573.26
5	8515 S La Cienega Blvd Inglewood, CA	\$4,060,000	12,400 SF	25,188 SF	\$327.42
6	211 W Beach Ave Inglewood, CA	\$2,110,000	4,900 SF	8,712 SF	\$430.61
7	701 W Manchester Blvd Inglewood, CA	\$3,300,000	6,058 SF	13,939 SF	\$544.73
8	309 E Beach Ave Inglewood, CA	\$1,480,000	3,500 SF	6,970 SF	\$422.86
9	827 W Olive St Inglewood, CA	\$3,000,000	5,439 SF	21,706 SF	\$551.57
A	101-105 S Prairie Ave Inglewood, CA	\$6,200,000	13,494 SF	34,412 SF	\$459.46
B	1206 Centinela Ave Inglewood, CA	\$5,300,000	7,899 SF	31,799 SF	\$670.97
C	1217-1223 Centinela Ave Inglewood, CA	\$7,700,000	11,647 SF	39,204 SF	\$661.11
D	1025 W Arbor Vitae St Inglewood, CA	\$1,300,000	2,820 SF	6,055 SF	\$460.99
E	3900 W Century Blvd Inglewood, CA	\$57,200,000	61,434 SF	86,102 SF	\$931.08



317 S La Brea Ave - Inglewood, CA 90301

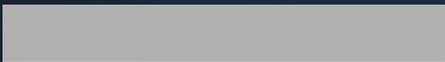
SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
F	315 W Manchester Blvd Inglewood, CA	\$1,150,000	3,721 SF	9,148 SF	\$309.06
G	521-525 Hyde Park Pl Inglewood, CA	\$1,677,000	3,782 SF	12,197 SF	\$443.42
H	10536 S Grevillea Ave Inglewood, CA	\$1,575,000	3,750 SF	14,743 SF	\$420.00
I	608 W Manchester Blvd Inglewood, CA	\$2,425,000	4,718 SF	6,098 SF	\$513.99
AVERAGES		\$7,262,611	11,444 SF	26,294 SF	\$507.61



317 S La Brea Ave - Inglewood, CA 90301

LOCATION OVERVIEW



LOCATION OVERVIEW

HOLLYWOOD PARK

HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW
SOFI STADIUM



SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

LOCATION OVERVIEW
INTUIT DOME



INTUIT
DOME

Intuit Dome, the new home of the Los Angeles Clippers, is a \$2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier “Wall” section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.

2028 OLYMPICS | LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



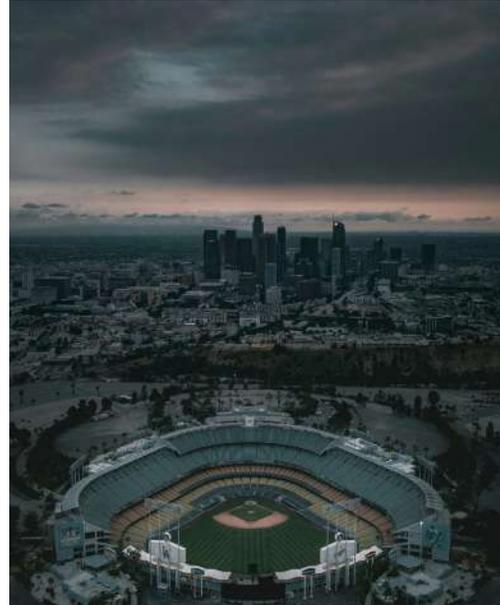
ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.



LOS ANGELES INTERNATIONAL AIRPORT



LAX

Los Angeles International Airport continues its \$15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.



LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy

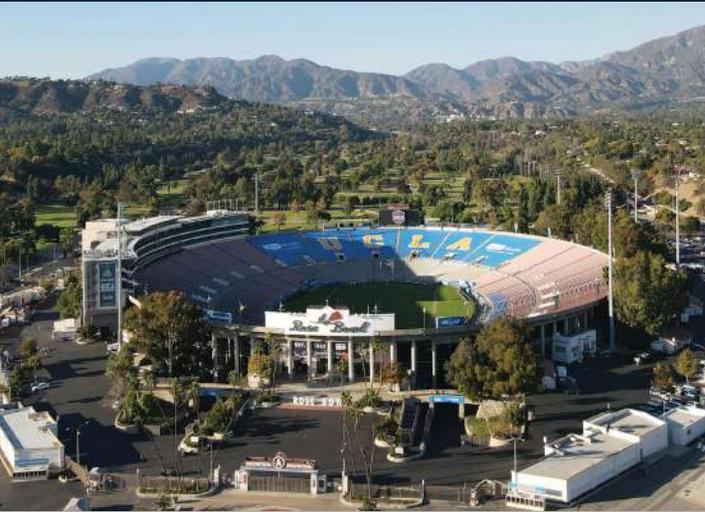


950B

Gross Domestic Product



LOCATION OVERVIEW LOS ANGELES



Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world



CENTRAL TO EMPLOYMENT CENTERS



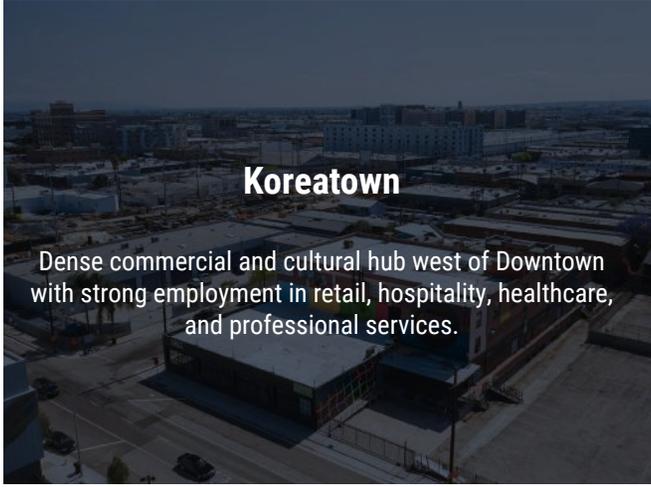
Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.



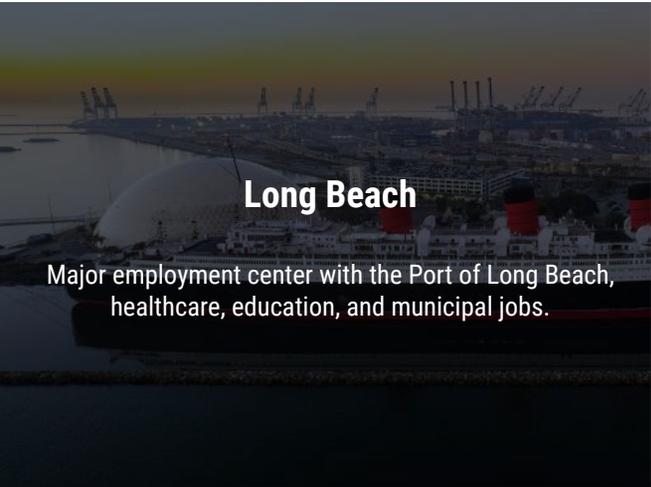
Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.



Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.



Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.



Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.



Inglewood

Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

EXCLUSIVELY MARKETED BY

SAMIMI
INVESTMENTS

LYON STAHL
INVESTMENT REAL ESTATE

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