

**1007 S PRAIRIE AVE  
INGLEWOOD, CA 90301**

**LAND FOR SALE**

**CIF  
GROUP**



- > LOCATION LOCATION LOCATION
- > ACROSS THE STREET FROM SOFI STADIUM
- > MAJOR BOULEVARD LOCATION PRAIRIE HAS FREEWAY OFFRAMP FROM I-105
- > MINUTES TO I-405 AND I-105 FREEWAYS
- > 2.5 MILES TO LAX

**CIF  
GROUP**

**JOHN WENTZEL**  
DRE 00797967  
310-874-4400

1007 S PRAIRIE AVE  
INGLEWOOD, CA 90301

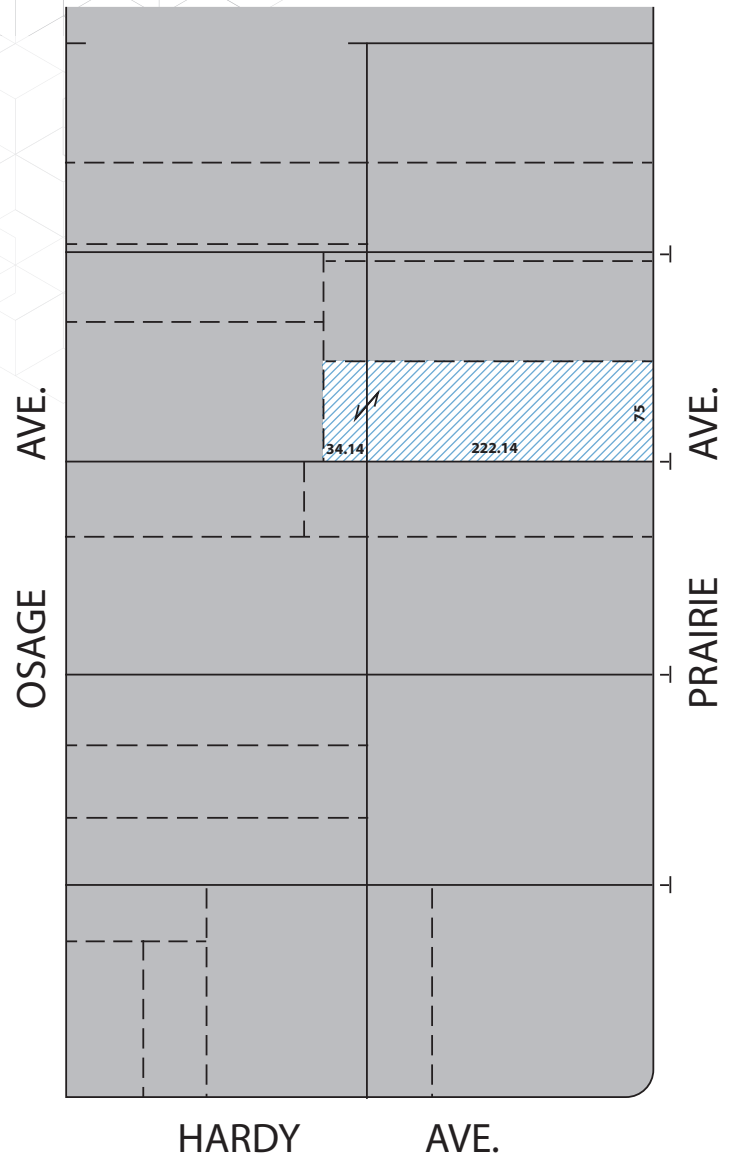
LAND FOR SALE

CIF  
GROUP



### PROPERTY HIGHLIGHTS

- > RARE SUB 1/2 ACRE C-2 ZONED PARCEL FOR SALE
- > ACROSS THE STREET FROM SOFI STADIUM
- > MAJOR BOULEVARD LOCATION PRAIRIE HAS FREEWAY OFFRAMP FROM I-105
- > MINUTES TO I-405 AND I-105 FREEWAYS
- > 2.5 MILES TO LAX
- > VARIETY OF USES PROMOTED BY THE CITY OF INGLEWOOD FOR THIS SITE
- > APN 4024-009-008



CIF  
GROUP

JOHN WENTZEL  
DRE 00797967  
310-874-4400

# AREA OVERVIEW

## INGLEWOOD NEIGHBORHOOD SNAPSHOT DEMOGRAPHICS



2020 POPULATION

109,760



2020 DAYTIME POPULATION

98,353



2020 EMPLOYEES

57,226



2020 BUSINESSES

30,212



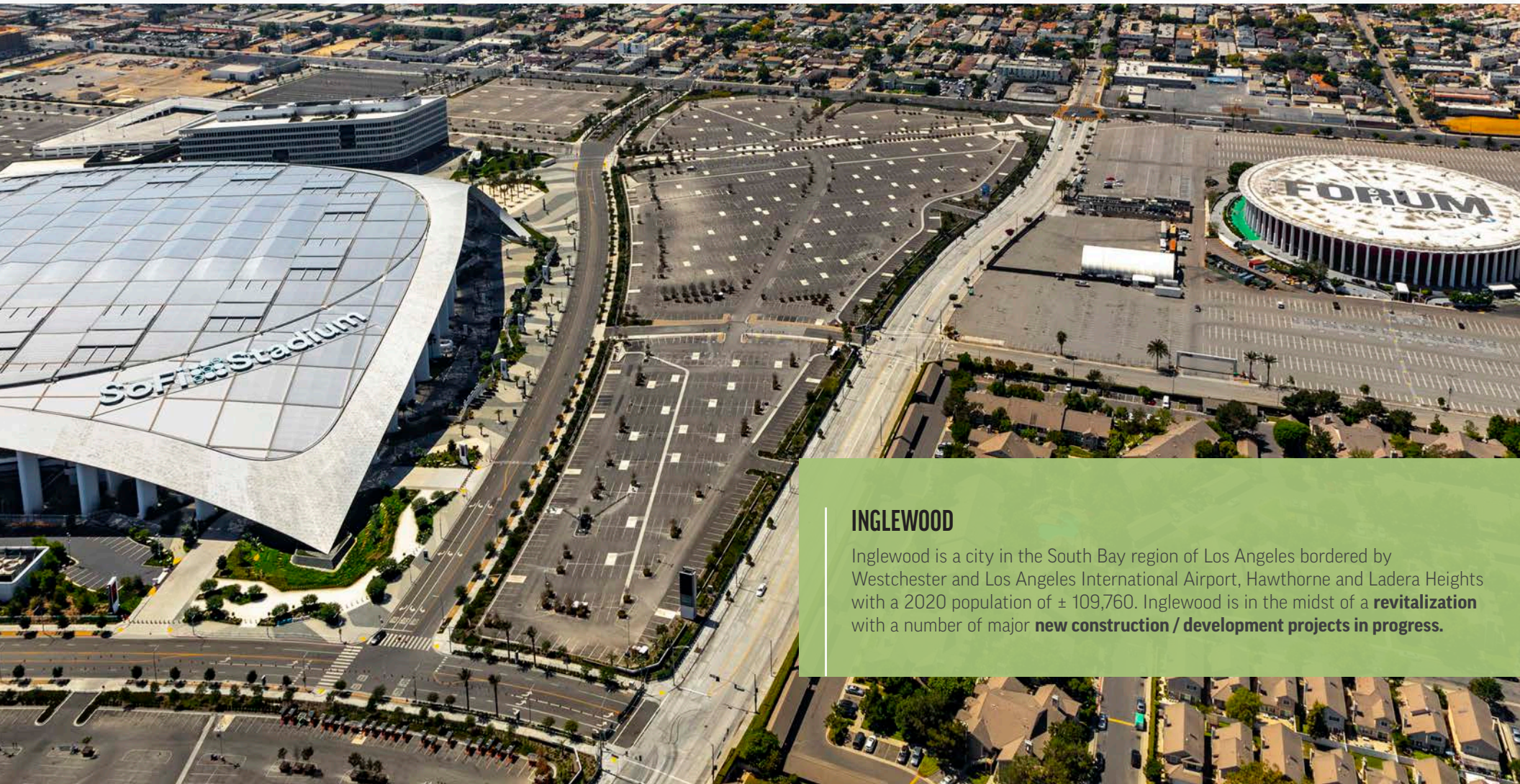
2020 HOUSEHOLDS

36,360



2020 AVERAGE HH INCOME

\$74,188



### INGLEWOOD

Inglewood is a city in the South Bay region of Los Angeles bordered by Westchester and Los Angeles International Airport, Hawthorne and Ladera Heights with a 2020 population of ± 109,760. Inglewood is in the midst of a **revitalization** with a number of major **new construction / development projects in progress**.



## SIGNIFICANT NEW DEVELOPMENTS

### NFL MEDIA AT HOLLYWOOD PARK | 900 DISTRICT DRIVE (COMPLETED)

#### DISTANCE FROM SUBJECT: 1.5 MILES

- + ± 400,000 SF tech office complex within Hollywood Park.
- + Over 200 employees of NFL Media will occupy these headquarters.
- + Additional tenant leases are in negotiation.

### LA PHIL YOLA CENTER | 101 S. LA BREA AVENUE

#### DISTANCE FROM SUBJECT: 2.5 MILES

- + \$14.5 Million dollar project designed by Frank Gehry.
- + Flexible facility for rehearsals, classes, and performance.
- + YOLA Center will serve up to 500 young musicians a year.
- + YOLA Center will host music educators from around the world.
- + Slated for 2022 completion

### INGLEWOOD BASKETBALL & ENTERTAINMENT CENTER (CLIPPERS ARENA) SEC PRAIRIE AVE & CENTURY BLVD | (PLANNED)

#### DISTANCE FROM SUBJECT: 1/2 MILE

- + The Inglewood Basketball & Entertainment Center.
- + Will revitalize mostly vacant land into a vibrant campus
- + Targeted completion = Fall of 2024
- + The date coincides with the expiration of the Clippers lease at STAPLES Center
- + The project is being developed by Wilson Meany.
- + Expected to generate \$268 million in “economic activity” between 2020-45.

### SOFI STADIUM | 1001 STADIUM DR (COMPLETED)

#### DISTANCE FROM SUBJECT: ACROSS THE STREET

- + Unprecedented and unparalleled sports and entertainment destination.
- + \$5.5 Billion Dollar project. The first indoor / outdoor stadium ever.
- + The stadium will host a variety of events year-round, including:
  - Super Bowl LV1 in 2022
  - The College Football Championship Game In 2023
  - Olympic Opening / Closing Ceremonies in 2028
- + Located on the former Hollywood Park racetrack, the stadium is the centerpiece of a 298-acre mixed-use development.

### CRENSHAW / LAX TRANSIT PROJECT (DOWNTOWN INGLEWOOD & FAIRVIEW HEIGHTS METRO STATIONS) (UNDER CONSTRUCTION)

#### DISTANCE FROM SUBJECT: 2 MILES

- + Two (2) new light rail stations that are part of the eight (8) station Crenshaw/LAX line.
- + When completed, the Crenshaw/LAX line will offer north-south service connecting Inglewood commuters to LAX and the entire Los Angeles Metro light rail system.



## NEW HOTEL DEVELOPMENTS

**ARYA HOTEL**  
**3820 W. 102ND STREET (PLANNED)**

**DISTANCE FROM SUBJECT: 0.9 MILES**

- + Planned | 5-star luxury hotel.
- + Environmental review is to be completed.
- + Will be located adjacent the Inglewood Basketball & Entertainment Center.
- + State of the art 14 story, 300 room hotel.
- + Features will include:
  - Outdoor gardens, rooftop pool & entertainment venue, and more.

**HILTON TRU HOTEL**  
**11111 S. PRAIRIE AVENUE (APPROVED)**

**DISTANCE FROM SUBJECT: 0.2 MILES**

- + Approved | 120 Room | Six (6) story hotel.
- + The planned hotel includes a rooftop deck with Jacuzzi and outdoor fireplaces, lush outdoor gardens, and public art installations.
- + Completion estimate = Spring 2022.

**HOLLYWOOD PARK HOTEL**  
**EXACT LOCATION TBD (PROPOSED)**

**DISTANCE FROM SUBJECT: TBD**

- + Yet to be named hotel, upscale 300 room boutique hotel.
- + Features: outdoor pool, resort area, meeting space, restaurant & lounge.
- + Will be surrounded by 25 acres of open space in Hollywood Park.
- + Hotel will be walkable to SoFi Stadium, NFL Media Building and the development's retail district.



## NEW HOUSING DEVELOPMENTS

**GRACE PARK TOWNHOMES**  
**333 N PRAIRIE AVENUE (UNDER CONSTRUCTION)**

**DISTANCE FROM SUBJECT: 2.5 MILES**

- + 226 stand-alone condominium townhomes.
- + Approximately 50% will be built by Pulte Homes.
- + Remaining units will be built by KB Homes.
- + Completion estimate = Late 2021.
- + To date, most completed homes have sold.

**MIXED USE DEVELOPMENT**  
**336 E. HILLCREST AVE | (UNDER REVIEW)**

**DISTANCE FROM SUBJECT: 2.3 MILES**

- + Upscale mixed used development.
- + Ground floor retail + 65 residential units.

**MARKET GATEWAY**  
**317 E REGENT STREET (UNDER CONSTRUCTION)**

**DISTANCE FROM SUBJECT: 2.7 MILES**

- + Mixed use development
- + 243 apartment units with a rec room, leasing office, and fitness center.
- + Anchored by a grocery-focused Target store.
- + Includes over 48,000 SF of retail and restaurant space.
- + Completion estimate = January 2022.

**PRAIRIE STATION**  
**IMPERIAL HWY. & PRAIRIE AVE | (PROPOSED)**

**DISTANCE FROM SUBJECT:**  
**IMMEDIATELY ADJACENT**

- + 400 Unit Proposed luxury apartment development.

**THE RESIDENCES AT HOLLYWOOD PARK**  
**900 DISTRICT DRIVE (UNDER CONSTRUCTION)**

**DISTANCE FROM SUBJECT: 1.5 MILES**

- + 314 residential units.
- + All featuring elegant interiors, high ceilings, ample natural light, etc.
- + Amenities include landscaped pool and spa terraces, roof decks, fitness studios, and work-from-home nooks.

**MIXED USE DEVELOPMENT**  
**317 S. LA BREA AVE (PROPOSED)**

**DISTANCE FROM SUBJECT: 2.5 MILES**

- + 311 Unit Mixed Use Project.