

FOR LEASE

11227 S. Prairie Ave. | Inglewood, CA

STAND OUT

Visibility & Vibrance:

Freeway
Frontage in
Entertainment
Hub

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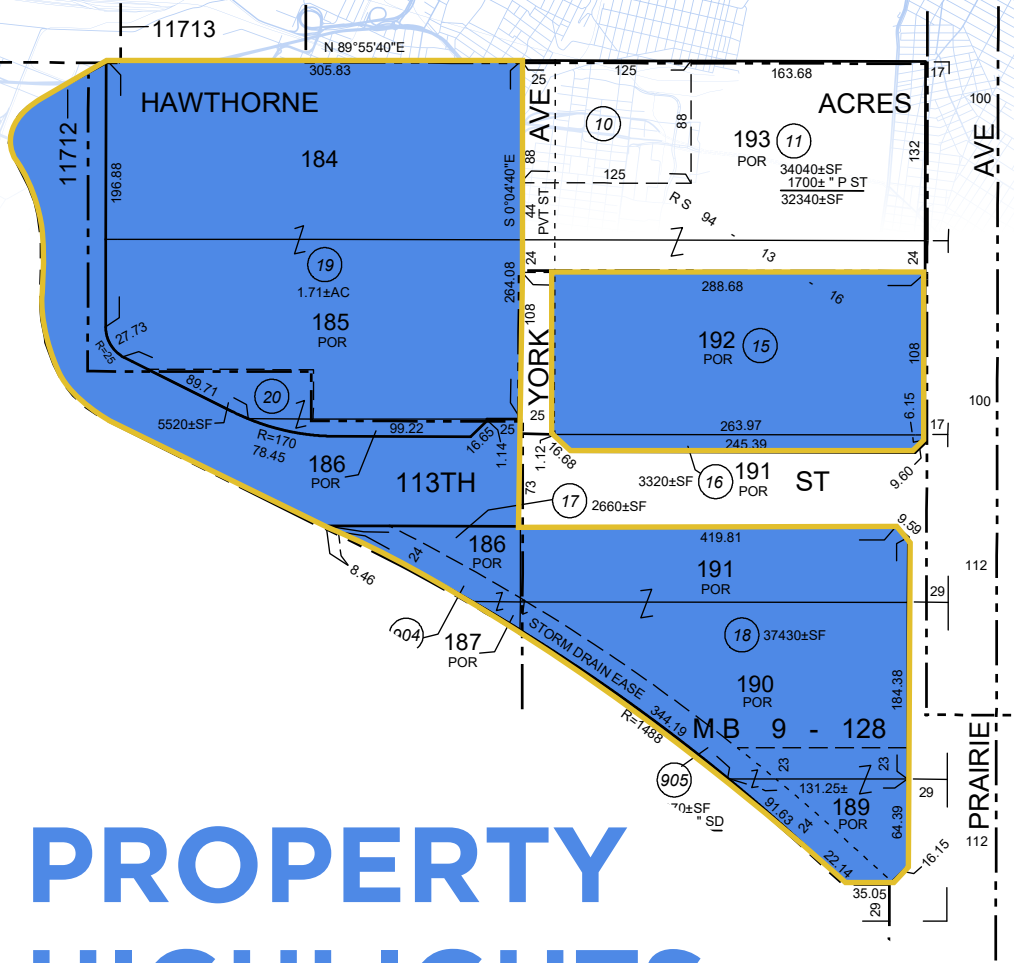
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PROPERTY HIGHLIGHTS

Site Overview

- **Property Address:**
11227 S Prairie Ave.
Inglewood CA 90304
- **Zoning:** INC2
- **Land (AC):** 4.01
- **Land (SF):** 39,122
- **APN:**
4035-018-015
4035-018-016
4035-018-900
4035-018-901
4035-018-902
4035-018-903



Location Highlights



Strategic Location:

Inglewood is strategically located in the heart of Los Angeles County, making it a prime location for investment. It is close to major freeways, Los Angeles International Airport, and neighboring cities like Culver City, Gardena, and Hawthorne.



Economic Growth:

Inglewood has experienced significant economic growth in recent years, driven by major developments like the SoFi Stadium and Hollywood Park. These projects have brought in new businesses, jobs, and increased property values.



Development and Revitalization:

The city of Inglewood has been actively investing in infrastructure improvements, neighborhood revitalization, and attracting new businesses. This commitment to development creates opportunities for investors to capitalize on the city's growth.



Strong Rental Market:

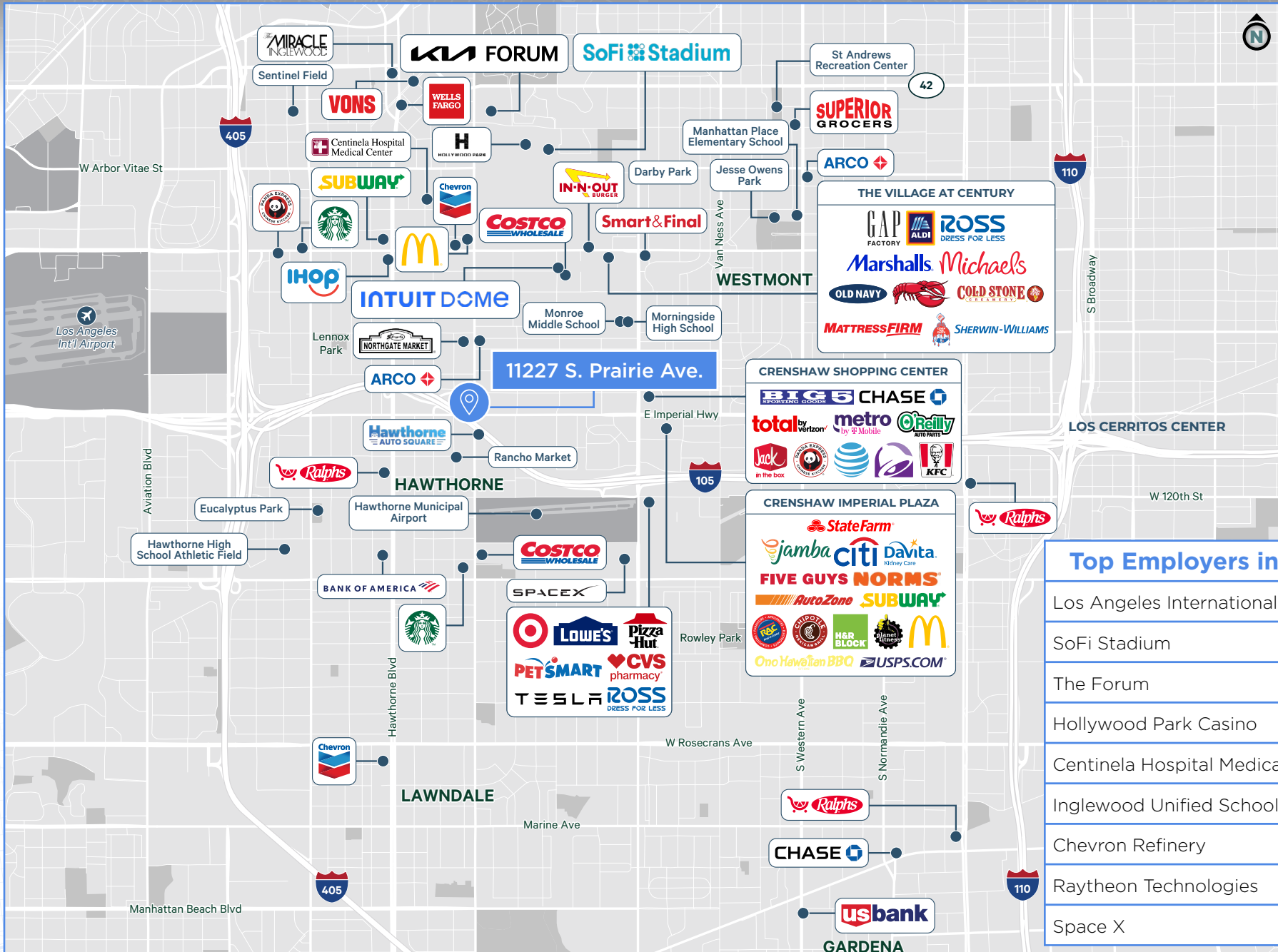
Inglewood has a robust rental market due to its proximity to major employment centers, educational institutions, and entertainment venues. This makes it an attractive location for real estate investors seeking rental income.



Diverse Demographics:

Inglewood is a diverse community with a mix of residents from various backgrounds. This diversity contributes to a vibrant cultural scene and a wide range of businesses catering to different demographics.

HIGHLY AMENITIZED AREA



Top Employers in the Area
Los Angeles International Airport (LAX)
SoFi Stadium
The Forum
Hollywood Park Casino
Centinela Hospital Medical Center
Inglewood Unified School District
Chevron Refinery
Raytheon Technologies
Space X

DISCOVER INGLEWOOD



Inglewood has a rich history that dates back to the late 19th century when it was initially developed as a residential and agricultural area.

It experienced significant growth during the early 20th century, spurred by the construction of the Los Angeles International Airport and the establishment of major industries.

Inglewood became a prominent aerospace manufacturing hub during World War II, attracting workers and contributing to its economic development. Over the years, the city has evolved into a cultural and entertainment center, with notable landmarks such as The Forum, which has hosted numerous iconic concerts and events. In recent times, Inglewood has undergone revitalization efforts, including the construction of the SoFi Stadium, which has further elevated its profile as a major sports and entertainment destination.

The area around 11227 S Prairie Ave in Inglewood, California, within a 3-mile radius, is a vibrant and diverse community that is undergoing

revitalization. With an estimated population of around 298,255 in 2023, the area boasts a relatively young demographic, with a median age of 34.4 years, slightly lower than the national average.

In terms of the economy, the area has a strong labor force of approximately 148,626 individuals over the age of 16, resulting in a high employment rate of 94.4%.

The primary occupational fields include service occupations and sales and office jobs. However, the level of education in the area is lower than the national average, with only 6.9% holding a master's, professional, or doctorate degree, and 17.1% holding a bachelor's degree. The housing situation in the area includes approximately 101,040 households, with an average household income of \$89,984.



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	49,211	298,255	804,336
2028 Population - Five Year Projection	48,360	297,057	798,473
2020 Population - Census	50,181	301,524	811,003
2010 Population - Census	53,434	301,171	787,743
2020-2023 Annual Population Growth Rate	-0.60%	-0.33%	-0.25%
2023-2028 Annual Population Growth Rate	-0.35%	-0.08%	-0.15%



Households

	1 Mile	3 Miles	5 Miles
2023 Households - Current Year Estimate	14,082	101,040	269,449
2028 Households - Five Year Projection	13,975	101,689	269,796
2010 Households - Census	13,860	96,699	257,250
2020 Households - Census	14,239	101,346	270,472
2020-2023 Compound Annual Household Growth Rate	-0.34%	-0.09%	-0.12%
2023-2028 Annual Household Growth Rate	-0.15%	0.13%	0.03%
2023 Average Household Size	3.48	2.93	2.95



Household Income

	1 Mile	3 Miles	5 Miles
2023 Households	14,082	101,037	269,444
2023 Average Household Income	\$76,518	\$89,984	\$109,447
2028 Average Household Income	\$90,725	\$105,328	\$126,833
2023 Median Household Income	\$56,645	\$64,924	\$73,778
2028 Median Household Income	\$65,733	\$77,080	\$85,164
2023 Per Capita Income	\$21,989	\$30,544	\$36,706
2028 Per Capita Income	\$26,324	\$36,123	\$42,896

DEMOGRAPHICS



Education

	1 Mile	3 Miles	5 Miles
2023 Population 25 and Over	29,602	194,177	527,983
Less than 9th Grade	5,323	23,581	61,355
9-12th Grade - No Diploma	4,030	19,169	47,968
High School Diploma	7,615	44,619	109,780
GED or Alternative Credential	1,063	5,193	12,544
Some College - No Degree	5,170	39,897	95,920
Associate`s Degree	1,865	15,217	38,749
Bachelor`s Degree	3,492	33,160	107,939
Graduate or Professional Degree	1,044	13,341	53,728



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