

An aerial photograph of Inglewood, California, showing a dense urban landscape with numerous buildings, parking lots, and streets. A white rectangular box is superimposed over the center of the image, containing text. The background image is slightly darkened to make the white text stand out.

10914

S Prairie Ave
INGLEWOOD, CA 90303

Offering Memorandum | For Lease

Marcus & Millichap
THE PARHAM GROUP



Investment Overview

Incredible opportunity to lease an approximately **20,141 SF vacant lot** prominently positioned on Prairie Avenue in Inglewood. The property offers excellent visibility and frontage along the highly traveled **Prairie Avenue corridor**, providing a rare opportunity for a tenant seeking a large, strategically located site in one of Inglewood's most active areas. Located within Inglewood's thriving sports and entertainment corridor, the property is just minutes from **SoFi Stadium, Intuit Dome, the Kia Forum, Hollywood Park, LAX**, and major freeways, providing convenient access throughout the South Bay and greater Los Angeles. The expansive lot offers flexibility for a variety of potential **commercial use, EV charging stations, parking, storage, staging, or other permitted uses**. Available for immediate occupancy.

Property Information

Address	10914 S Prairie Avenue Inglewood, CA 90303
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APNs	4033-008-028 4033-008-026
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Lot Size:	20,141 SF
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Zoning:	INC2
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Investment Highlights

- Rare large-scale land lease opportunity in Inglewood
- Expansive and flexible site strategically located with convenient regional access
- Close proximity to SoFi Stadium, Intuit Dome, Kia Forum & Hollywood Park
- Convenient access to LAX, the 405 Freeway, Westside & South Bay
- Ideal for a variety of potential uses, subject to City approval



HOLLYWOOD PARK

25

ACRES OF PARKS, HIDDEN GARDENS, LUSH PROMENADES AND TRAILS WITH LAKEFRONT SPOTS TO GATHER FOR LEISURE & RECREATION.

500,000

SQUARE FEET OF INITIAL OFFERINGS OF LOCAL BUSINESSES AND EATERIES.

12

CINÉPOLIS LUXURY CINEMA SCREENS.

9

MILES FROM DOWNTOWN, 3 MILES TO LAX
AND 27 MILES FROM NORTHERN ORANGE COUNTY
— HOLLYWOOD PARK IS A

Hollywood Park is a major development located in Inglewood, California, adjacent to SoFi Stadium. The project spans approximately 300 acres, transforming the former site of the Hollywood Park Racetrack into a vibrant mixed-use community.

Retail and Dining

The project features approximately 890,000 square feet of retail space. This area includes shops, restaurants, and entertainment venues, providing a diverse range of options for shopping, dining, and leisure activities.

Residential

Hollywood Park includes plans for up to 2,500 new residential units. These units range from luxury apartments to more affordable housing options, catering to different demographics and enhancing the city's housing diversity.

Office Space

The development offers around 620,000 square feet of office space, attracting businesses and fostering economic growth. The office spaces are designed to meet the needs of modern companies, providing state-of-the-art facilities and infrastructure.

Hotel

A hotel is also part of the development, providing accommodations for visitors attending events at SoFi Stadium or exploring the Los Angeles area. The hotel aims to offer high-quality amenities and services, enhancing Inglewood's appeal as a destination.

Parks and Green Spaces

Hollywood Park features 25 acres of public parks and open spaces. These green areas are designed for community recreation, offering spaces for outdoor activities, relaxation, and community events.

Entertainment and Sports Venues

In addition to SoFi Stadium, Hollywood Park is home to YouTube Theater, a 6,000-seat performance venue that hosts concerts, comedy shows, and other live events. The proximity to SoFi Stadium makes Hollywood Park a central hub for sports and entertainment in the

Economic Impact

The Hollywood Park development is a significant driver of economic growth in Inglewood. It has created thousands of construction jobs and is expected to generate numerous permanent jobs in retail, hospitality, and office sectors. The influx of businesses and residents contributes to the local economy, increasing tax revenues and supporting public services.



KENNETH
HAHN STATE
RECREATION
AREA

COSTCO
WHOLESALE

Chick-fil-A
THE HOME DEPOT
BEST BUY
LA FITNESS
THE FORUM
RED CARPET JUNK



EDWARD
VINCENT
JR. PARK

INTUIT DOME
YouTube Theater SoFi Stadium
COSTCO **intuit**
target **THE HOME DEPOT** **GAP**

THE VILLAGE
AT CENTURY
ROSS
DRESS FOR LESS
Michael's **ALDI** **MARSHALLS**
COLD STONE **MATTRESS FIRM**
OLD NAVY **SHERWIN WILLIAMS**

CRENSHAW
IMPERIAL PLAZA
State Farm **MCDONALD'S**
jamba **AKAMAI** **POSTNET** **NER BLOCK**
citibank **SUBWAY** **Dayita**

target **LAIFITNESS.**
ups **THE UPS STORE**
THE HOME DEPOT **STAPLES**

LOS ANGELES
INTERNATIONAL
AIRPORT

EUCALYPTUS PARK

HAWTHORNE
MUNICIPAL
AIRPORT

HAWTHORNE
HIGH SCHOOL
ATHLETIC FIELD

EL CAMINO COLLEGE
& ALONDRA PARK

SPACEX

LOS GERRITOS CENTER

CRENSHAW
SHOPPING CENTER
DOLLAR TREE **AT&T**
KFC **metro** **TACO BELL**
total **CHASE**
BIG 5

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

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