



520

S LA BREA AVE

**CBRE**

I N G L E W O O D , C A

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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# 520

## S LA BREA AVE

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EXECUTIVE  
SUMMARY





# CBRE, Inc. is proud to exclusively present 520 S La Brea Ave located in the heart of the City of Inglewood, CA (City of Champions).

A truly unique piece of real estate, 520 S La Brea Avenue is in close proximity to 3 LA landmarks, the Sofi Stadium, Intuit Dome, and Kia Forum. It offers an investor the opportunity to acquire a prime piece of real estate in one of the most stable submarkets within the San Fernando Valley. Located in the heart of Inglewood, 520 S La Brea Ave is with a short distance to W Manchester Blvd, which continues onto the 405 Freeway, opening areas of Greater LA and into Orange County. This includes areas such as Sylmar, Van Nuys, Santa Monica, LAX, Carson, Rossmoor, Midway City, and Costa Mesa. Moreover, the extensive Metrolink system runs through Inglewood via the K-line and connects to the E-Line (Downtown LA to Santa Monica). 520 S La Brea Ave is also in close proximity to local eateries, venues, entertainment locations, and LAX airport.

Given the property's outstanding real estate fundamentals, which include a great unit mix and easily accessible location, 520 E La Brea Ave is an ideal investment for owner/users and investors seeking growth, stability, and a hedge against inflation.





# INVESTMENT HIGHLIGHTS

## Prime Location

520 S La Brea Ave is situated in a prime location that is experiencing ongoing citywide growth and development. The city is experiencing significant transformations with large-scale projects like the SoFi Stadium and Intuit Dome, which is attracting more businesses and boosting the local economy. The rise in property values and rental prices marks it as a desirable market for real estate investments. Additionally, its strategic location near Los Angeles and the LAX Airport offers easy access to major commercial hubs.

## LA Metro K Line – Downtown Inglewood

The K-Line, also known as the Crenshaw/LAX line, enhances accessibility, increasing the appeal for both residential and commercial properties. With an improved transit system, residents will have easier access to job markets and amenities, which can boost property values. The line has encouraged new developments and revitalization projects in the area, promising potential growth. Moreover, the K-Line provides fast routes to LAX and popular destinations like the SoFi Stadium, stimulating the local economy.

## Proximity to Amenities

Inglewood is rich in amenities including a wide array of restaurants offering diverse cuisine and entertainment options. These features attract both tourists and locals, driving economic activity and property values. Furthermore, the city's robust healthcare system with several top-rated hospitals and clinics ensures the well-being of residents, making Inglewood an ideal place for long-term investment.

## 91 - Walkability Score

Woody's Bar-B-Que	(0.1 mi)
Little Belize Restaurant	(0.3 mi)
Centennial Hospital Medical Center	(0.7 mi)
Sentinel Field	(0.7 mi)
Kia Forum	(0.8 mi)
Sofi Stadium	(1.2 mi)
Intuit Dome	(1.5 mi)





# PROPERTY OVERVIEW

## SITE DESCRIPTION

ADDRESS	520 S La Brea Avenue Inglewood CA 90301
APN	4021-020-038
ZONING	INC2YY
YEAR BUILT	1965
BUILDING SIZE	6,700 SF
LOT SIZE	15,682 SF
PARKING	16 Surface Spaces

## CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Masonry
EXTERIOR	Block/Stucco
ROOF	Flat





2003

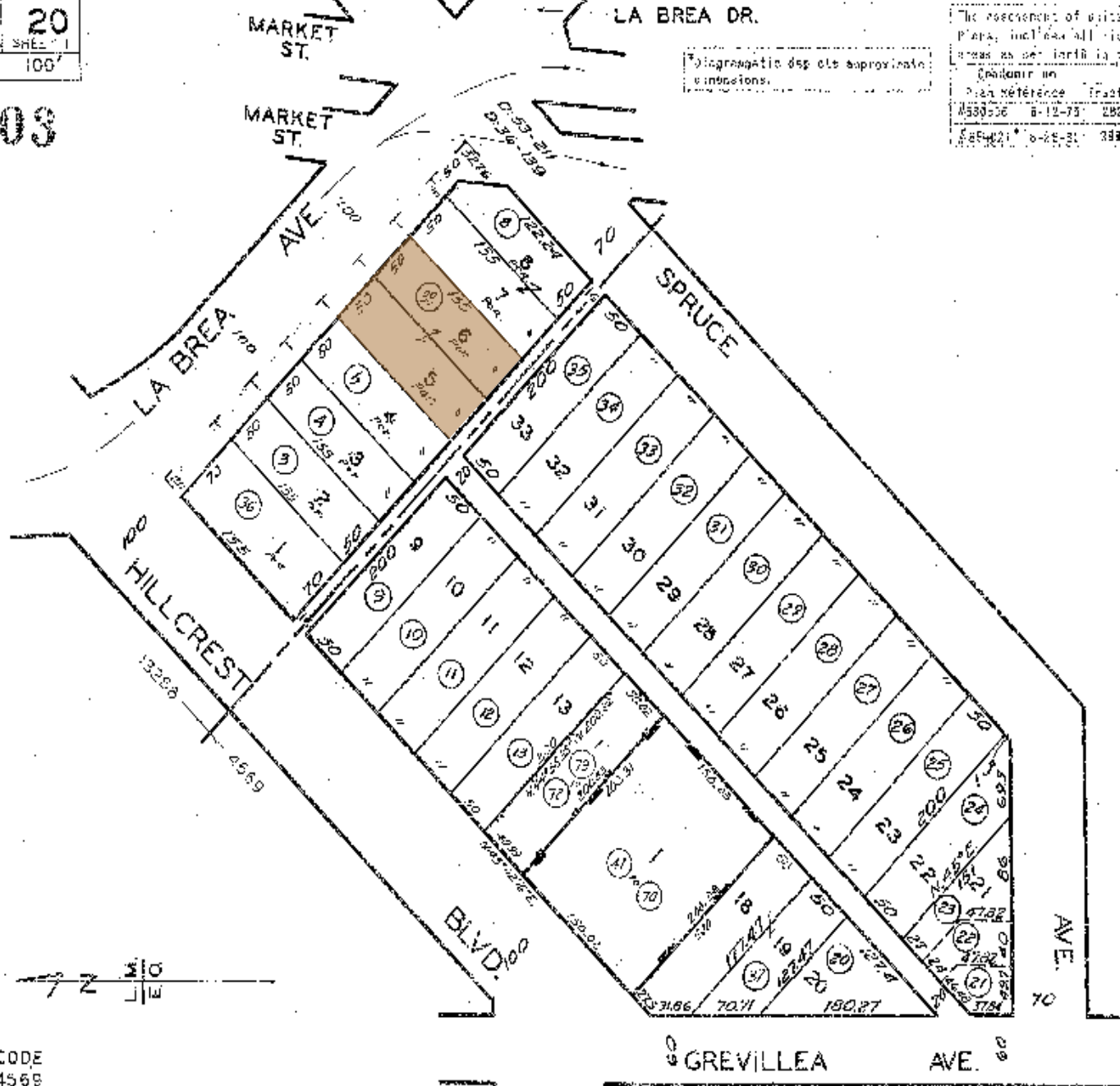
LA BREA DR.

Photographic map shows approximate  
 encroachments.

The assessment of units in the following Condominium  
 Plans, includes all rights and interests in the common  
 areas as set forth in deeds of record.

Condominium Plan Reference	Tract No.	Common Area	Subdivision
Map 985-75-76	28237		Street 2
Map 916-47-48	38823		Street 3

REVISED  
 7-20-55  
 6-21-56  
 6-28-56  
 7-16-56  
 8-17-56  
 8-31-56  
 3-30-57  
 2-27-57  
 6-22-58  
 6-25-58  
 4-20-59  
 7-26-59  
 10-22-59  
 8-15-60  
 8-15-60  
 8-15-60  
 8-15-60



CONDOMINIUM  
 TRACT NO. 38823  
 M.B. 985-75-76

VANDERWERKERS TRACT  
 M.B. 6-128

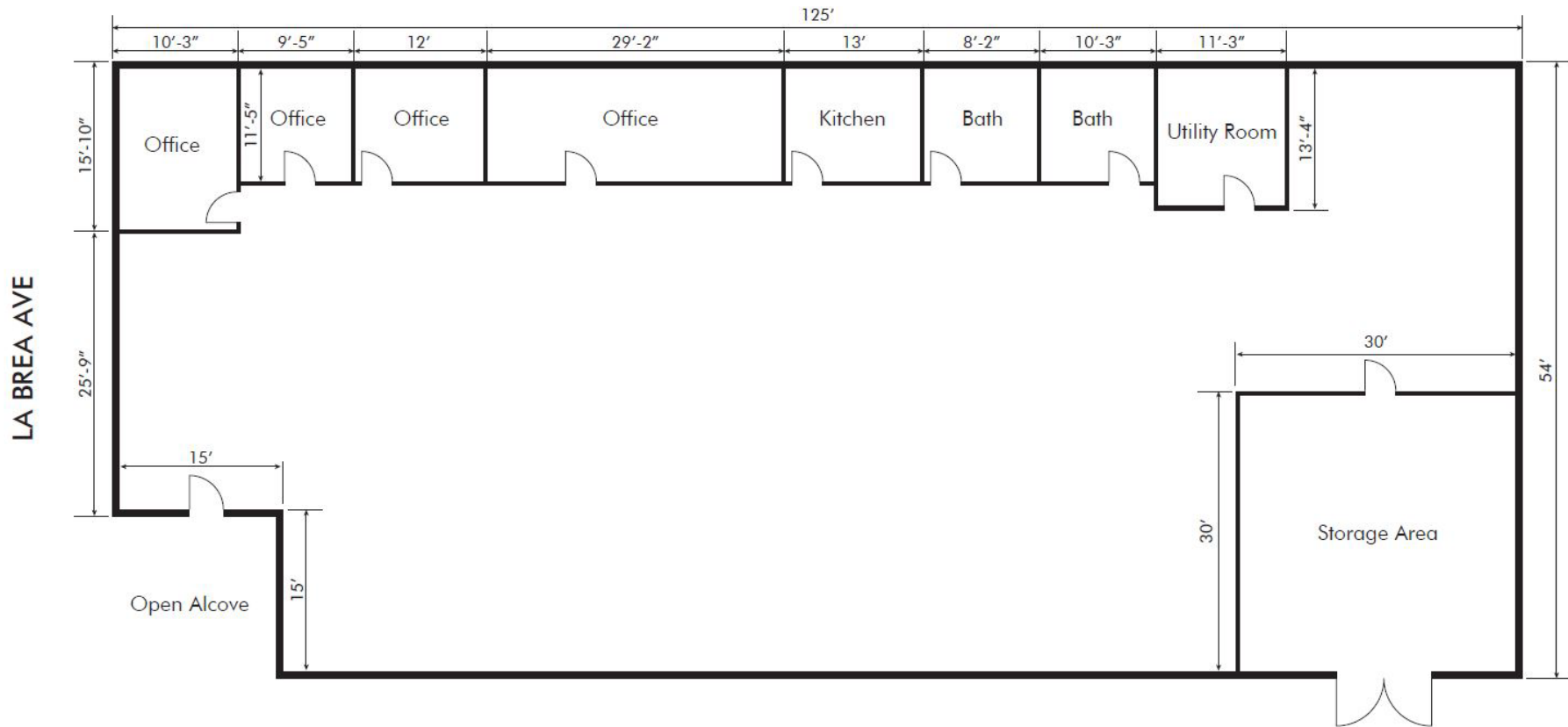
CONDOMINIUM  
 TRACT NO. 28237  
 M.B. 916-47-48

CODE  
 4568  
 13268

FOR PREV. ASSMT. SEE: 1390-20

ADDRESS ONLY  
 COUNTY OF LOS ANGELES, CALIF.





**520 S LA BREA AVE - FLOOR PLAN**

**PARKING LOT**







# AREA DEMOGRAPHICS

Known as a gateway to major commercial centers, both domestic and international, Inglewood is nestled at an advantageous location within Los Angeles County. This is due to the proximity to major amenities such as LAX airport, Long Beach Harbors, four major freeways that traverse and connect to the greater area of Southern California.

Officially integrated into California in 1908, Inglewood has traversed many stages of development, bringing it to the Metropolitan we know today. Ripe with several attractions which include the SoFi Stadium, Kia Forum, Universal Studios, and the Griffith Observatory Inglewood is a top destination for anyone visiting LA. Additionally, transportation around Inglewood and Los Angeles are serviced by several Metro lines and freeways that include the greater area of Southern California.



**\$109,551**

2023 AVERAGE HOUSEHOLD INCOME



**93.8%**

2023 EMPLOYED CIVILIAN POPULATION 16+



**Double-A Bond Rating**

FROM STANDARD & POOR'S





# INGLEWOOD DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Place of Work</b>			
2023 Businesses	1,641	11,649	30,364
2023 Employees	14,588	154,271	371,192

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Population - Current Year Estimate	40,732	270,188	807,278
2023 Median Age	37.60	38.60	37.30

	1 Mile	3 Miles	5 Miles
<b>Housing Units</b>			
2023 Housing Units	15,370	105,102	296,932
2023 Vacant Housing Units	787 5.1%	5,895 5.6%	15,369 5.2%
2023 Occupied Housing Units	14,583 94.9%	99,207 94.4%	281,563 94.8%
2023 Owner Occupied Housing Units	3,983 25.9%	40,834 38.9%	112,093 37.8%
2023 Renter Occupied Housing Units	10,600 69.0%	58,373 55.5%	169,470 57.1%

	1 Mile	3 Miles	5 Miles
<b>Education</b>			
2023 Population 25 and Over	28,440	192,647	558,524
Bachelor's Degree	4,746 16.7%	40,385 21.0%	111,572 20.0%
Graduate or Professional Degree	1,624 5.7%	20,554 10.7%	62,118 11.1%

	1 Mile	3 Miles	5 Miles
<b>Household Income</b>			
2023 Households	14,583	99,203	281,555
2023 Average Household Income	\$83,632	\$109,551	\$112,914
2028 Average Household Income	\$101,203	\$129,920	\$133,046

	1 Mile	3 Miles	5 Miles
<b>Housing Value</b>			
2023 Owner Occupied Housing Units	3,983	40,824	112,057
2023 Average Value of Owner Occ. Housing Units	\$843,240	\$939,895	\$980,256

	1 Mile	3 Miles	5 Miles
<b>Employment Status</b>			
2023 Civilian Population 16+ in Labor Force	21,366	141,769	410,044
2023 Employed Civilian Population 16+	19,944 93.3%	132,955 93.8%	385,789 94.1%
2023 Unemployed Population 16+	1,422 6.7%	8,815 6.2%	24,255 5.9%

	1 Mile	3 Miles	5 Miles
<b>Daytime Population</b>			
2023 Daytime Population	37,000	307,771	816,275
Daytime Workers	15,667 42.3%	167,381 54.4%	385,623 47.2%
Daytime Residents	21,333 57.7%	140,390 45.6%	430,652 52.8%

	1 Mile	3 Miles	5 Miles
<b>Occupation</b>			
2023 Employed Civilian Population 16+	19,944	132,955	385,789
Management	1,464 7.3%	13,720 10.3%	38,491 10.0%
Food Preparation and Serving Related	2,036 10.2%	8,627 6.5%	24,193 6.3%
Sales and Related	1,805 9.1%	10,505 7.9%	31,913 8.3%
Office and Administrative Support	2,719 13.6%	16,731 12.6%	43,591 11.3%
Transportation and Material Moving	2,215 11.1%	12,515 9.4%	36,884 9.6%

	1 Mile	3 Miles	5 Miles
<b>Industry</b>			
2023 Employed Civilian Population 16+	19,944	132,955	385,789
Manufacturing	1,657 8.3%	8,694 6.5%	30,186 7.8%
Retail Trade	2,076 10.4%	12,650 9.5%	37,190 9.6%
Transportation and Warehousing	1,896 9.5%	12,443 9.4%	31,929 8.3%
Health Care and Social Assistance	2,308 11.6%	17,988 13.5%	49,711 12.9%
Accommodation and Food Services	2,645 13.3%	11,895 8.9%	33,106 8.6%



# LOCAL DEVELOPMENTS

## HOTEL, HOLLYWOOD PARK

This upscale 300-room boutique hotel and resort area will feature an outdoor pool, meeting space and business services area, restaurant and lounge. The yet unnamed hotel will be surrounded by 25 acres of parks and open space in Hollywood Park. The hotel will be walkable to SoFi Stadium, the NFL Media Office Complex and the development's retail district under construction and will open in 2023

## ARYA HOTEL, 3820 W. 102nd St.

A five-star luxury hotel is planned on a site directly adjacent to Inglewood Basketball and Entertainment Center (IBEC). The state-of-the art 14-story, 178-room hotel will feature outdoor gardens, a rooftop pool and entertainment venue, a helicopter pad, and a modular parking structure. Environmental review is in process.

## FAIRFIELD by Marriot Hotel

Located at adjacent to the Intuit Dome on Century Blvd and across from the Hollywood Park Casino this hotel will have 150 rooms with support hotel amenities.

## MIXED USE DEVELOPMENT, 317 S. La Brea Ave.

A Disposition and Development Agreement (DDA) for a 143-unit mixed use project with approximately 18,000 square feet of first floor commercial area has been approved and the project is going will be in plan check soon. Slated to be completed in 2025.

## MARKET GATEWAY, 317 E. Regent St.

A mixed-use development is open with 243 apartments, a rec room, leasing office and fitness center. Anchored by a grocery-focused Target store, the development includes over 48,000 square feet of retail and restaurant space. The units are being leased and occupied.



# ZONING ALLOWANCES

## Permitted Uses (C-1)

- Sale of New Merchandise
- Retail Sales
- Professional Office
- Medical Office
- Laboratories
- Pharmacy
- Dine-In Restaurant
- Outdoor Restaurant
- Fast Food Restaurant
- Liquor Sales
- Service Shops
- Hotels or motels,
- Studios and gymnasiums
- New car dealership with ancillary automobile servicing
- Private schools for children
- Public and quasi-public uses
- Parking Lot
- Small Group Counseling/Tutoring Facility

## Special Use Permitted Uses (C-1)

- Check Cashing
- On-Site Massage
- Acupressure Therapy
- New or expanded Single-Tenant, Free-Standing Fast Food Restaurant
- New or expanded Fast Food Drive Through
- Bar
- Nightclub
- Supper Club
- Dance Hall
- Selling of Beer and/or Wine Only
- Shopping Centers
- Specialty Merchandise Marts
- Religious Assembly Use
- Non-religious Assembly Use
- Automobile service stations
- Day care facilities
- Nursery schools
- Trade or business schools
- Adult Schools
- Proprietary Schools
- Colleges
- Universities
- Thrift Store
- Jewelry Stores
- Tattoo Parlor
- Arcades games, film or video for children twelve years or age and younger
- Rent-to-Own
- Large Group Counseling/Tutor Facilities
- Wireless Telecommunication Facility
- Ambulance Dispatch Facilities



# ZONING ALLOWANCES

## Permitted Uses (C-2)

- Sale of New Merchandise
- Retail Sales
- Professional Office
- Medical Office
- Laboratory
- Pharmacy
- Laundromats
- Service Shops (Watches, Keys, Shoes, Dry Cleaning, Tailoring, Printing, Plumbing, Small Household Appliances)
- Beauty Salon
- Cosmetology Salon
- Tanning Salon
- Barbershop
- Motion Picture Theater
- Bowling Alleys
- Billiard or pool hall
- Church
- Wedding Chapel
- Private Club
- Studio
- Gymnasium
- Glass tinting Installation
- Automobile Stereo Systems Installation
- Automobile Security System Installation
- Off-Site Liquor Sales
- Day Care Facilities
- Nursery School
- Private School for Children Only
- Jewelry Store
- Small group counseling/tutoring facilities
- Welding as an ancillary activity within a business.
- Live-work units in existing structures
- Automobile Sales
- Plant Nurseries
- Newsstand
- Parking Lot

## Special Use Permitted Uses (C-2)

- Acupuncture Facilities (if on-site massage or acupressure therapy are offered)
- Chiropractor Facilities (if on-site massage or acupressure therapy are offered)
- Mortuary
- Arcade, Game, Film, or Video
- Trade or Business Schools
- Adult or Proprietary Schools
- Colleges or Universities
- Thrift Store
- Auction House
- Convalescent Homes
- Congregate Housing
- Retirement Homes
- Group homes for children or adults
- Half-Way Houses
- Orphanages
- Fraternities and Sororities
- Automated car wash uses ancillary to service stations
- Smoke Shop
- Rental of trailers for hauling purposes
- Hookah Lounge



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# 520

## S LA BREA AVE

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