

301

N Prairie Ave

INGLEWOOD, CA 90301

Excellent Sale Opportunity in Inglewood



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Offering Memorandum

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HIGHLIGHTS

VALUE ADD OPPORTUNITY

Buyer can occupy 55% of the building and collect revenue to pay their debt service.

LEASE RATES ABOVE THE IN-PLACE AVERAGE

Deals executed in 2026 have closed at higher rental rates than the rent roll.

NO SINGLE TENANT CARRIES THE INCOME

With 19 leases in place, the largest tenant occupies less than 10.9% of the rentable area.

HALF THE RENT ROLL PRICES WITHIN 3 YEARS

Leases covering 51.65 of the leased area expire within the first three years.

PARKING LOT REVENUE

Revenue from the subterranean parking structure produced \$192,044 in 2025 and is trending 21% higher.

SUPER BOWL & OLYMPICS

The close proximity to SoFi Stadium is ideal to capture revenue from that traffic source.

FINANCIAL SUMMARY

List Price	\$14,700,000
Building Size	84,975 SF
Price/SF	\$172.99
In Place Cap Rate	6.02%
In Place NOI	\$885,266
Cap Rate (YR1)	6.79%
Stabilized Cap Rate (YR3)	9.07%

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Year Built 1979

Stories Six over a subterranean garage

Purchase Price \$14,700,000 (\$173.03/SF)

Building Area ±84,957 SF

Currently Vacant ±38,210 SF

Current Occupancy 55.02%

Leased Suites 19 of 35

Parking 183 spaces

APN 4015-024-021

Zoning R-M, Residential Medical

