

LESS THAN A MILE FROM INTUIT DOME & HOLLYWOOD PARK

# Freestanding Warehouse Near SoFi Stadium



10929-11001 S Prairie Avenue, Inglewood, CA 90303

KIA FORUM

intuit DOME

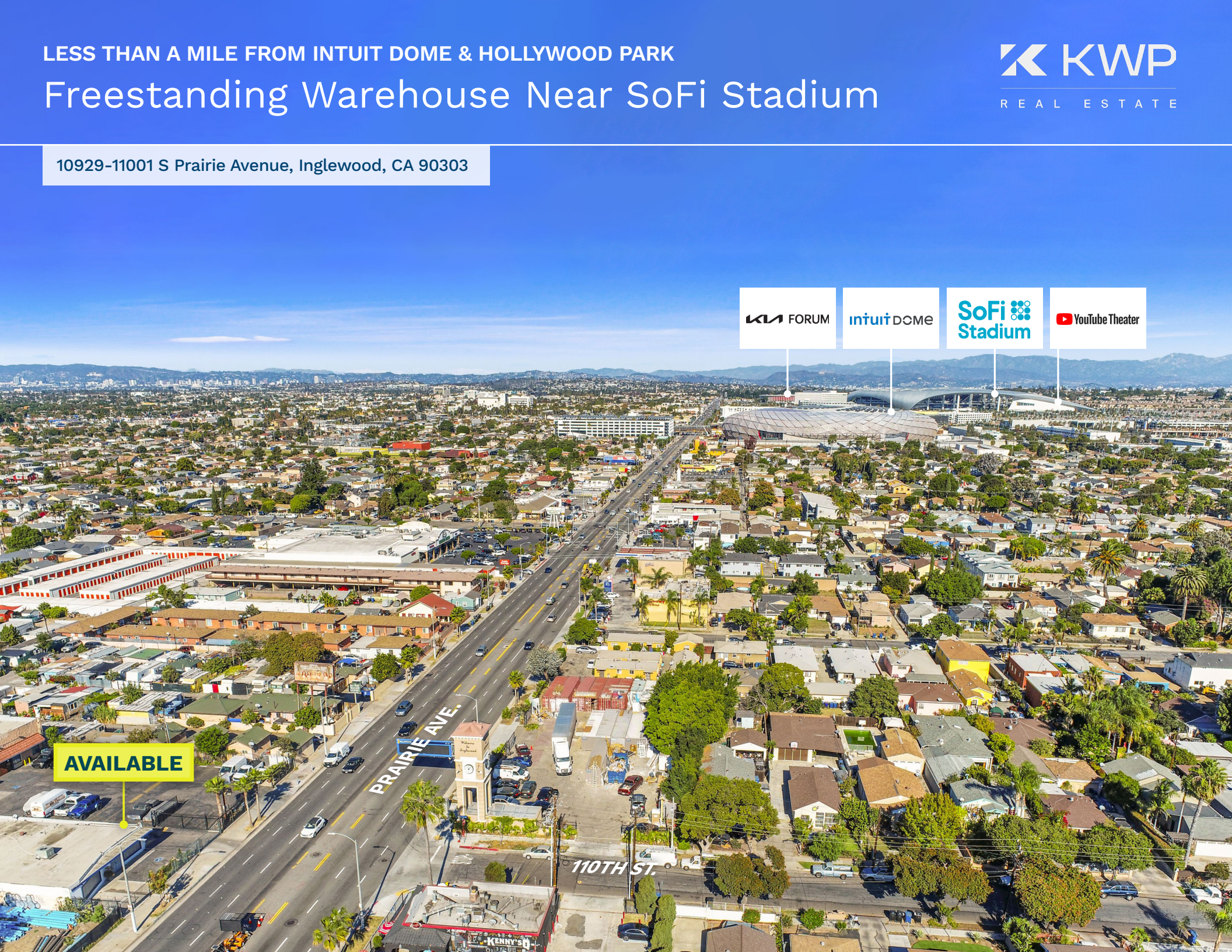
SoFi Stadium

YouTube Theater

AVAILABLE

PRAIRIE AVE.

110TH ST.



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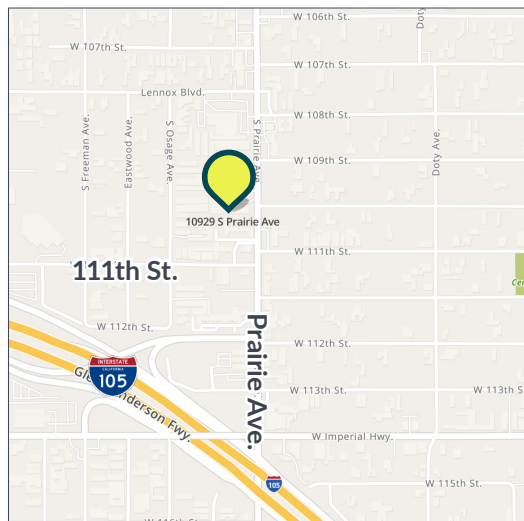
## AVAILABLE

Warehouse Size: ±9,800 SF  
Rent: \$1.95 PSF/Mo., NNN  
NNN: ±\$0.50 PSF/Mo.  
Zoning: Inglewood C-2A  
Delivery Date: TBD  
Parking: 28 Shared Parking Spaces

## PROPERTY HIGHLIGHTS

- Freestanding warehouse with built-out offices, breakroom, and restrooms
- 14' clear with one roll-up door
- ±49,163 CPD at Prairie Ave. and 111th St.
- Site is situated on heavily trafficked Prairie Avenue amid a thriving retail trade area
- Nearby places of interest include the new SoFi LA Rams and Chargers football stadium, Intuit Dome home of the Clippers, and The Kia Forum
- Convenient access to the adjacent 105, 405, 110 freeways
- ±15 minutes from LAX

*\* Prospective tenants are hereby advised that all uses are subject to City approval*



## TRADE AREA



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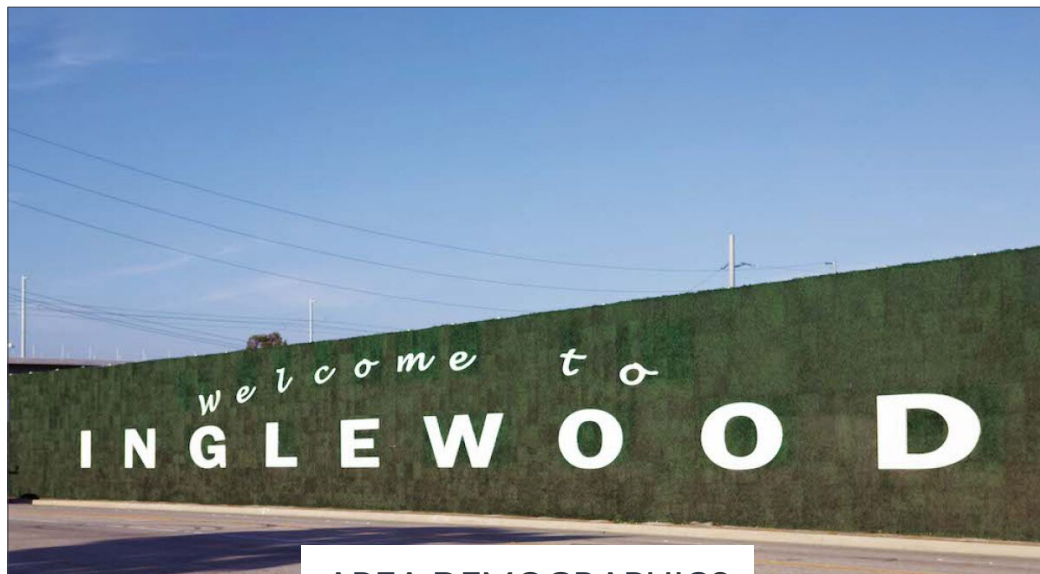


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## AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>15,741</b>	<b>50,444</b>	<b>152,277</b>
2028 Projected Population	15,422	50,393	151,723
2020 Census Population	16,108	51,937	155,961
2010 Census Population	17,262	54,439	159,685
Projected Annual Growth 2023 to 2028	-0.4%	-	-
Historical Annual Growth 2010 to 2023	-0.7%	-0.6%	-0.4%
2023 Median Age	32.2	32.8	35.1
<b>HOUSEHOLDS</b>			
2023 Estimated Households	4,129	13,999	49,754
2028 Projected Households	4,111	14,241	50,403
2020 Census Households	4,171	14,230	50,353
2010 Census Households	4,124	13,913	48,897
Projected Annual Growth 2023 to 2028	-	0.3%	0.3%
Historical Annual Growth 2010 to 2023	-	-	0.1%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	16.6%	16.1%	15.9%
2023 Estimated Black or African American	11.6%	15.4%	26.7%
2023 Estimated Asian or Pacific Islander	3.8%	4.5%	5.9%
2023 Estimated American Indian or Native Alaskan	2.9%	2.8%	2.0%
2023 Estimated Other Races	65.0%	61.2%	49.4%
2023 Estimated Hispanic	78.7%	73.8%	58.6%
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$85,030</b>	<b>\$79,491</b>	<b>\$89,642</b>
2023 Estimated Median Household Income	\$68,738	\$64,935	\$72,562
2023 Estimated Per Capita Income	\$22,319	\$22,094	\$29,369
<b>EDUCATION</b>			
2023 Estimated High School Graduate	28.6%	26.7%	25.0%
2023 Estimated Some College	17.8%	18.8%	20.9%
2023 Estimated Associates Degree Only	5.4%	5.7%	6.4%
2023 Estimated Bachelors Degree Only	10.9%	10.8%	15.3%
2023 Estimated Graduate Degree	3.5%	3.7%	6.3%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	220	928	4,739
<b>2023 Estimated Total Employees</b>	<b>1,244</b>	<b>5,579</b>	<b>42,648</b>
2023 Estimated Employee Population per Business	5.7	6.0	9.0
2023 Estimated Residential Population per Business	71.7	54.4	32.1



REAL ESTATE

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