



COMMERCIAL
ASSET GROUP

2101

W. CENTURY BLVD
LOS ANGELES, CA 90047



PRIME INGLEWOOD CORNER STRIP CENTER
FOR SALE LOCATED WITHIN
CLOSE PROXIMITY TO SOFI STADIUM

PROPERTY HIGHLIGHTS

SALE PRICE
\$3,575,000

LAND SIZE
±10,614 SQFT

BUILDING SIZE
±4,704 SQFT

CAP
5.25%*

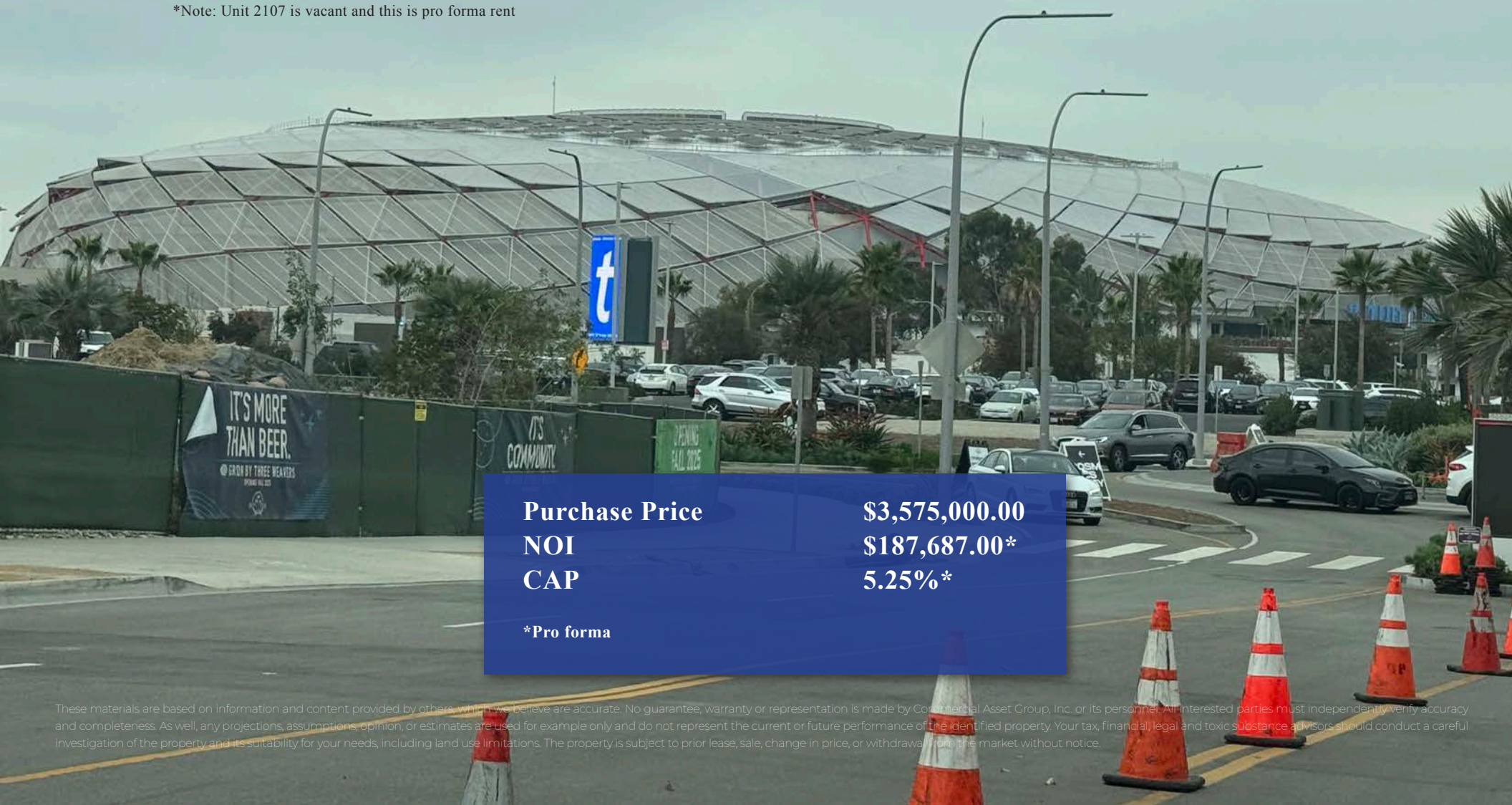
*PRO FORMA WITH LEASE UP OF ONE VACANCY

- Traditional “L-Shaped” Corner shopping center for Sale blocks from the revitalized Inglewood Entertainment Corridor - Sofi Stadium (Home to the Rams and Chargers as well as countless concerts and other sporting events), Cosm, the Kia Forum (home to 150+ events per year), the Intuit Dome (Home to the Clippers) and Hollywood Park Casino and the accompanying Shops at Hollywood Park and future Apartment Project
- Project is stabilized with one recent vacancy, a built-out food use space consisting of 725 SQFT
- The Project has an ideal Tenant mix with all Food use Tenants
- Significant Rental upside potential
- Project is in the heart of both residential and commercial density enhancing daytime and evening traffic
- Inglewood Market has grown significantly in the last 10 years and is projected to continue this growth pattern
- Well parked building

2101 W. CENTURY BLVD RENT ROLL

Tenant	Unit #	Size (±)	Base Rent (Mo)	Base Rent (PSF)	Lease Expiration	Lease Type
Dominos Pizza	2101-2103	1,410	\$4,919.60	\$3.49	9/30/2026	NNN
Famous Fried Chicken	2105 A	725	\$3,068.00	\$4.23	4/30/2030	NNN
Vacant (former Fluffy Sno-Balls)	2015 B	725	\$3,068.00	\$4.23	N/A	NNN
The Market Spot	2107 & 2105 ½	1,844	\$4,633.00	\$2.51	6/30/2030	NNN
		4,704	\$15,688.60			

*Note: Unit 2107 is vacant and this is pro forma rent

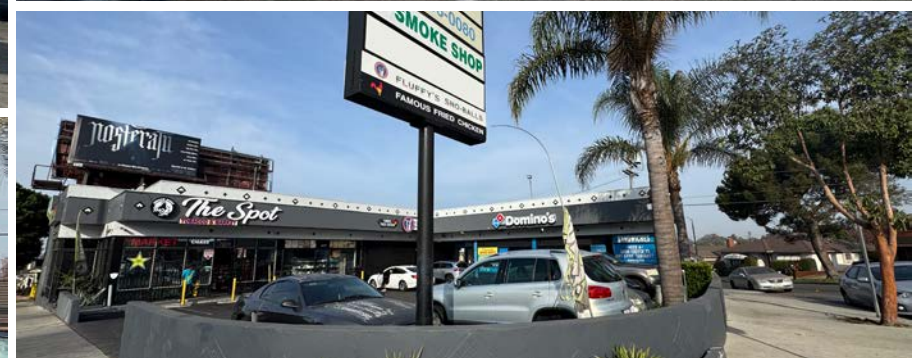


Purchase Price **\$3,575,000.00**
NOI **\$187,687.00***
CAP **5.25%***

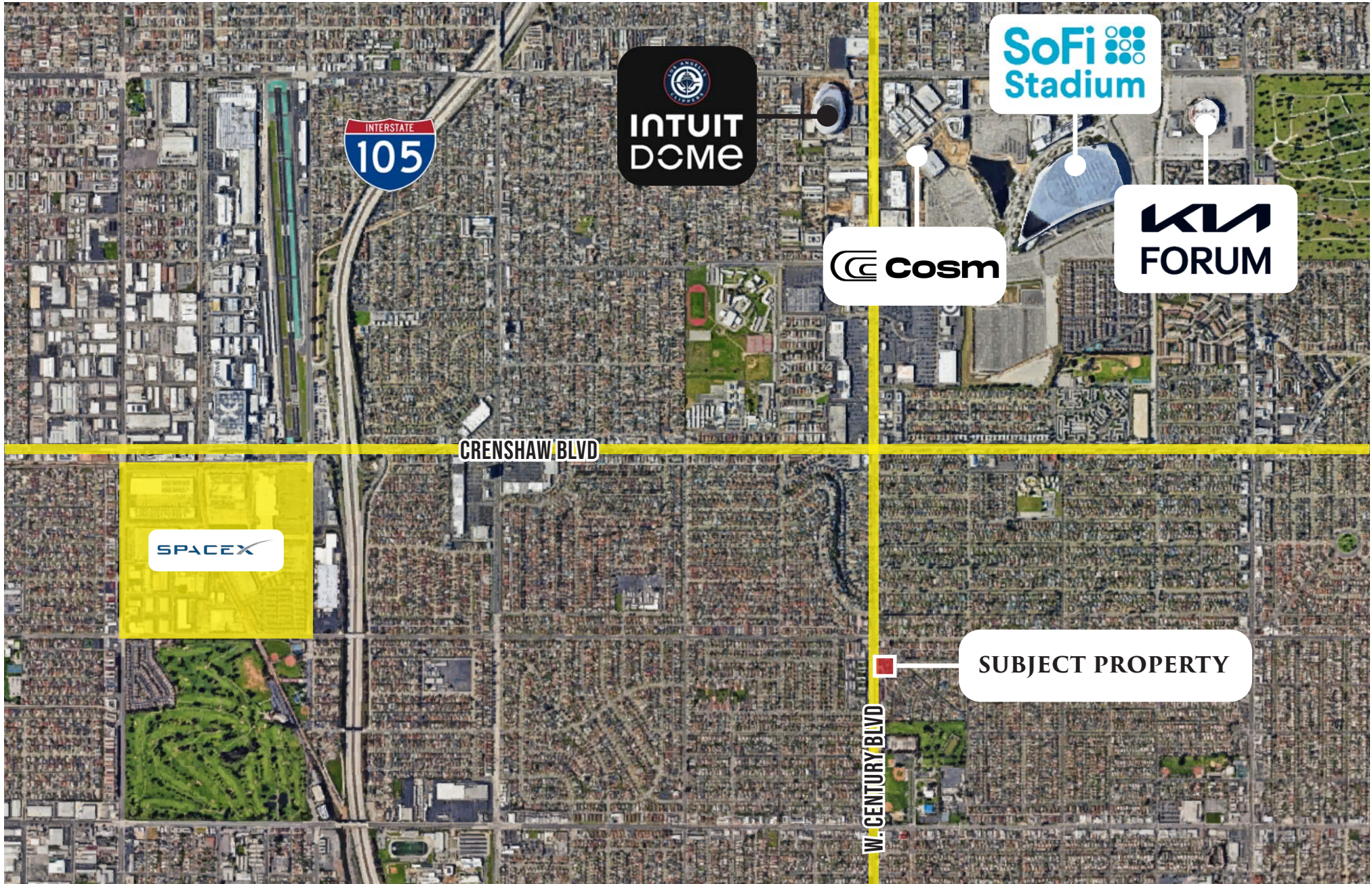
*Pro forma

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ADDITIONAL PHOTOS



AERIAL



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DAVID ASCHKENASY

EXECUTIVE VICE PRESIDENT
310.272.7381
DAVIDA@CAGRE.COM
LIC. 01714442

COMMERCIAL ASSET GROUP

190 N. CANON DRIVE, STE 300
BEVERLY HILLS, CA 90210
P: 310.275.8222 F: 310.275.8223
WWW.CAGRE.COM LIC. 01876070



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