

EXECUTIVE SUMMARY



HIGHLIGHTS:

KARL NIEHAUS
IAN HOLLINGER
SAM GRAYELI
(310) 880-7900
KarlNiehaus@CREI.biz
www.CREI.biz
01450751 - RE License
01299288 - RE License
01889125 - RE License

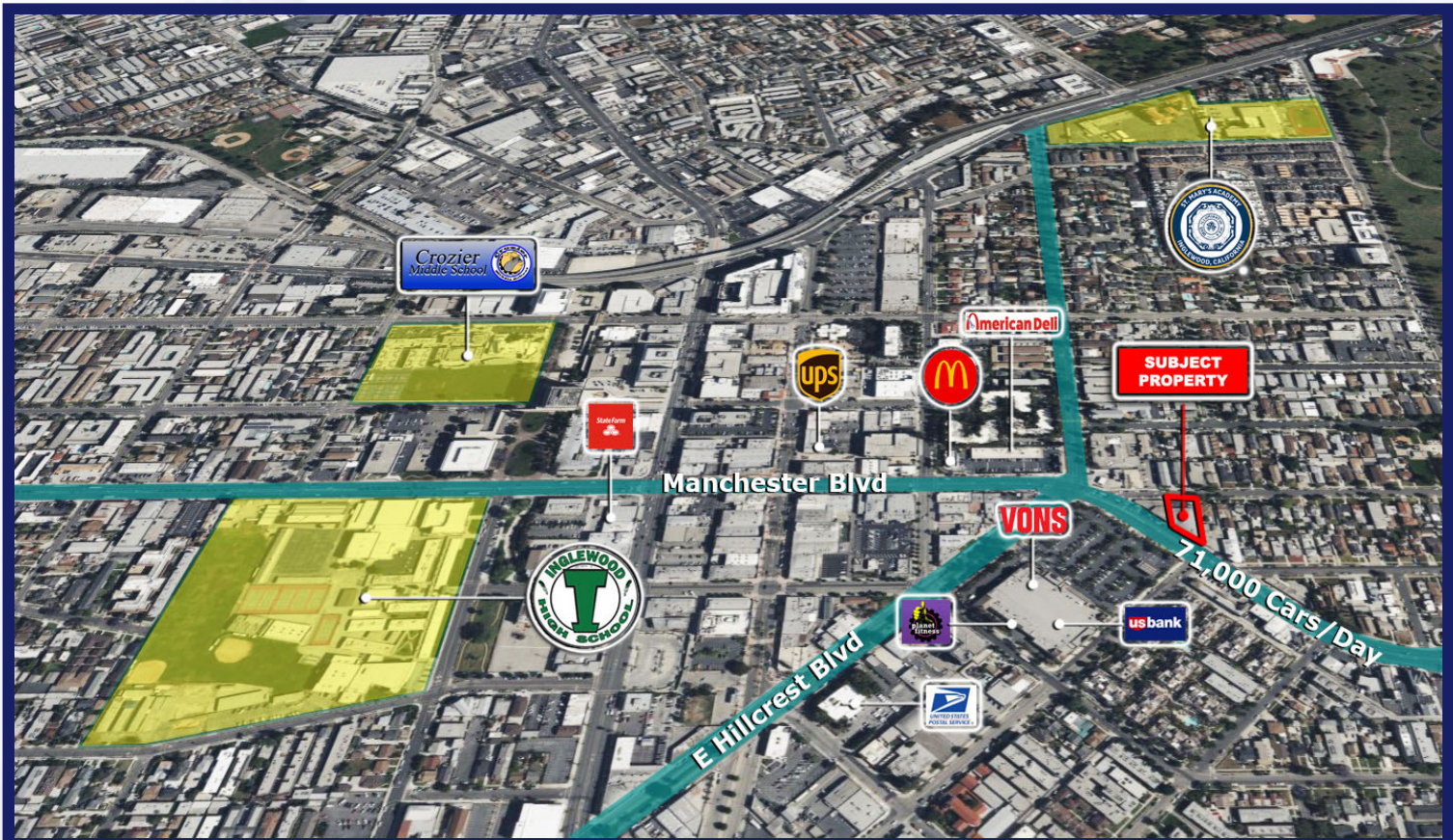
- Retail/Warehouse Property with Bow Truss Roof, Blocks from SoFi Stadium, Intuit Dome & Kia Forum
- Manchester Blvd is the Major Commercial Corridor of Inglewood
- Excellent Exposure – 120 Feet of Windowed Frontage
- Major Developments within Blocks: Kali Hotel & Hollywood Park 80,000 SF Expansion, Morningside 571 Unit Townhouse Development and more
- High Traffic - over 47k cars/day at the Corner of Manchester & Hillcrest
- 10.8 Foot High Roll up and 12 Foot High Ceilings plus Mezzanine Storage available
- Surrounded by National Retailers: Vons, Starbucks, Planet Fitness, McDonalds, etc
- 12 Parking Spaces in Rear and Free Street Parking

OFFERING SUMMARY: 521-525 E. Manchester Blvd, Inglewood, CA offers an investor a retail or warehouse property within blocks from Sofi stadium (home of the LA Rams & LA Chargers), Intuit Dome (home of the LA Clippers) and the Kia Forum on Manchester Blvd. Developers and investors are investing hundreds of millions into hotels, housing and Hollywood Park's expansion to keep up with demand from all the new sports venues and infrastructure. The large space (approx. 5,745 SF) includes full kitchen and EV phase 2 charger.

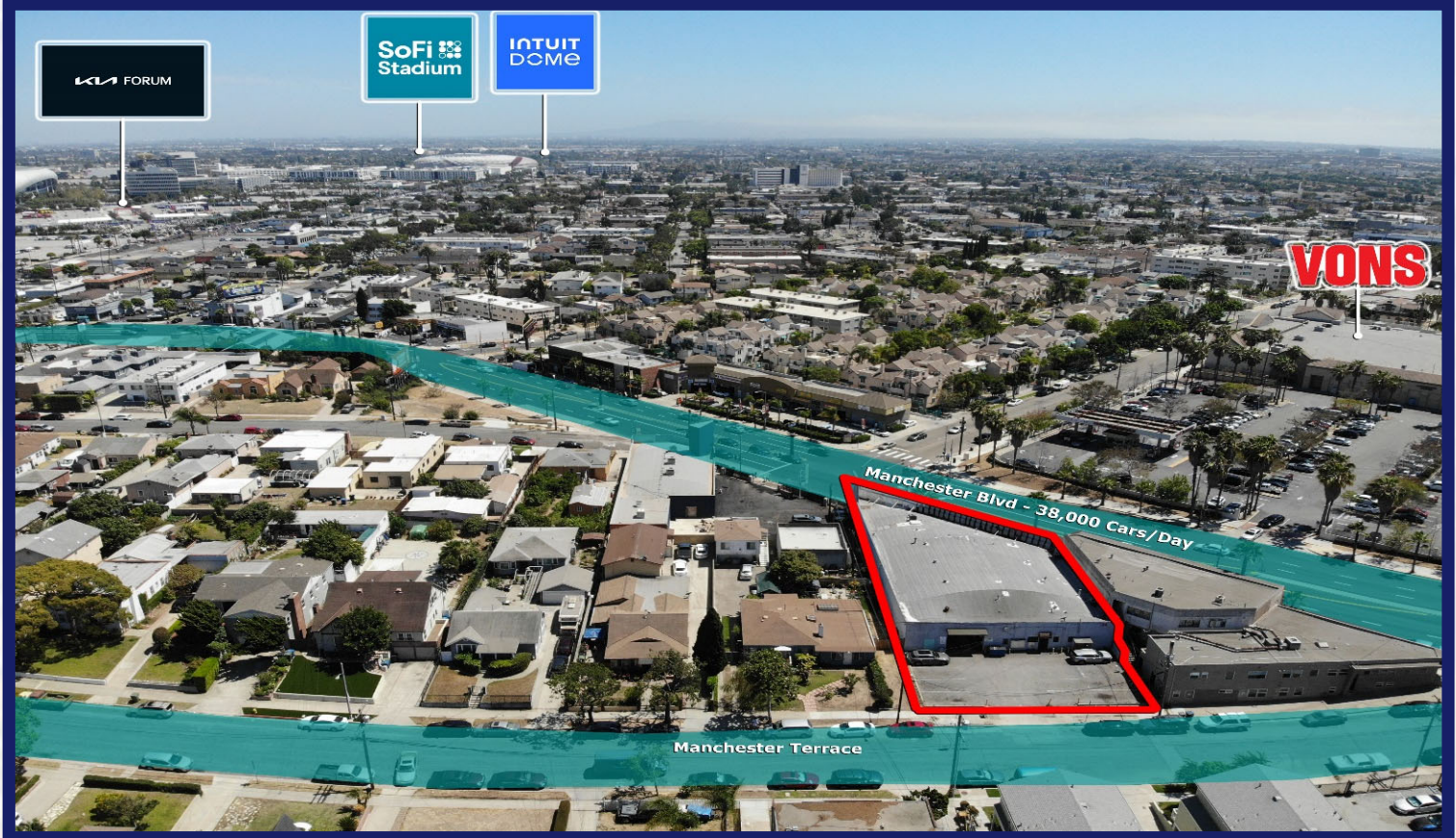
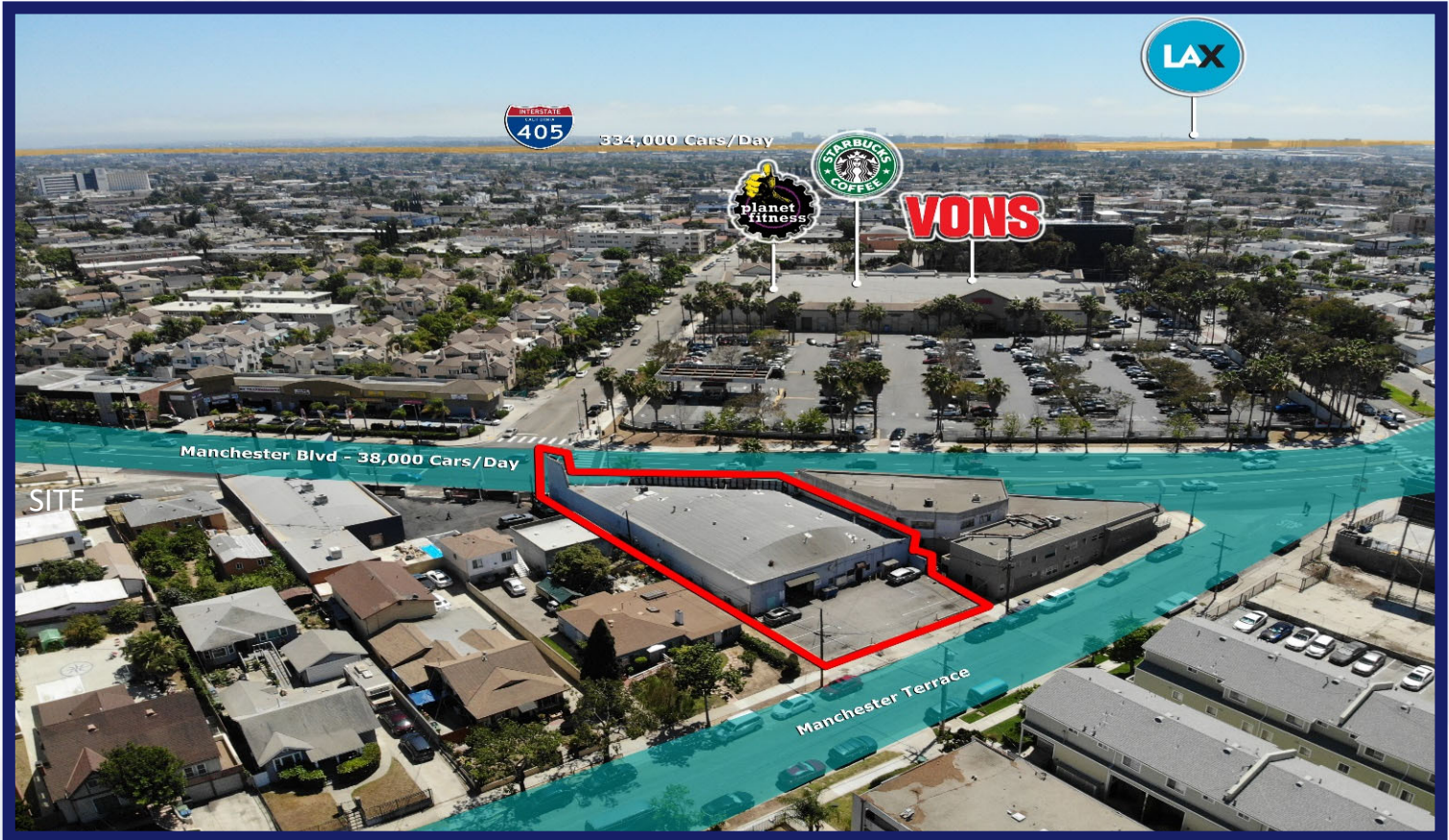
DEMOGRAPHICS: Dense growing population, with over 285,000 residents within 3 miles and a household average income of over \$104,000

PRICE: \$2,850,000 – 9,045 SF Building on 13,918 SF Lot

PROPERTY PICTURES



PROPERTY PICTURES

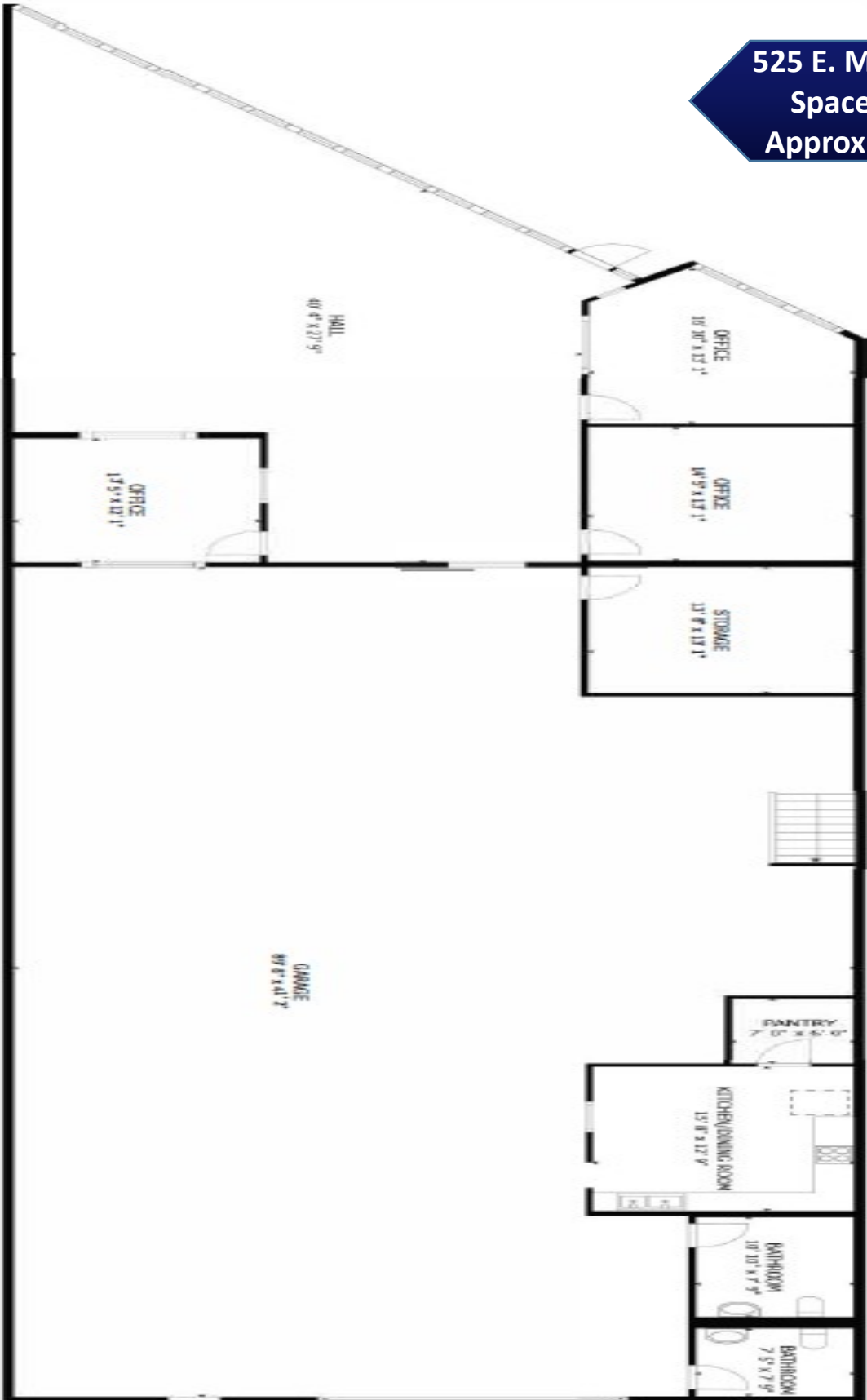


PROPERTY PICTURES



525 E. Manchester
Space Layout
Approx. 5,745 SF

FLOOR PLAN



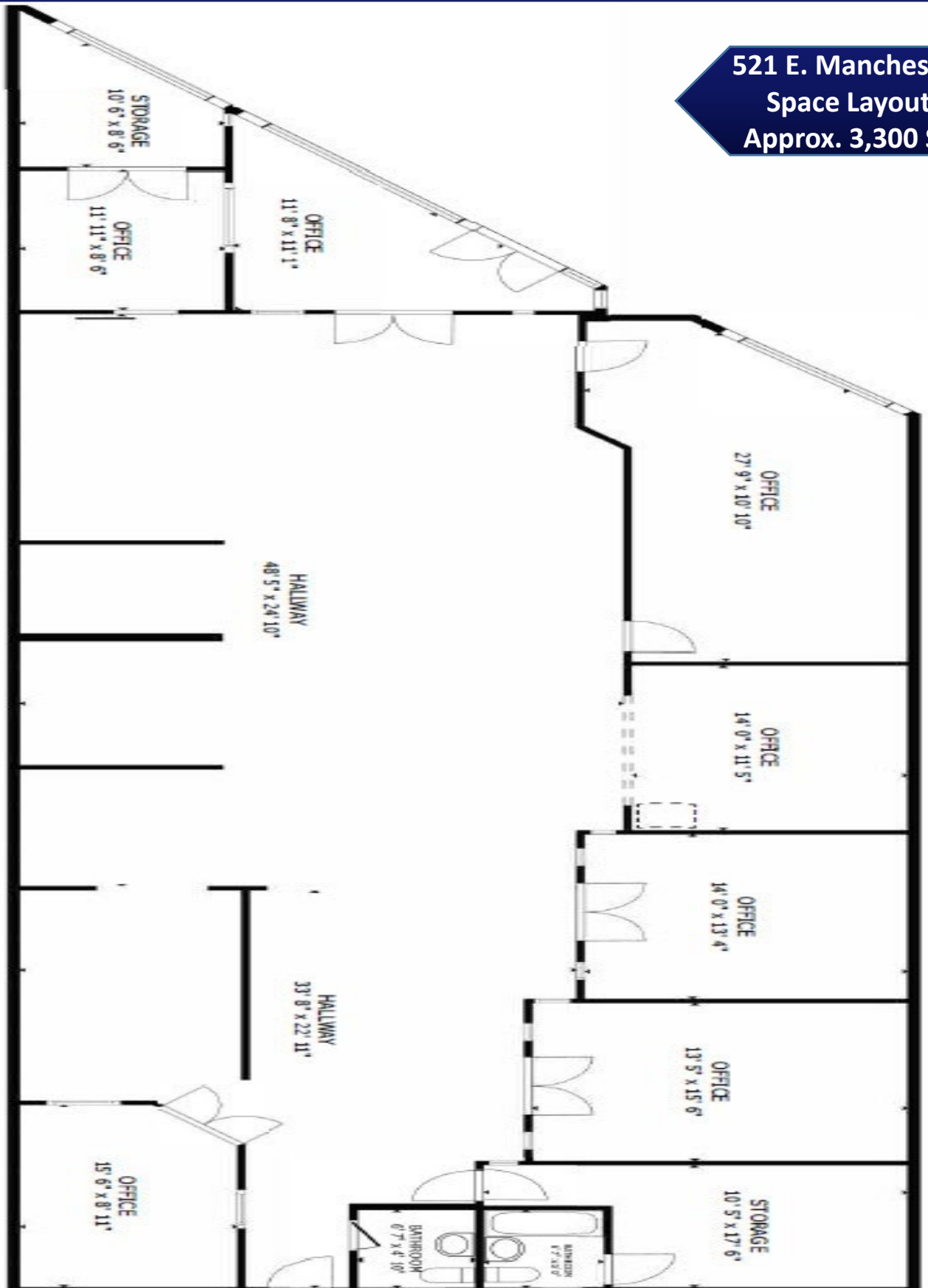
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PROPERTY PICTURES

521 E. Manchester
Space Layout
Approx. 3,300 SF

FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$104,293



POPULATION

855,270



HOUSEHOLDS

284,184



OWNER-OCCUPIED
HOUSING

107,704



RENTER-OCCUPIED
HOUSING

173,775



BUSSINESSES

32,462

POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	153,628	881,898	3,268,720
2025 POPULATION	148,986	855,270	3,195,514
2030 POPULATION PROJECTION	147,774	848,297	3,175,551
ANNUAL GROWTH 2020-2024	-0.6%	-0.6%	-0.4%
ANNUAL GROWTH 2024-2029	-0.2%	-0.2%	-0.1%
MEDIAN AGE	39.1	38.1	38.3

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$94,582	\$104,293	\$111,878
MEDIAN HH INCOME	\$70,168	\$75,368	\$80,105

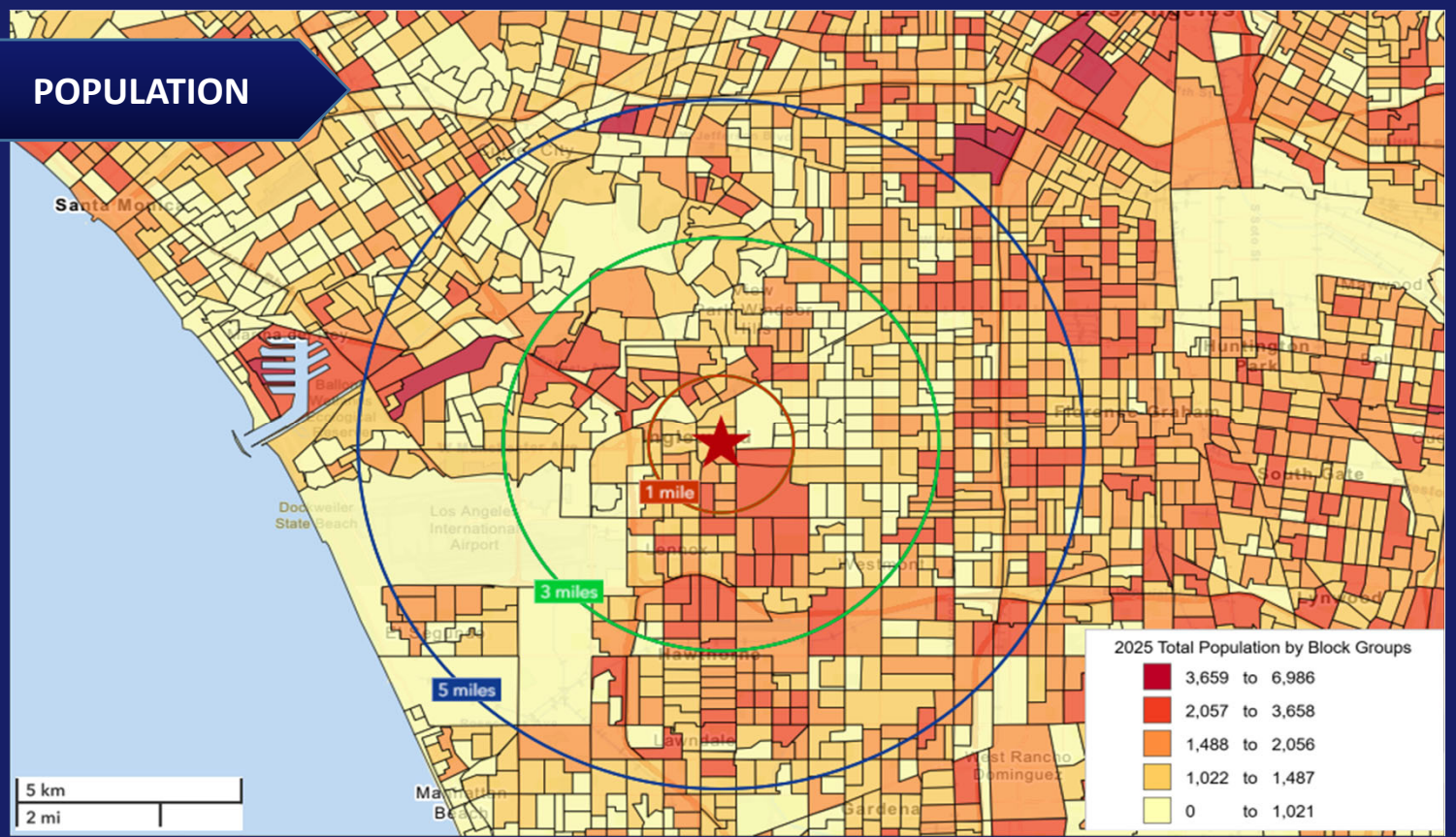
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	54,113	294,588	1,182,888
2025 HOUSEHOLDS	52,299	284,184	1,161,539
2030 HOUSEHOLDS	51,826	281,479	1,155,405

DEMOGRAPHICS

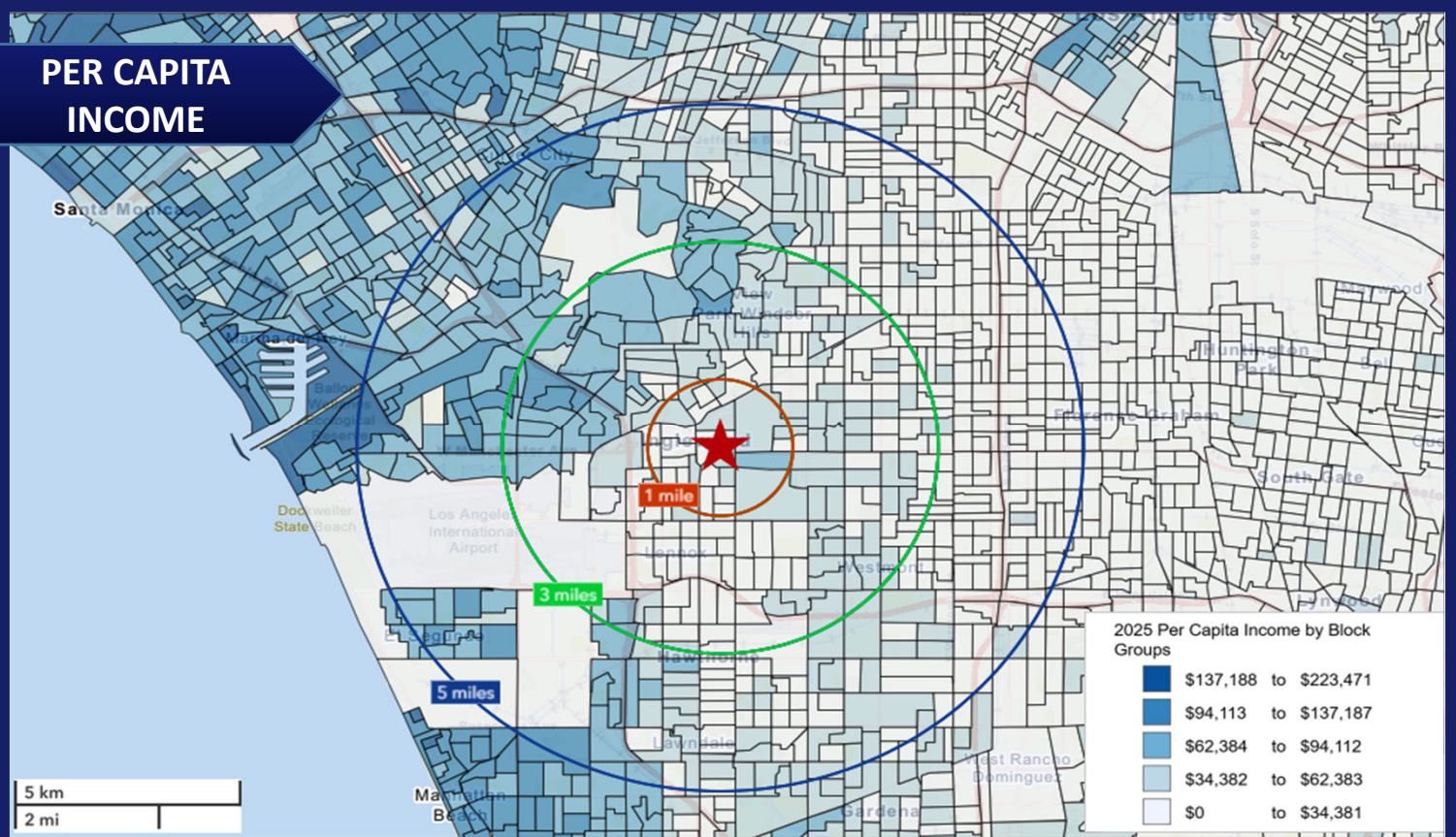
CREI

Commercial Real Estate Investments

POPULATION



PER CAPITA INCOME

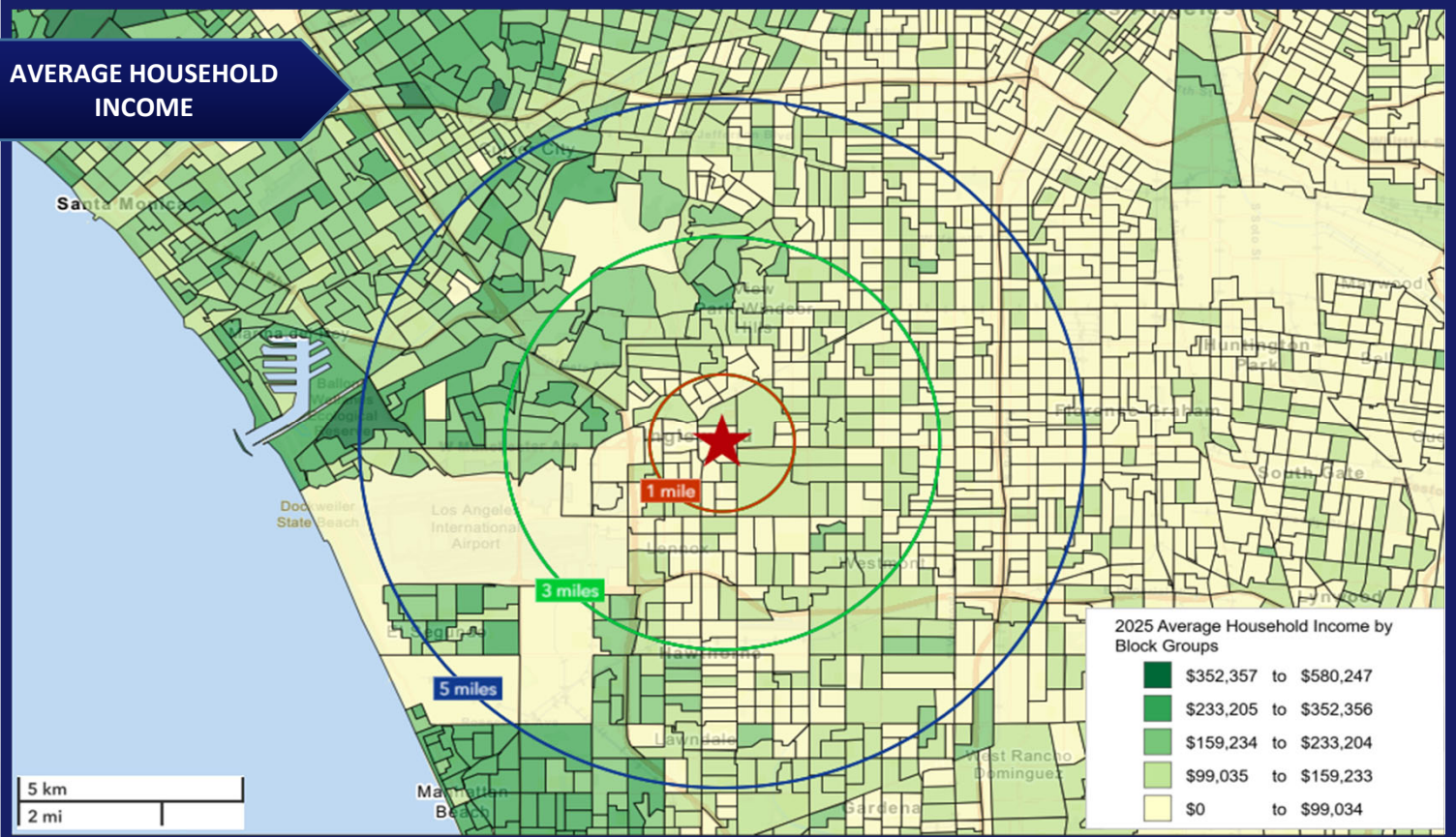


DEMOGRAPHICS

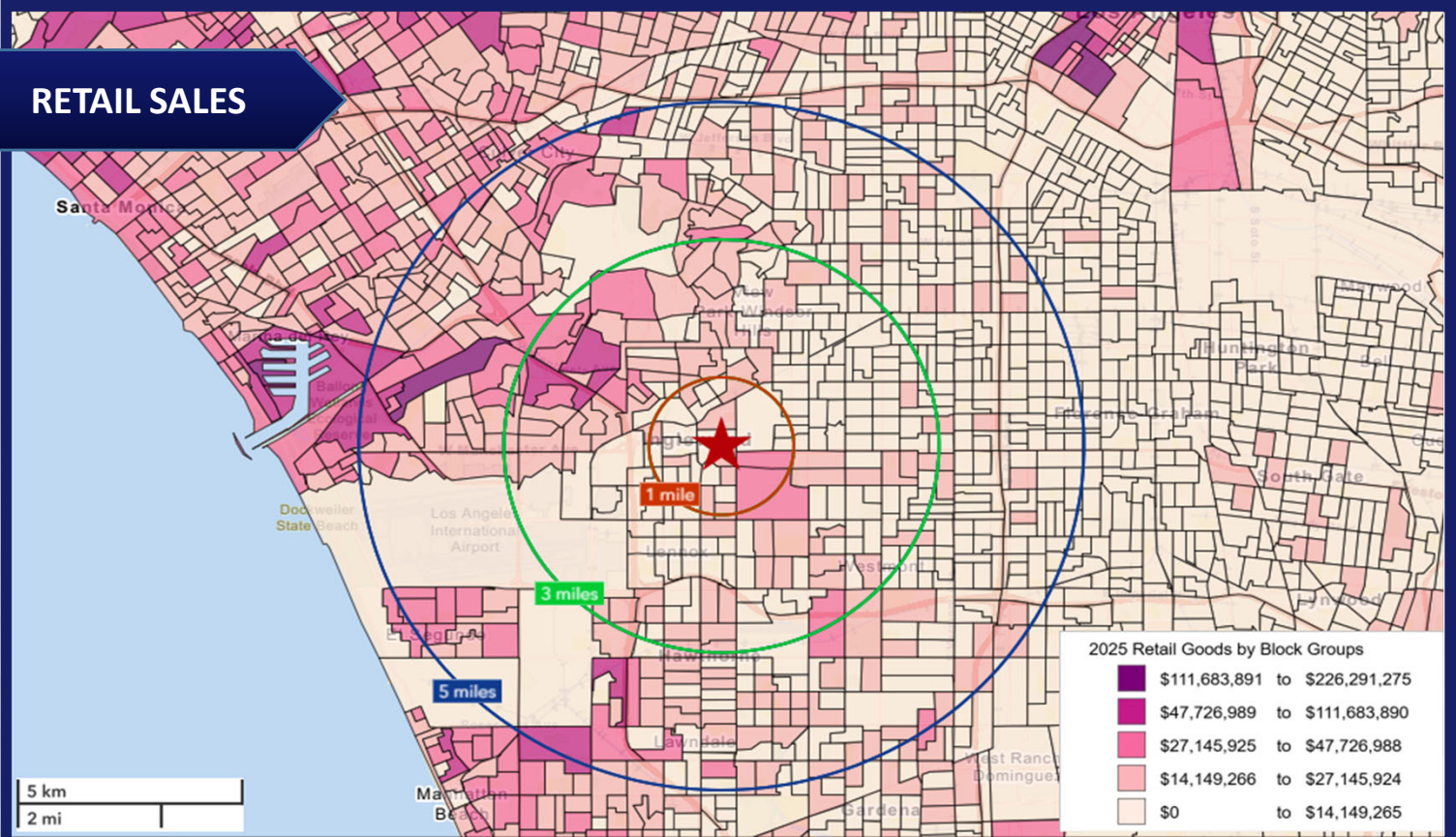
CREI

Commercial Real Estate Investments

AVERAGE HOUSEHOLD INCOME



RETAIL SALES



DEMOGRAPHICS

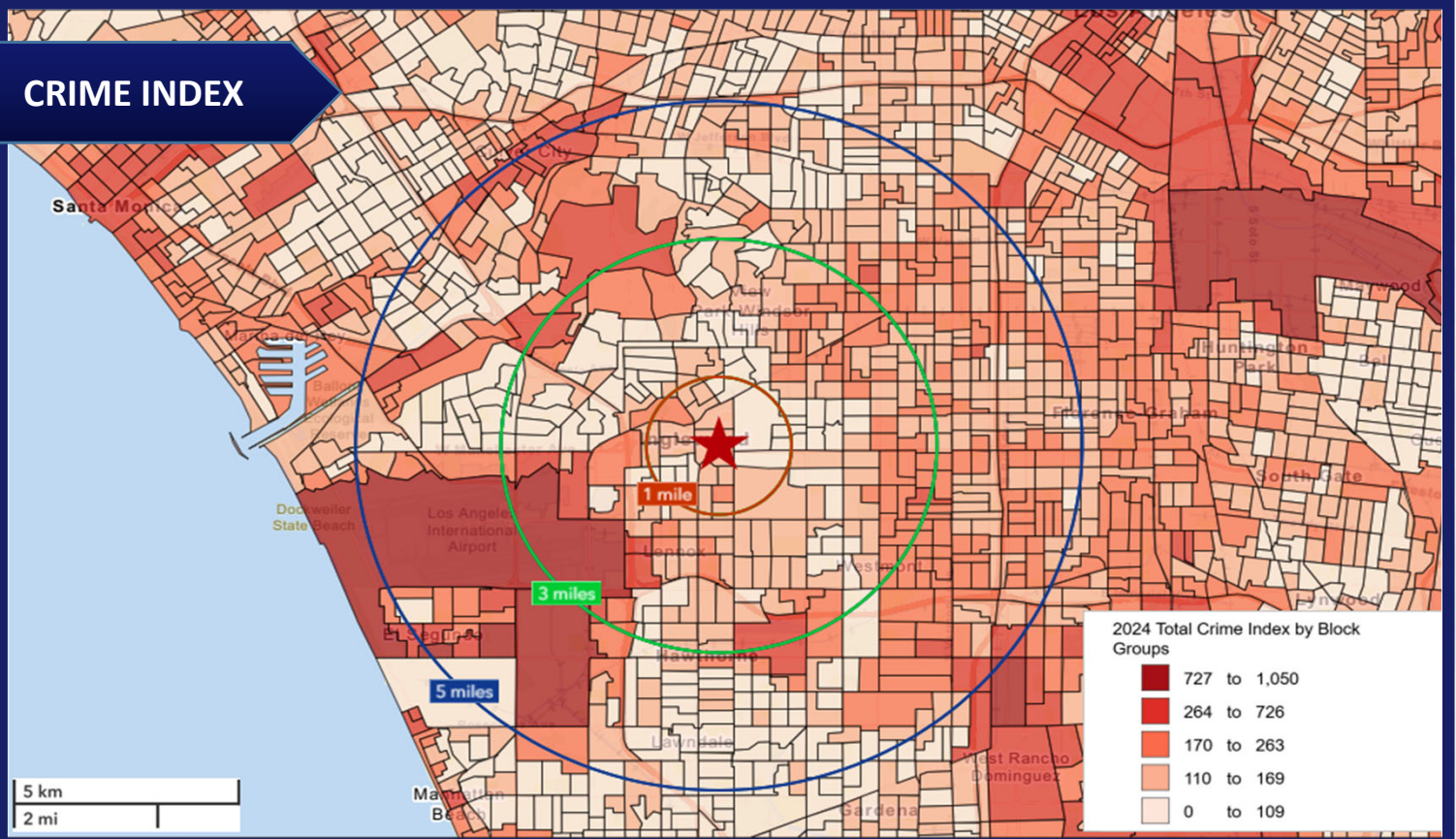
CREI

Commercial Real Estate Investments

EMPLOYMENT



CRIME INDEX



AREA OVERVIEW



Inglewood is a gateway to major commercial centers of the United States and internationally, Inglewood is in a unique position on the shore of the Pacific Rim. The Los Angeles International Airport is directly accessible by Inglewood's Century Boulevard - one of the City's busiest commercial corridors. Proximity to the airport, the Los Angeles and Long Beach Harbors, and four major freeways facilitate both domestic and international trade.

Has transformed from a mature inner-ring suburb into one of Southern California's fastest-evolving entertainment and sports destinations. The city has attracted billions of dollars in private investment over the past decade, anchored by major sports, entertainment, residential, and infrastructure projects. Nationally recognized sports and entertainment hub. The combination of Hollywood Park, SoFi Stadium, Intuit Dome, airport proximity, and Olympic-related infrastructure spending creates a compelling long-term investment story. For retail, multifamily, hospitality, and mixed-use investors, Inglewood remains one of the strongest urban redevelopment markets in Southern California, with growth supported by both private capital and public infrastructure investments.



Population & Demographics

Approximately 105,000–110,000 residents, Inglewood is located within the greater Los Angeles metropolitan area of more than 13 million people with a large workforce base and strong regional commuter traffic. Diverse demographic profile with increasing household incomes driven by redevelopment and employment growth making the area as an ideal location for Investors

Real Estate Investment Fundamentals

Hollywood Park's master-planned development with New apartmentsMixed-use residential projects, Workforce housingTransit-oriented development opportunities which is helping increase residential density and support long-term population growth. The city continues to attract restaurants, hospitality operators, and service businesses seeking exposure to the entertainment district.

