

STADIUM DISTRICT INVESTMENT PARCELS

OFFERING MEMORANDUM

10500 S Prairie Avenue
Inglewood, CA 90303-1823

Exclusively Represented by:

Vasquez
REAL ESTATE GROUP

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ESTATE

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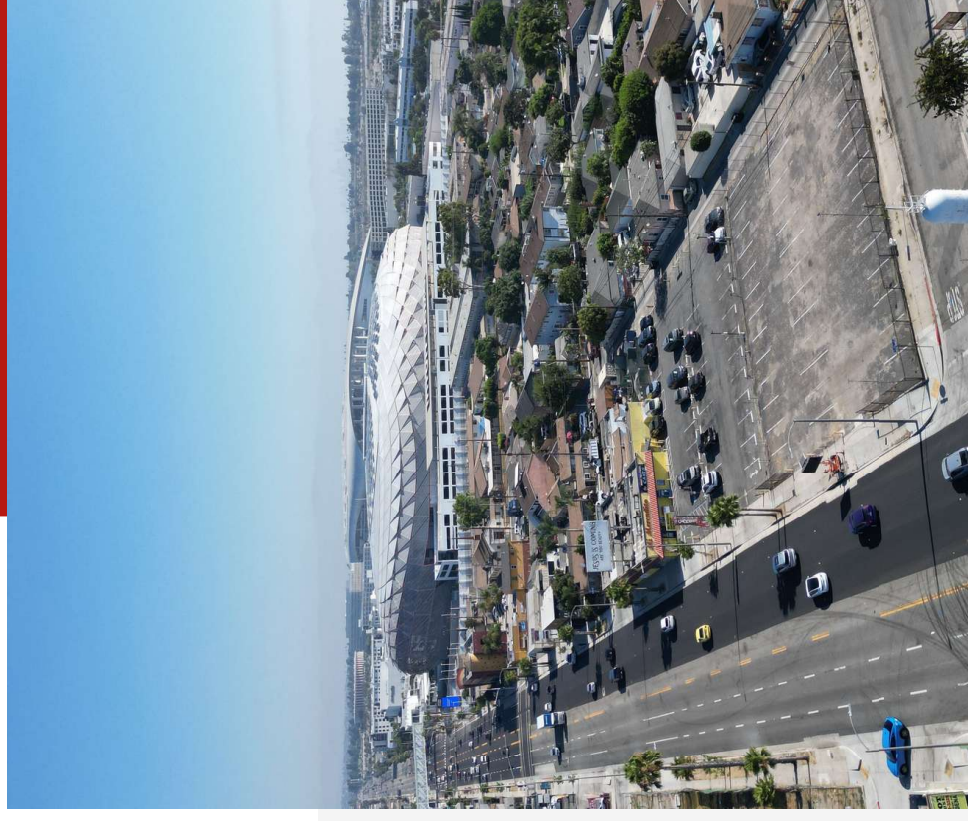


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This information is not a substitute for a thorough due diligence investigation; no information contained herein shall be relied upon for any purpose beyond gaining a summary and assumed unverified understanding of the described offering. The information contained herein has been obtained from various sources, both public and private, and all of we believe to be reliable. However, VISMAR Real Estate & Vasquez Real Estate Group has not verified such information nor investigated these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided herein.

PROPERTY *Details*

ADDRESS

10500 S Prairie Avenue, Inglewood, CA 90303- 1823

Price

\$8,500,000

Total Parcels

5

Lot Size

+/- 42,680 Sq. Ft.

Zoning

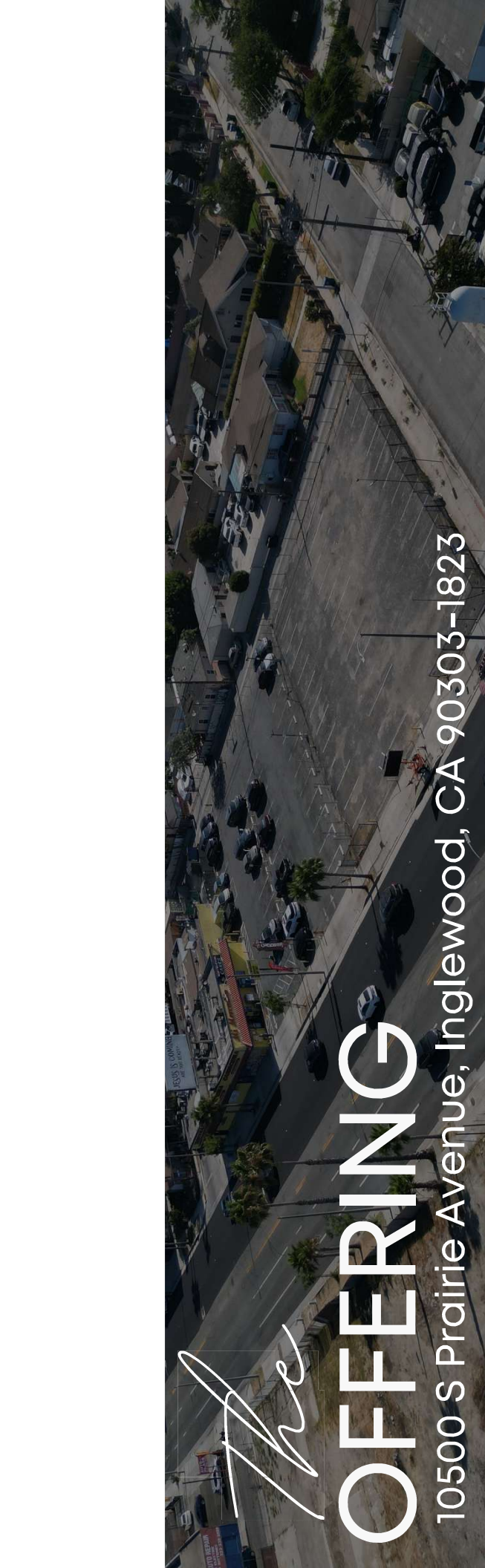
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APN

4032-016-032, 4032-016-004, 4032-016-005, 4032-016- 006, 4032-016-007

INVESTMENT HIGHLIGHTS

- Located just three blocks south of the Intuit Dome, home of the Los Angeles Clippers.
- Proximity to SoFi Stadium, a state-of-the-art venue with a seating capacity of 70,000, expandable to 100,000.
- SoFi Stadium is a key site for major events including Super Bowl LVI, FIFA World Cup 2026, and Olympics 2028.
- South Prairie Avenue provides direct connectivity to the Century (105) Freeway, ensuring easy access for millions of visitors.
- Ideal for retail, hospitality, or mixed-use development in a rapidly growing entertainment district.
- Strategic location in a dynamic area poised to become a major entertainment destination.



The

OFFERING

10500 S Prairie Avenue, Inglewood, CA 90303-1823

Presenting a remarkable commercial opportunity with this expansive lot comprised of 5 parcels, totaling an impressive 42,680 square feet. Located just three blocks south of the Intuit Dome Arena, the home of the Los Angeles Clippers, this investment property is perfectly positioned on Prairie Avenue. This dynamic area is set to become a major entertainment destination, attracting visitors from all over. This investment property encompasses accessibility on every side—Prairie Ave, 105th, 106th, and the alley—offering access on all sides.

Further enhancing this location's appeal is its proximity to the iconic SoFi Stadium, the world's most advanced football venue, which opened in August 2020. With a seating capacity of 70,000, expandable to 100,000, SoFi Stadium is a state-of-the-art facility that redefines the stadium experience with cutting-edge audiovisual technology. This landmark venue has already hosted Super Bowl LVI, the College Football National Championship, WrestleMania 2023, and will be a key site for the FIFA World Cup in 2026 and the Olympics Opening and Closing Ceremonies in 2028.

South Prairie Avenue, a major access route to these world-class venues, provides direct connectivity to the Century (105) Freeway, ensuring easy access for the millions of visitors expected to flock to these events. Whether for retail, hospitality, or mixed-use development, this commercial lot offers an unparalleled opportunity to establish a significant presence in one of Los Angeles' most vibrant and rapidly growing districts.

PROPERTY

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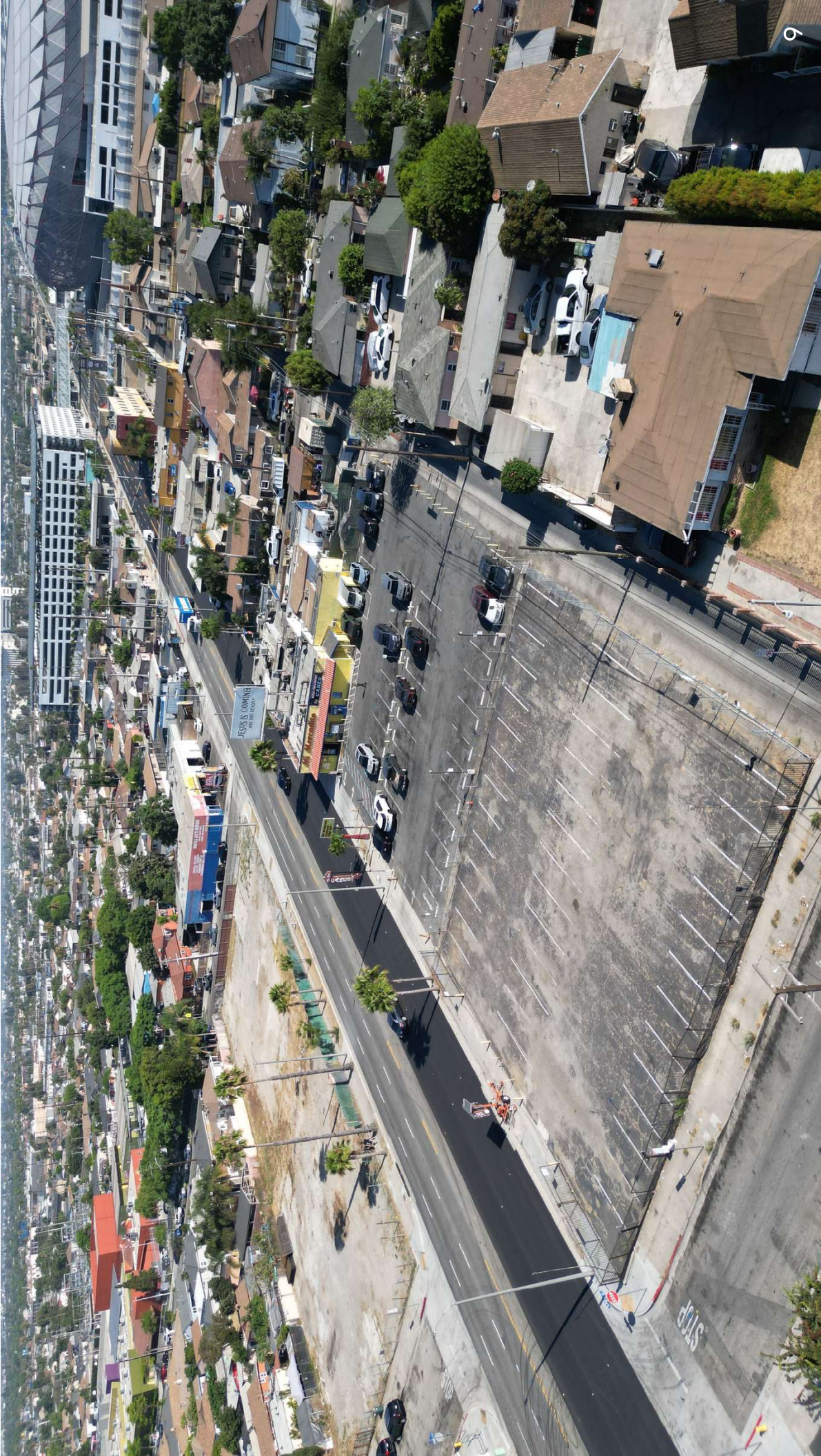
SoFi Stadium

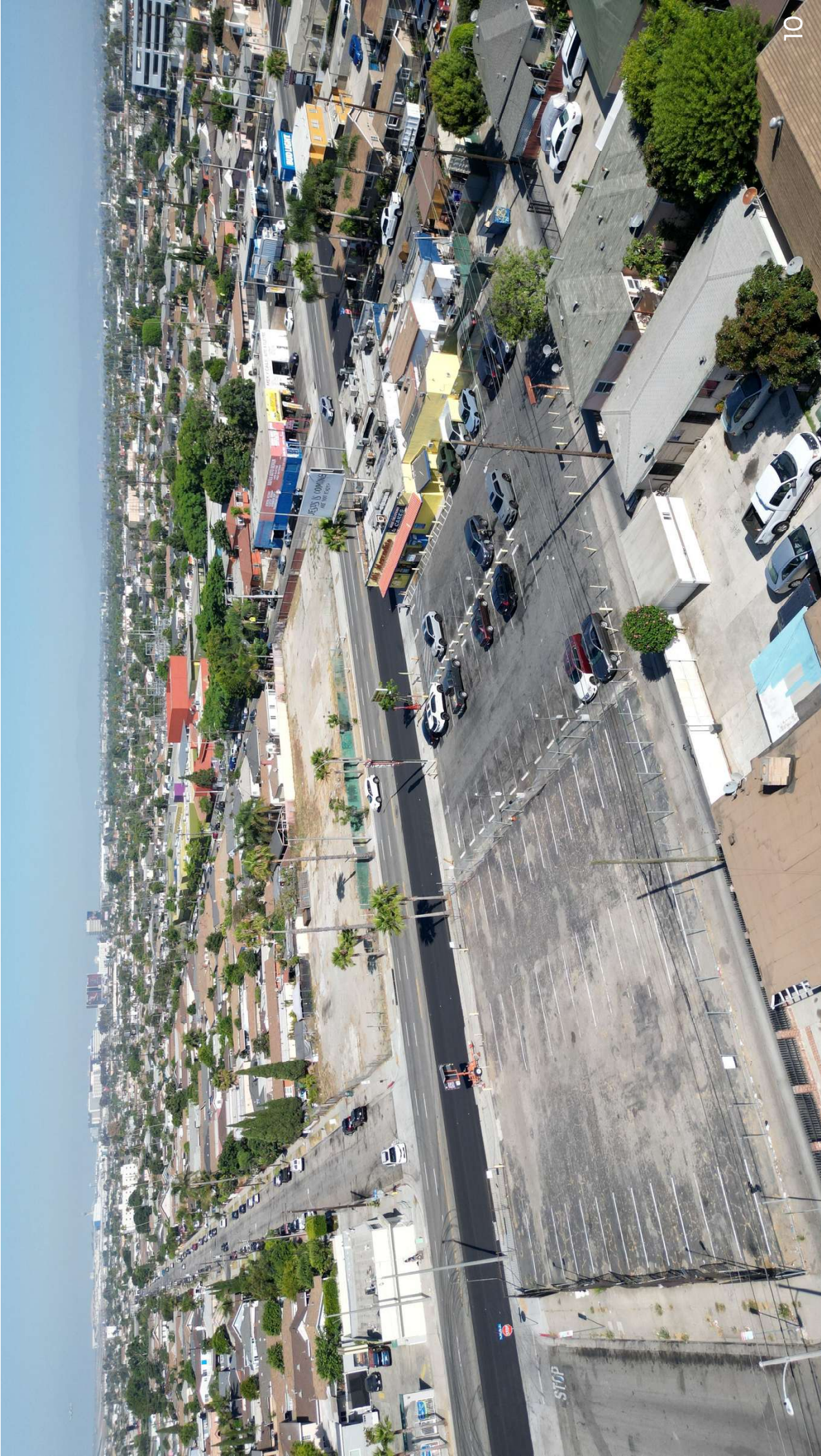
Intuit Dome

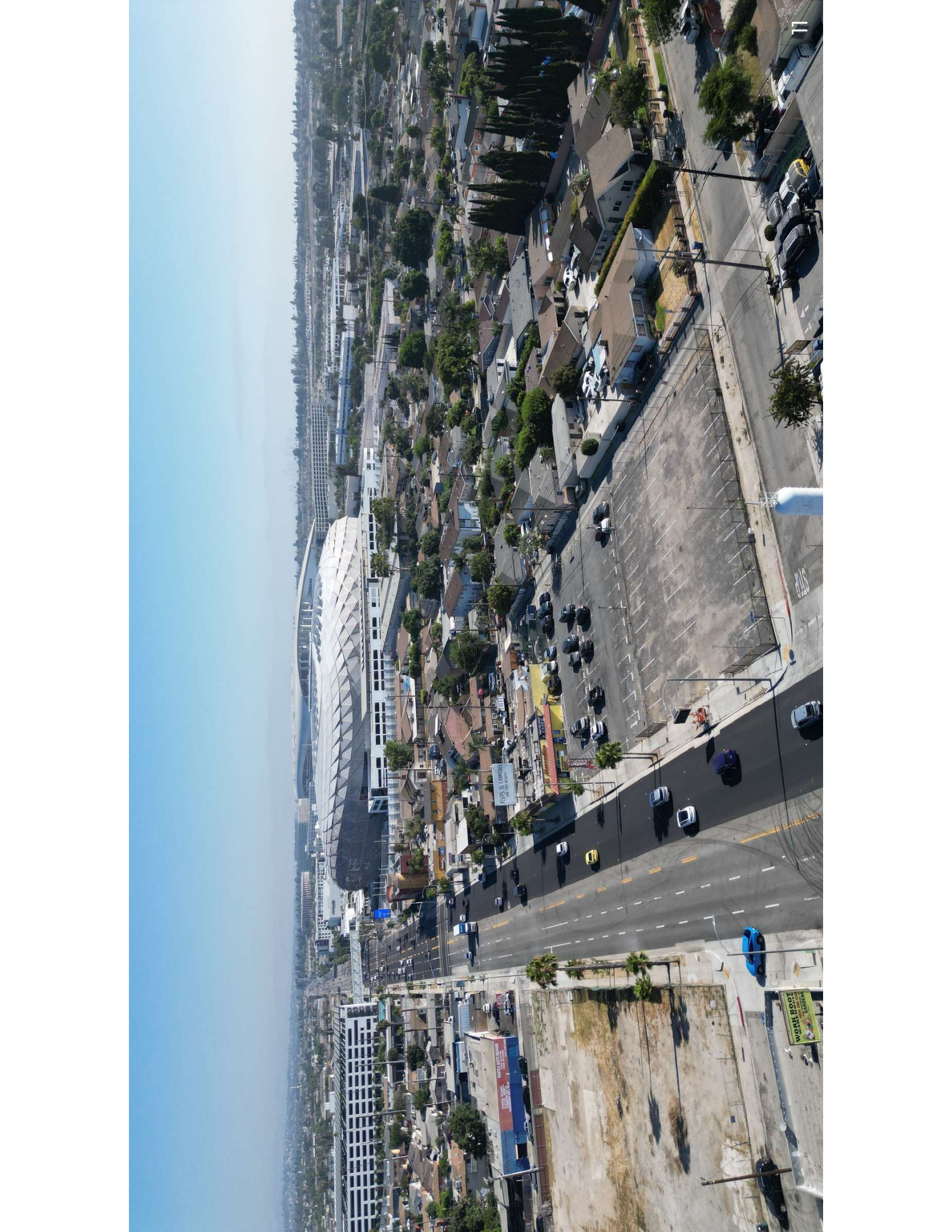












LOCATION

Overview

TRANSPORTATION

- Inglewood benefits from a strategic location with easy access to major highways and transportation hubs.
- The city is served by several major highways, including Interstate 405 and Interstate 105, facilitating convenient travel in and out of the area.
- In addition to highways, Inglewood is served by the Metro C Line (formerly the Green Line), the Metro K Line, and several bus routes operated by the Los Angeles County Metropolitan Transportation Authority (Metro), providing public transportation options for residents and visitors.
- The Inglewood Transit Connector (ITC) is advancing as a phased mobility program designed to improve connections between Metro's K Line, Downtown Inglewood, and the city's sports and entertainment district. Phase 1 construction is scheduled to begin in November 2026 and will include mobility hubs, enhanced bus and shuttle connections, smart traffic technology, event bus lanes, pedestrian improvements, and upgrades to Market Street. The program preserves the opportunity for a future automated people mover as funding becomes available.



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NATIONAL DESTINATIONS

SoFi Stadium

The world's most advanced football venue, SoFi Stadium, opened for its first games in August 2020. SoFi Stadium has 70,000 seats with audience capacity up to 100,000 and is open on all sides with audiovisual technology that reinvents the stadium experience. The site of Super Bowl LVI, the College Football National Championship, WrestleMania 2023, FIFA World Cup 2026, and will host events for the 2028 Olympic Games.



NFL Media at Hollywood Park

The NFL Media building is an approximately 400,000 square-foot tech office complex within Hollywood Park. Over 200 employees of NFL Media have occupied the new headquarters, with additional tenants continuing to lease space. Completed project.



CINEPOLIS - Hollywood Park Retail

The first movie theatre to open in over 30 years, Cinepolis luxury theatre has 12 screens (including an IMAX screen) and boasts approximately 1,200 total seats and opened in July 2023.



LA Phil YOLA Center, 101 S. La Brea Ave.

The \$14.5 million project designed by Frank Gehry, the world-renowned architect of Walt Disney Concert Hall, in collaboration with Gustavo Dudamel, is a light-filled, flexible facility for rehearsals, classes, and performances. YOLA Center opened in October 2021 and now serves 500 young musicians a year and host music educators from across the U.S. and around the world. Completed project!



Intuit Dome- Home of the LA Clippers

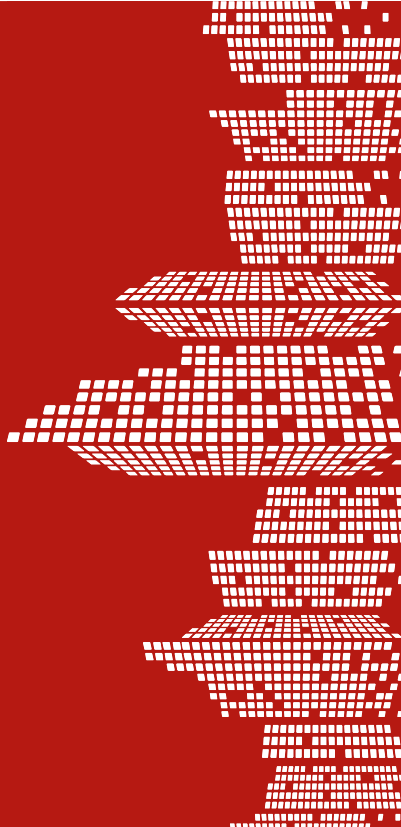
The Inglewood Basketball and Entertainment Center (IBEC), now named the Intuit Dome, opened in 2024. In addition to being the new home for the Los Angeles Clippers, the Intuit Dome features a multi-purpose plaza complete with a concert stage, community basketball courts, and community gathering spaces. The complex also includes a practice facility for the Clippers.



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NEW HOTELS IN THE PIPELINE

Kali Hotel and Rooftop

The Kali Hotel, a 300-room hospitality destination at Hollywood Park, is currently under development and is scheduled to open in Spring 2027. Located steps from SoFi Stadium and the surrounding entertainment venues, the hotel will feature more than 20,000 square feet of indoor and outdoor event space, along with a destination rooftop restaurant and bar.



ARYA Hotel, 3820 W. 102 nd 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. The project remains in the planning and approval phase.



Fairfield by Marriott Hotel — Planned

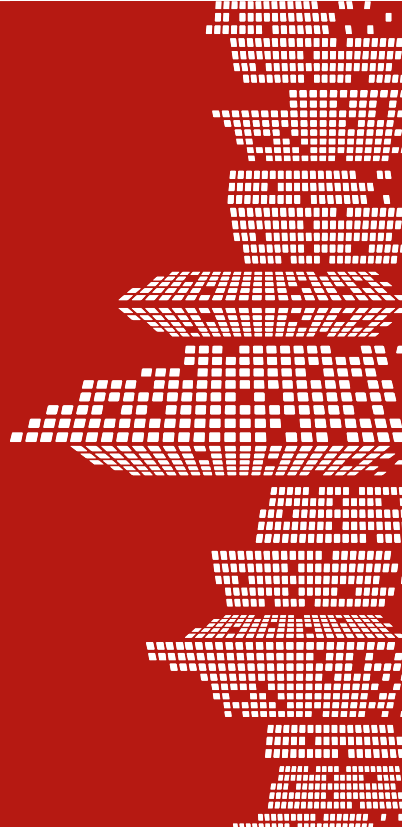
A planned approximately 150-room hotel located adjacent to Intuit Dome on Century Boulevard and across from Hollywood Park Casino. The project is expected to include standard hotel amenities supporting visitors to Inglewood's growing sports and entertainment district.



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RECENT RESIDENTIAL DEVELOPMENT

Grace Park Townhomes, 333 N. Prairie Ave.

The development includes 226 stand-alone condominium town homes and recently completed and features three types of homes ranging from approximately 1,500 square-feet to 2,000 square feet, a two-story recreational facility, a private clubhouse and community pool.



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 development is fully operational with residential units actively leased and occupied.



The Residences at Hollywood Park

The Residences at Hollywood Park are now open and leasing, with 314 total units including The Wesley and The Crosby communities. Amenities include a landscaped pool and spa terraces, roof decks, fitness studios, and work-from-home nooks.



TSA Beach

TSA Beach is a completed affordable housing community featuring 42 units with modern interiors and amenities including resident gardens, laundry facilities, fitness center, and landscaped outdoor spaces.



The DeMilo, 201 N. La Brea Ave.

Completed in late 2024, The DeMilo is a six-story residential development featuring 144 units at the southwest corner of La Brea Avenue and Florence Avenue.



CONTINUED GROWTH & INVESTMENT

LA28 Olympic & Paralympic Games

Inglewood will play a major role in the 2028 Olympic and Paralympic Games, with SoFi Stadium and Intuit Dome serving as key competition venues. The Games will bring global attention to Inglewood and further showcase the city's transformation into a premier sports and entertainment destination.

Inglewood Transportation Improvements

Major transportation and mobility improvements are advancing throughout Inglewood in preparation for increased activity across the city. Planned improvements include new mobility hubs, enhanced bus and shuttle connections, pedestrian upgrades, smart traffic technology, and infrastructure designed to improve access to the city's sports and entertainment district.

Hollywood Park Continued Development

The 300-acre Hollywood Park district continues to expand around SoFi Stadium with a mix of entertainment, retail, residential, office, hospitality, and public spaces. Continued development, including the planned 2027 opening of the 300-room Kali Hotel, is adding to the concentration of destinations surrounding the Stadium District.



EXCLUSIVELY MARKETING BY

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