

# STADIUM DISTRICT INVESTMENT PARCELS

OFFERING MEMORANDUM

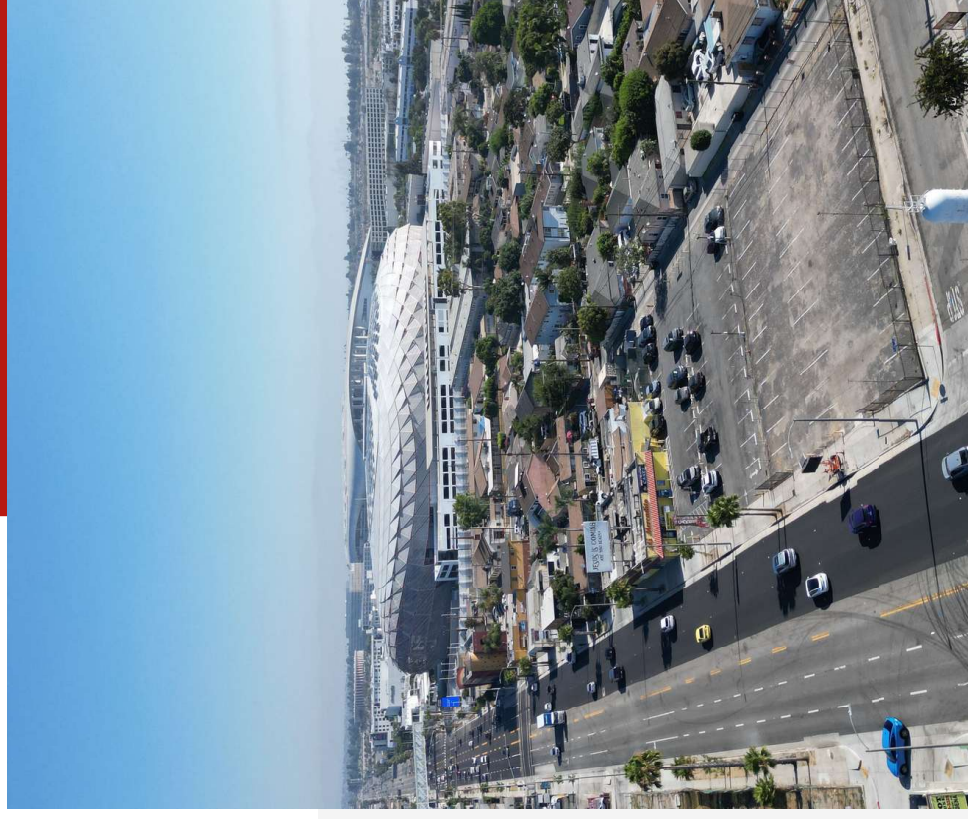
10500 S Prairie Avenue  
Inglewood, CA 90303-1823

Exclusively Represented by:

**Vasquez**  
REAL ESTATE GROUP

**VISMAR**  
REAL  
ESTATE

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# TABLE OF

# Contents

**03.** Property Details

**04.** The Offering

**05.** Property Photos

**12.** Location Overview

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**

\$10,500,000

**Total Parcels**

5

**Lot Size**

+/- 42,680 Sq. Ft.

**Zoning**

C-2

**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.

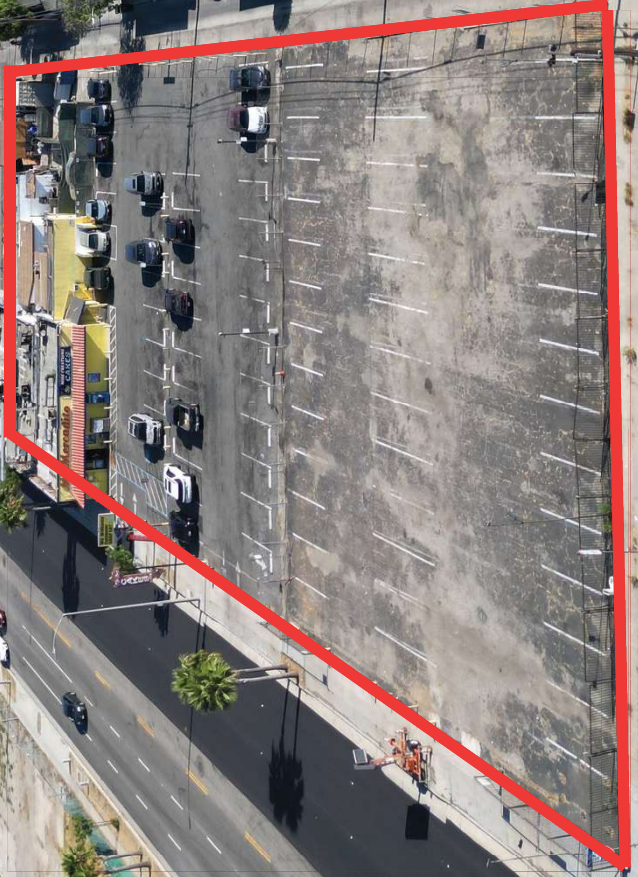
South Prairie Avenue, a major access route to these world-class venues, provides direct connectivity to the Century (105) Freeway, ensuring easy access for the millions of visitors expected to flock to these events. Whether for retail, hospitality, or mixed-use development, this commercial lot offers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

# PROPERTY

*Photos*

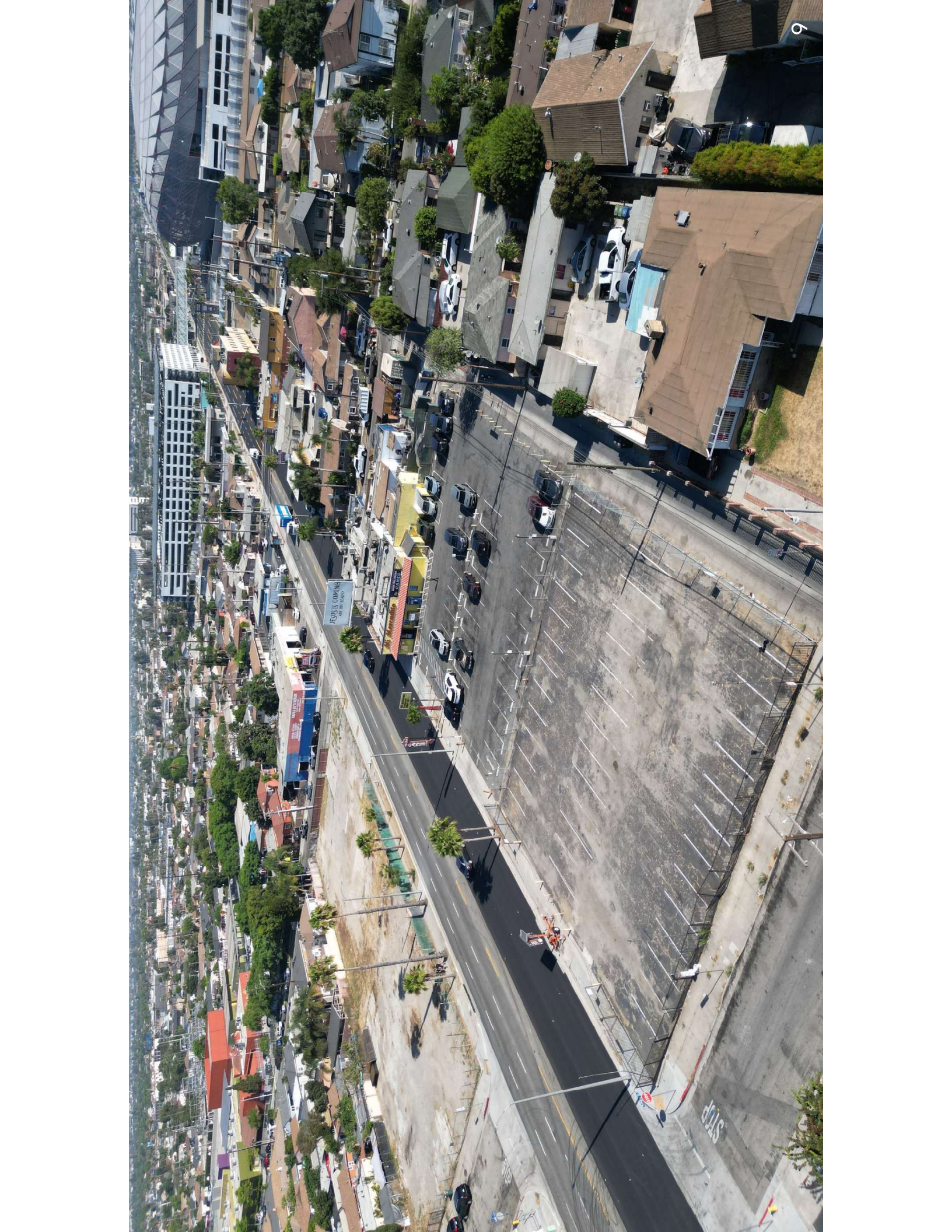
SoFi Stadium

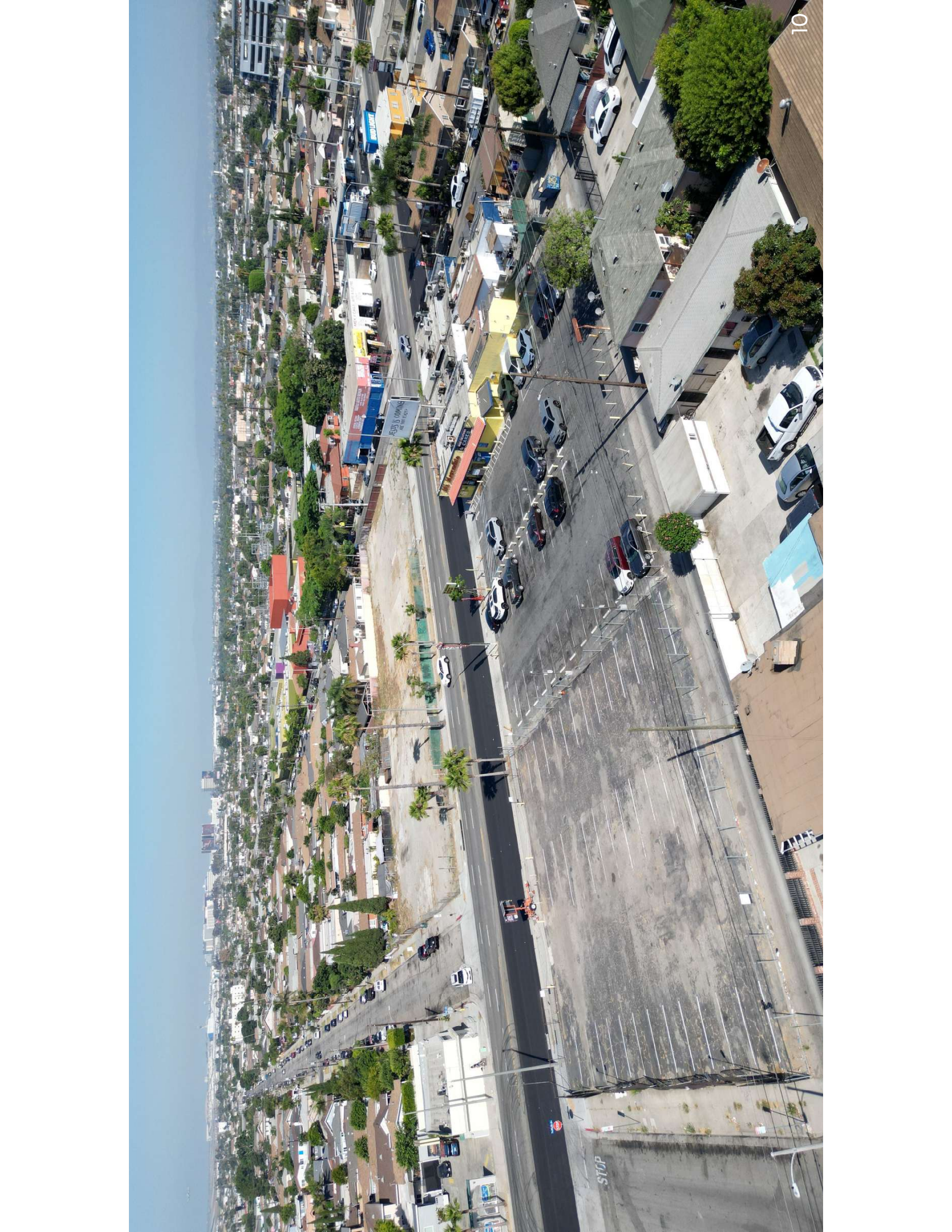
Intuit Dome

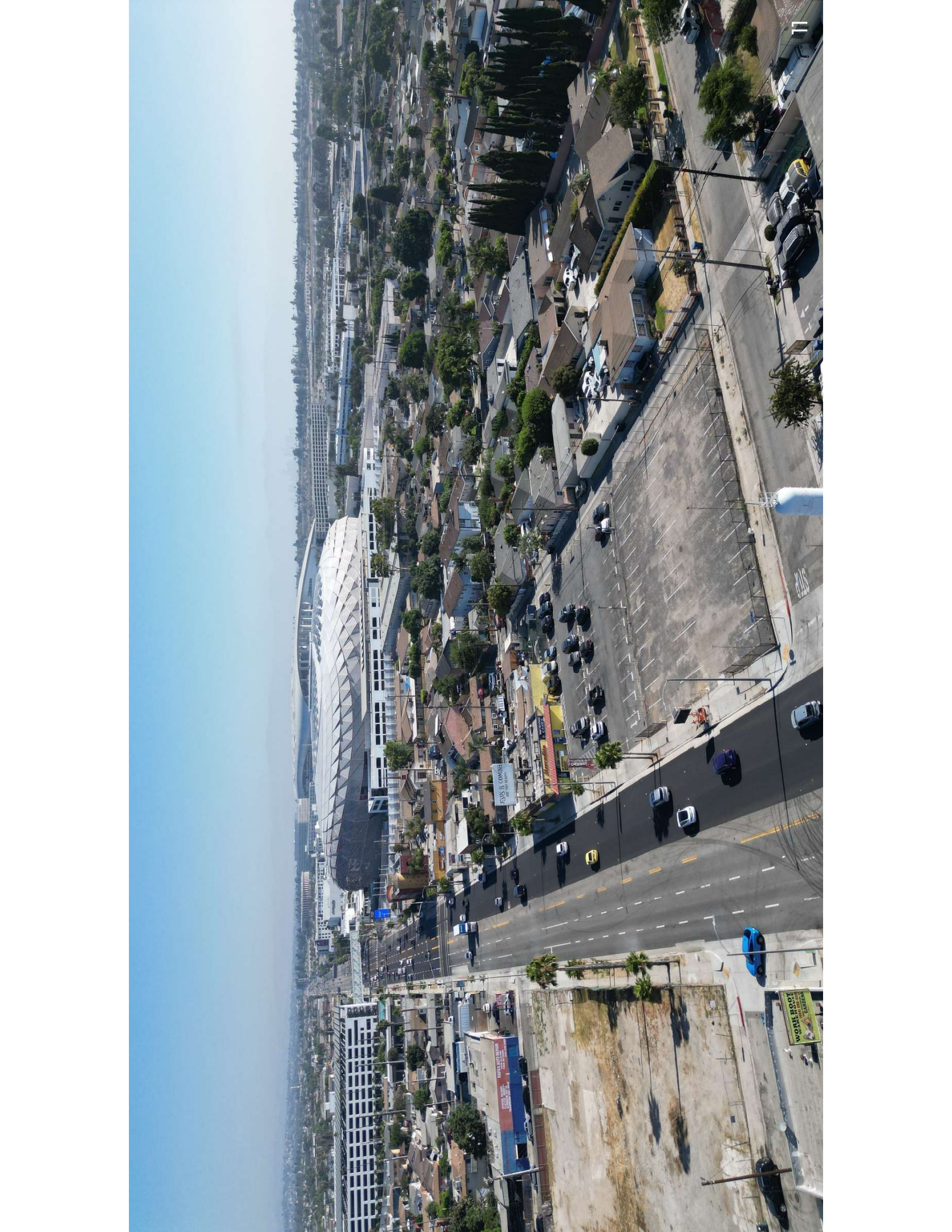












# LOCATION

*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 is an ongoing transportation improvement project focused on enhancing connectivity within the city through mobility hubs, improved bus infrastructure, and future transit development phases.



# MAJOR

# Projects

## INGLEWOOD

### 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- Clippers Basketball**

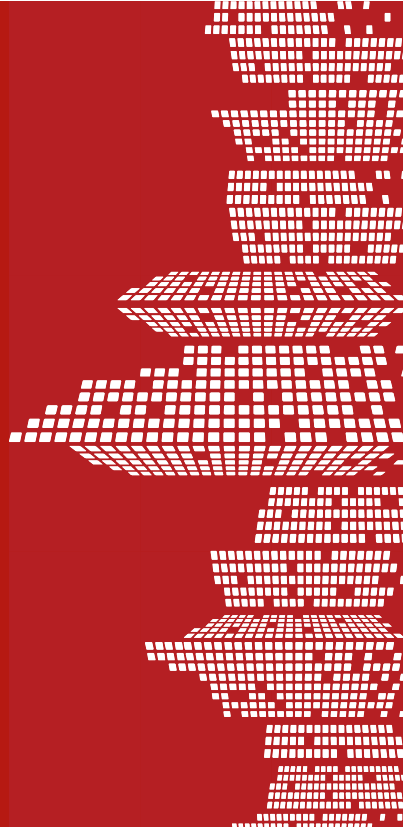
The Inglewood Basketball and Entertainment Center (IBEC), now named the Intuit Dome, opened in 2024. In addition to being the new home for the Los Angeles Clippers, the Intuit Dome features a multi-purpose plaza complete with a concert stage, community basketball courts, and community gathering spaces.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



# MAJOR

*Projects*

## INGLEWOOD



## NEW HOTELS IN THE PIPELINE

### Kali Hotel and Rooftop

This upscale 300-room boutique hotel and resort area will feature an outdoor pool, meeting space and business services area, restaurant and lounge. The Kali Hotel and Rooftop, Autograph Collection (Marriott) will be surrounded by 25 acres of parks and open space in Hollywood Park. The hotel will be walkable to SoFi Stadium, the NFL Media Office Complex and the development's retail district and is currently under construction with an anticipated opening in 2026.



### 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**

Located adjacent to the Intuit Dome on Century Blvd and across from the Hollywood Park Casino, this hotel features approximately 150 rooms along with standard hotel amenities.



# MAJOR

## *Projects*

### INGLEWOOD

## NEW HOUSING

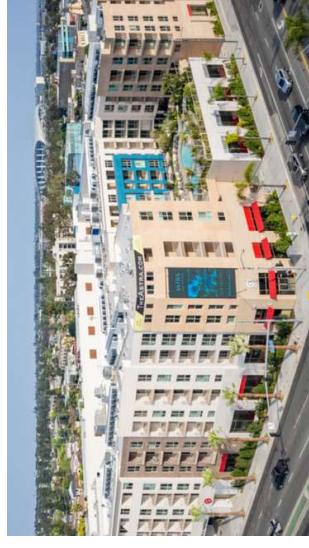
### Grace Park Townhomes, 333 N. Prairie Ave.

The development includes 226 stand-alone condominium town homes and recently completed and features three types of homes ranging from approximately 1,500 square-foot 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.



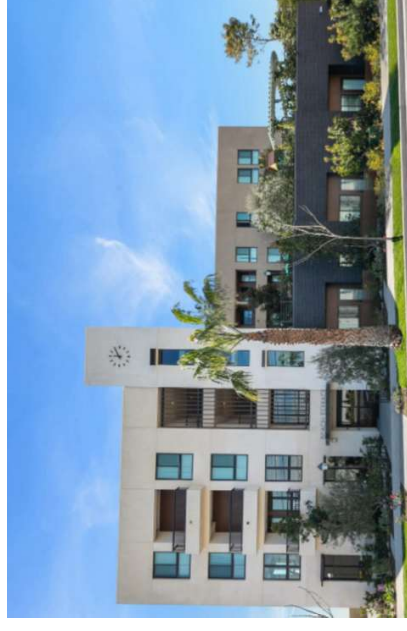
## **The Residences at Hollywood Park**

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.



# MAJOR

## *Projects*

### INGLEWOOD

## **NEW HOUSING IN THE PIPELINE**

### **Prairie Station, Imperial Hwy. & Prairie Ave.**

A proposed approximately 400-unit apartment development with entitlements in progress. Project timing remains to be announced.



### **La Brea Lofts, 201 N. La Brea Ave.**

A 6-story mixed-use residential development featuring approximately 144 units with ground-floor retail. The project is currently under construction.



### **Mixed Use Development, 317 S. La Brea Ave.**

A proposed mixed-use development with residential units and ground-floor commercial space. The project is in planning and pre-development stages.



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