

3660-3668 W 102nd St

Inglewood, CA 90303

$5,995,000

STGROUP

STEPHEN TAKAHASHI
FIRST VICE PRESIDENT | DRE 01944770
(310) 403-9145| STEPHEN@LYONSTAHL.COM

JOHNNIE STIEGLER
FIRST VICE PRESIDENT | DRE 01981957
(310) 447-2213| JOHNNIE@LYONSTAHL.COM

LAMAR POLE
BROKER ASSOCIATE | DRE 01510633
(310)415-2080

LYON STAHL INVESTMENT REAL ESTATE

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INVESTMENT
OVERVIEW

SUMMARY



HIGHLIGHTS

3660-3668 W 102nd St Inglewood, CA 90303

- Two adjacent parcels: 3660 W 102nd St (24,660 sq ft) & 3668 W 102nd St (24,695 sq ft) combined = 49,355 total square feet.
- Zoning: INM1L- flexible for industrial, commercial, office, hotel or mixed-use concepts.
- Can be sold separately or together -scale to suit buyer (single-parcel buyer or larger development).
- Highly strategic location near Hollywood Park / SoFi Stadium / major entertainment nodes - strong event-driven demand.
- Good Walk Score / Transit options nearby - supports mixed-use, workforce housing, or hospitality uses.

THE OFFERING

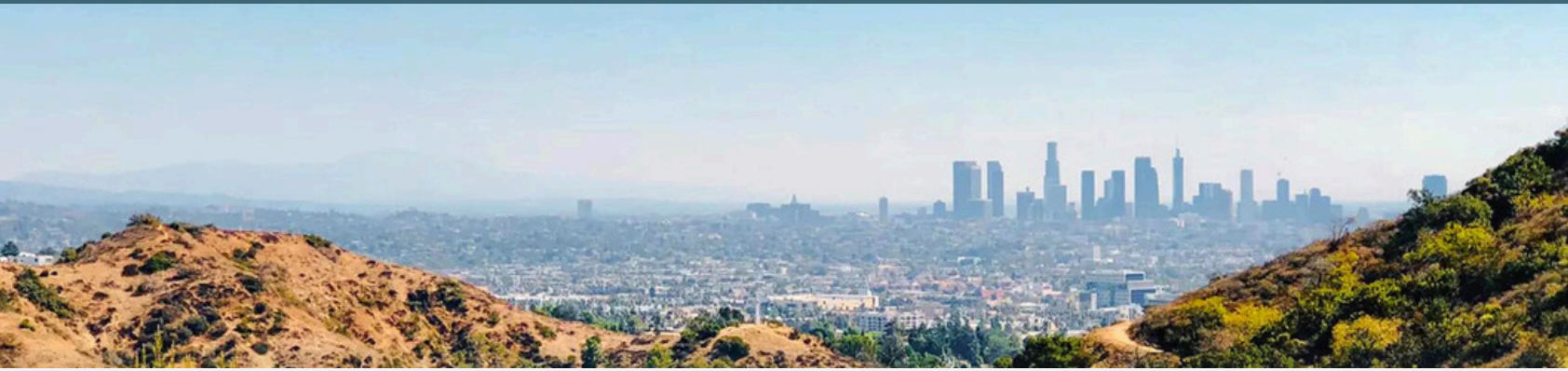


Stiegler | Takahashi Group is pleased to present 3660 & 3668 W 102nd St, two adjacent parcels totaling 49,355 sq ft in the heart of Inglewood's entertainment redevelopment zone, near SoFi Stadium, The Forum, and Hollywood Park. Zoned INM1L, the lots offer flexible opportunities for industrial, commercial, office, hotel, or mixed-use development and can be sold separately or together. With strong event-driven demand and excellent walkability and transit access, this is a rare opportunity for investors and developers to capitalize on one of Inglewood's most dynamic corridors.


PROPERTY
PHOTOGRAPHS

LOCATION
OVERVIEW

LOS ANGELES COUNTY



Los Angeles County is the most heavily populated county with Approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis–formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange– is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers A labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments– the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately $446 billion– placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244 ,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

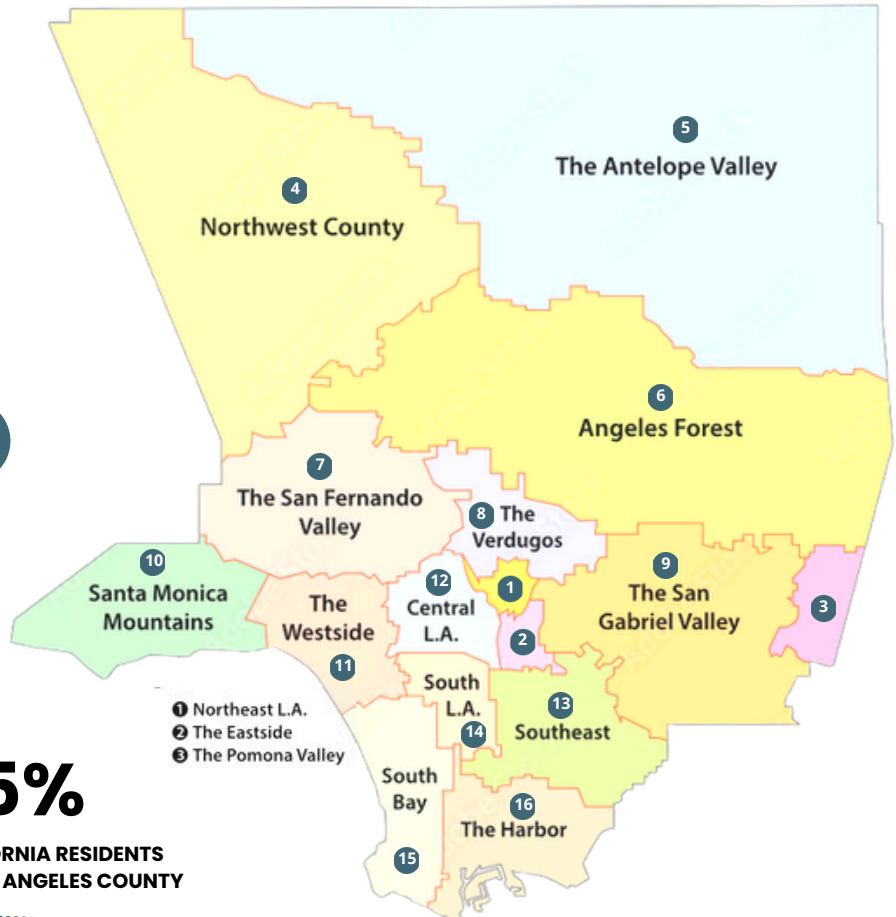
LYON STAHL INVESTMENT REAL ESTATE

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

1. NORTHEAST L.A.
2. THE EASTSIDE
3. POMONA VALLEY
4. NORTHWEST COUNTY
5. ANTELOPE VALLEY
6. ANGELES FOREST
7. SAN FERNANDO VALLEY
8. THE VERDUGOS
9. SAN GABRIEL VALLEY
10. SANTA MONICA MOUNTAINS
11. THE WESTSIDE
12. CENTRAL L.A.
13. SOUTHEAST
14. SOUTH LA
15. SOUTH BAY
16. THE HARBOR



LOS ANGELES	9.83 MILLION
CALIFORNIA	39.24 MILLION



25%

OF ALL CALIFORNIA RESIDENTS LIVE WITHIN LOS ANGELES COUNTY



LISTING
TEAM

THE STIEGLER TAKAHASHI INVESTMENT GROUP

LYONSTAHL INVESTMENT REAL ESTATE

MEET THE TEAM



STEPHEN TAKAHASHI

FIRST VICE PRESIDENT

DRE 019944770
CELL: (310) 403-9145
OFFICE: (310) 890-5270
STEPHEN@LYONSTAHL.COM

LAMAR POLE

BROKER ASSOCIATE

MARK TWAIN REAL ESTATE

DRE 01510633
(310)415-2080



JOHNNIE STIEGLER

FIRST VICE PRESIDENT

DRE 01981957
CELL: (310) 447-2213
OFFICE: (310) 990-9685
JOHNNIE@LYONSTAHL.COM

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