

OFFERING MEMORANDUM
FOR SALE | FOR LEASE

13,500 SQFT FLEX SPACE

450 N MARKET ST
INGLEWOOD, CA 90302

UNIQUE FULLY
RENOVATED
INVESTMENT
OPPORTUNITY

R REMBERT & ROWLAND
REAL ESTATE

KW COMMERCIAL





The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property(s) ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all-inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property Owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. The principle of this ownership entity holds an active California Real Estate Brokers License.

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The Rembert & Rowland Real Estate Team have brokered numerous transactions throughout California with a total sales volume consideration of nearly \$330,000,000. This includes a few notable transactions including "Elements 616" a 105-unit beachfront property located at 616 Esplanade in Redondo Beach which had a final sales price of 74.5M (holds the record for the largest multifamily transaction price in Redondo Beach history), the "Torrance Terrace Portfolio" - a 108-unit portfolio spread across 4 buildings in Torrance CA sold for 42M & the "Oxnard Collection" a 160 unit portfolio spanning across 5 buildings in Oxnard CA sold for 41.9M. The team brings significant experience, value and opportunity to all clients they work with, both private and institutional. Throughout the sales process, Ryan, Mason & Josh pride themselves on diligent work ethic, integrity and transparency with all parties to ensure they achieve the clients desired outcome they were brought on to facilitate.

INVESTMENT OPPORTUNITY

PROPERTY DETAILS

Address	450 N Market St. Inglewood, CA 90302
Vintage	1953 2024
APN Number	4016-026-005
Asking Sale Price	Price Not Disclosed
Asking Lease Price	\$2.60/SQFT Per Month
Square Footage	13,500 SQFT
Lot Size	26,000 SQFT
Lease Terms	Modified Gross - \$400/Month CAM
Lease Length	Minimum Five (5) Year Term

The original Inglewood Cadillac dealership, built in 1953, has been thoughtfully reimagined by AIA Gold Medal architects Brooks + Scarpa. 450 N Market Street is an impressive stand-alone 13,500 square-foot showcase space, with exposed Douglas fir bow trusses and numerous skylights bathing the column-free space in natural light with collaborative indoor and outdoor spaces. Hidden behind two sets of privacy gates, tenants will find endless functionality for a myriad of uses on a sprawling 26,000-foot campus. With easy access to the 405 and 105 Freeways, this incredible Los Angeles opportunity benefits from convenient road and rail accessibility, located a half-mile from the Downtown Inglewood Station and 15-minutes from West Los Angeles. LAX Airport is a quick 10-minute commute from the property. SoFi Stadium and conveniences of all kinds are just a five-minute drive, providing plenty of entertainment.



PROPERTY HIGHLIGHTS



PROPERTY FEATURES

Top-to-Bottom Renovation in 2024

New HVAC System

New Bathrooms

New Kitchen

Five (5) On-Grade Roll Up Doors

1,200 AMP Power Supply

Concrete Floors Throughout

Tree Lined Granite Courtyard

22 Ft High Ceilings

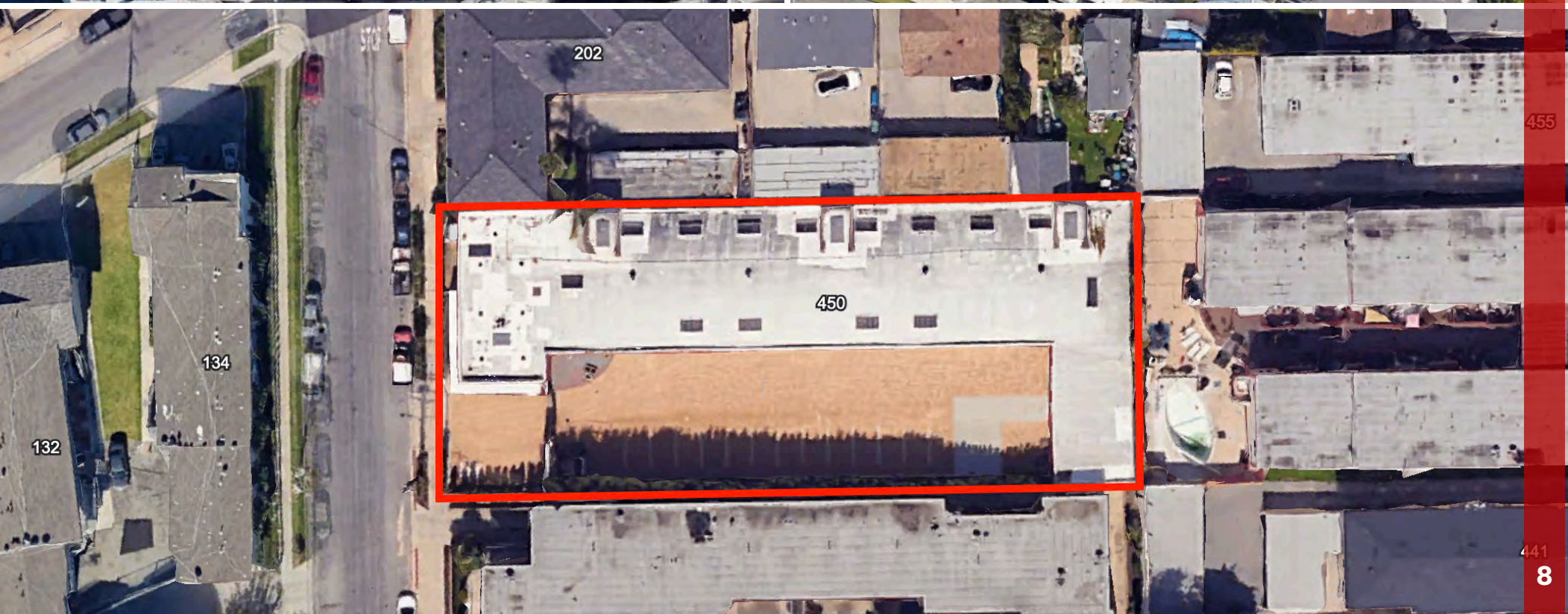
Numerous Skylights

Abundant Natural Light

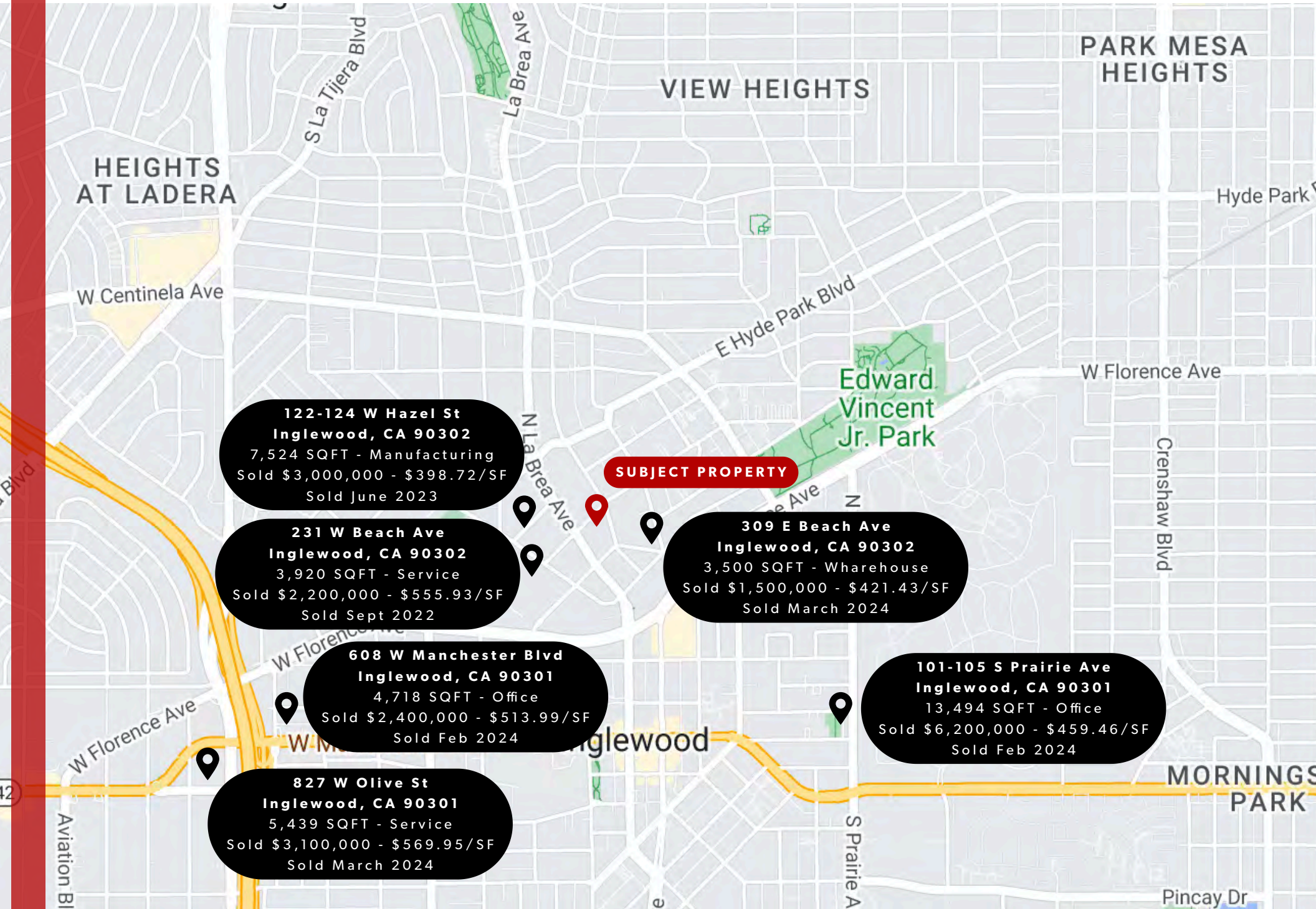
Double Gated Access







SALE COMPARABLES



LEASE COMPARABLES



MARKET OVERVIEW

TOP ATTRACTIONS



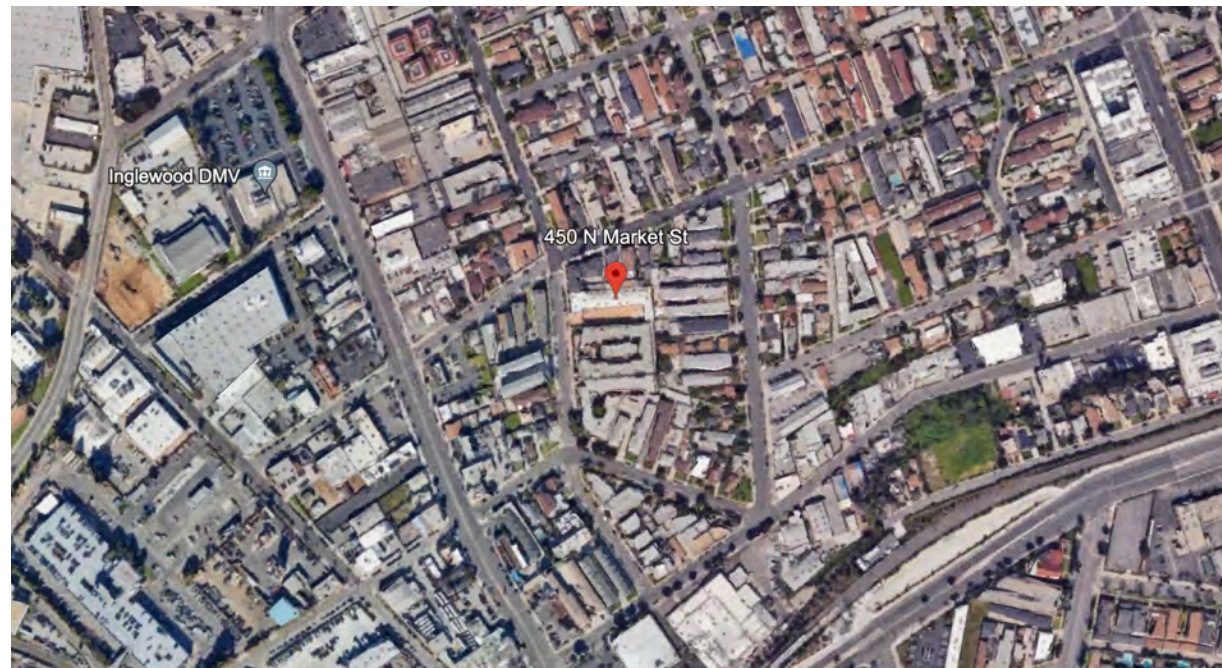
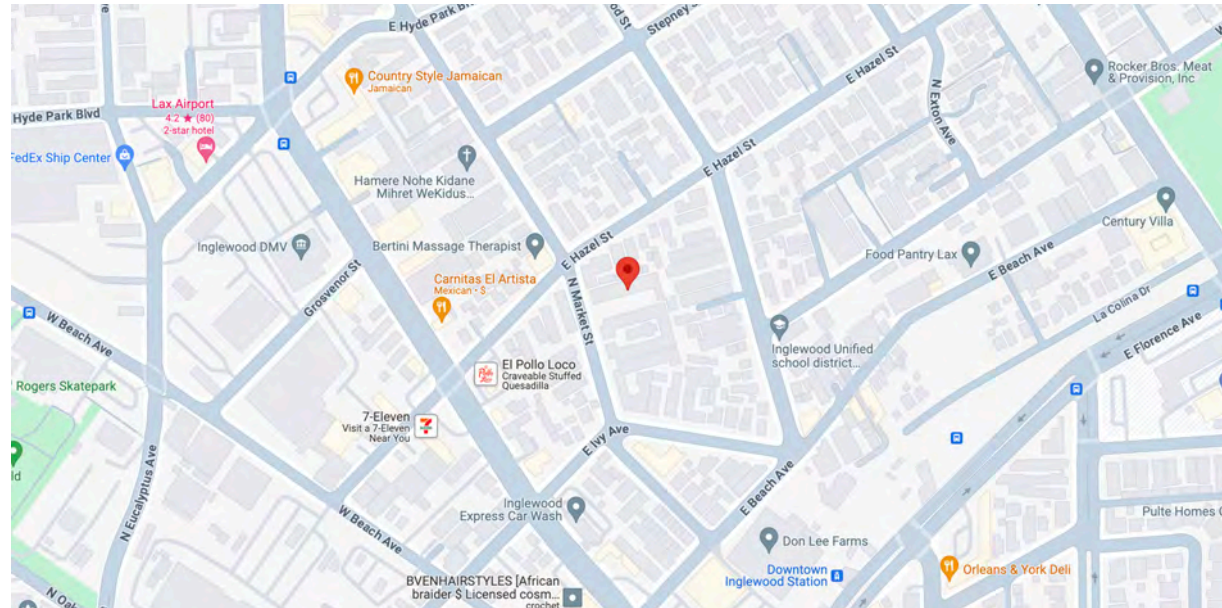
450 N Market St is favorably situated less than five minutes from the new SoFi Stadium, among many other local amenities



450 N Market St is only a mere 10 minute commute to LAX International Airport and half-mile from the Downtown Inglewood Station



450 N Market St is within a few short miles from all the new and exciting developments in Inglewood including new housing, office & hospitality properties under development



MARKET DEMOGRAPHICS



POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Median Age	37.9	38.7	37.3
2010 Population	42,298	268,127	871,809
2023 Population	42,076	261,183	867,717
2028 Population Projection	41,188	254,597	849,474
Annual Growth 2010-2023	0.0%	-0.2%	0.0%
Annual Growth 2023-2028	-0.4%	-0.5%	-0.4%
HOUSEHOLD SUMMARY	1 MILE	3 MILES	5 MILES
2010 Households	15,861	93,531	292,719
2023 Households	15,749	90,891	289,942
2028 Household Projection	15,395	88,462	283,286
Annual Growth 2010-2023	0.1%	0.3%	0.4%
Annual Growth 2023-2028	-0.5%	-0.5%	-0.5%
Owner Occupied Households	4,057	38,020	106,751
Renter Occupied Households	11,338	50,442	176,535
INCOME SUMMARY	1 MILE	3 MILES	5 MILES
Avg Household Income	\$73,519	\$91,305	\$89,494
Median Household Income	\$55,916	\$66,101	\$64,567
DAYTIME EMPLOYMENT (BUS)	1 MILE	3 MILES	5 MILES
Service-Producing Industries	1,591	10,853	29,430
Goods-Producing Industries	162	756	2,398
Employee Count (Total)	12,349	96,609	295,452

CITY OVERVIEW

Inglewood is a city located in the southwestern region of Los Angeles County, California. Positioned just a few miles south of downtown Los Angeles, it is part of the greater Los Angeles metropolitan area. The city covers an area of approximately 9.1 square miles and is bordered by the cities of Los Angeles, Hawthorne, and Lennox.

As of the latest census, Inglewood has a diverse population of approximately 110,000 residents. The city's demographic makeup is a blend of various ethnicities, with significant African American and Hispanic communities. This diversity is reflected in the cultural and social fabric of the city, contributing to its rich cultural heritage.

Inglewood's economy is a mix of retail, manufacturing, and service industries. The city has seen substantial economic growth in recent years, particularly with the development of major commercial and entertainment projects. The presence of the Hollywood Park Casino and the Forum, a renowned entertainment venue, has also contributed to the local economy. The construction of the SoFi Stadium, home to the NFL's Los Angeles Rams and Los Angeles Chargers, has further bolstered economic activity and job creation.

Inglewood is well-connected by a network of major highways, including the I-405 and I-105 freeways, which provide easy access to the greater Los Angeles area. The city is also served by the Los Angeles County Metropolitan Transportation Authority (Metro), with several bus routes and the upcoming Crenshaw/LAX Line light rail project, which will enhance public transportation options and connectivity.



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