

**FOR
SALE**

New Development Site

Subject Property



W Century Blvd

W Century Blvd

Prairie Avenue

Prairie Ave

4055 West Century Boulevard
Inglewood, CA 90304

Capital Realty Solutions Inc.
804 Pico Street
San Fernando, CA 91340

Rare Development Opportunity

Ash Joshi
(818) 501-9898

CAPITAL
REALTY
SOLUTIONS INC.
COMMERCIAL REAL ESTATE SERVICES





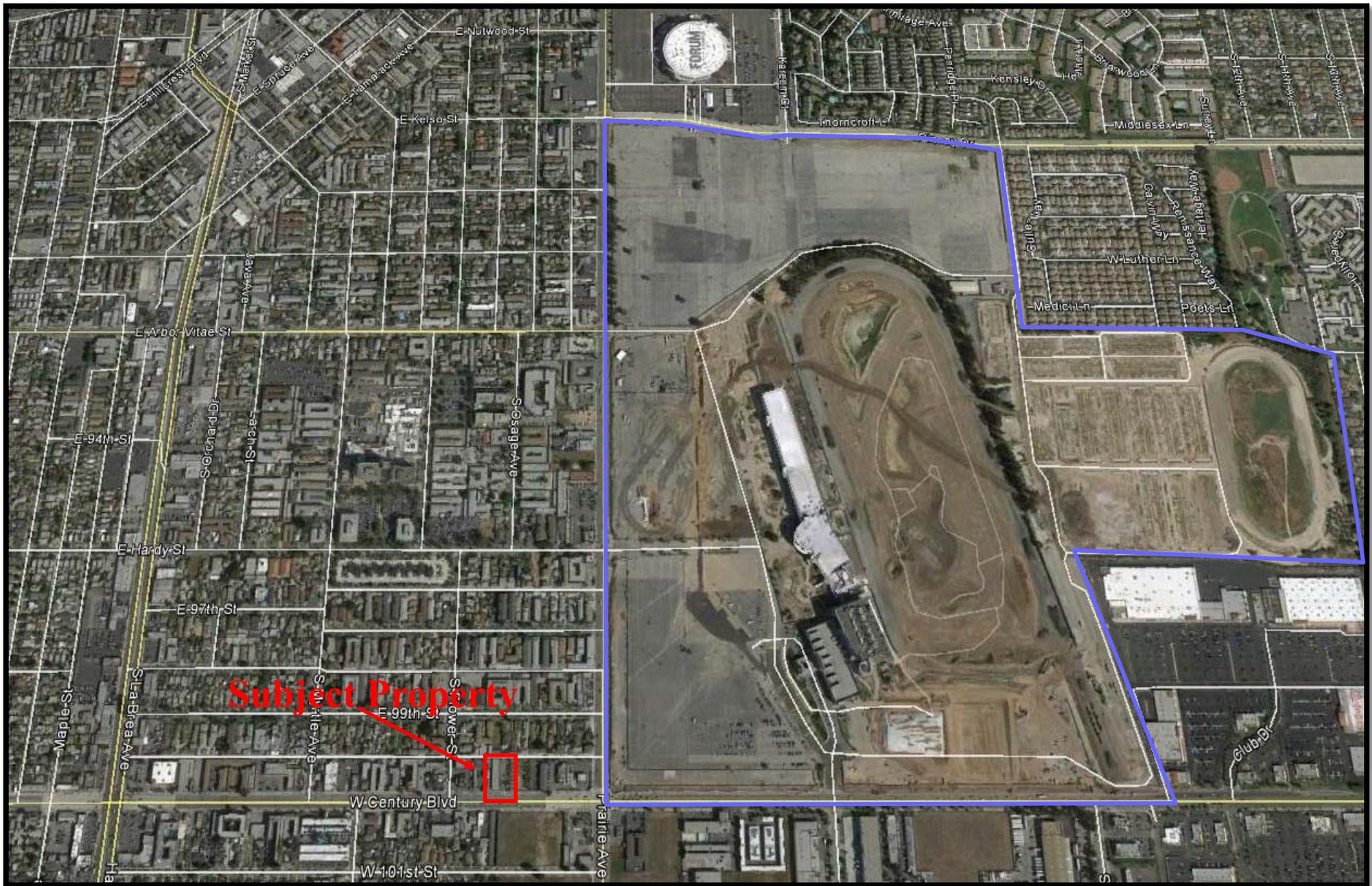
Disclaimer Notice

4055 W Century Boulevard, Inglewood, CA 90304

The information which contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the property located at 4055 W Century Boulevard, Inglewood, CA 90304 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Capital Realty Solutions Inc ("Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reliable. No warranty or representation, expressed or implied, is made by Owner, Broker, or any affiliates thereof, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained in the Offering Memorandum and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the buildings located at the site. All references to square footage or age are approximate and no independent measurement or area calculation has been carried out by Capital Realty Solutions Inc. It is explicitly understood, purchaser shall prior to entering into any purchase agreement verify to its full satisfaction square footage, zoning, use and other conditions deemed necessary and desirable for its proposed use. Purchaser must verify all information and shall bear the risk for all inaccuracies.

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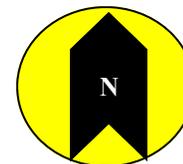
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**Aerial Photo
Proximity to New Development Site & Scale**

(Not to Scale)



**FIGURE
1**

Property Features:

Address: 4055 W Century Boulevard
Inglewood, CA 90304

Terms: **Submit Offers For Consideration**

Site: Close Proximity to Massive
New Stadium Development

Property Rights: Fee Simple

Lot Size: 16,248 Sq. Ft. (Two Lots)

Zoning: C2-A

Present Use: Auto Sales, Services

APN: 4024-044-019
4024-044-020

Improvements: 6,160 Sq. Ft.

Year Built: 1985

Frontage: Approx 100' on Century Blvd

Topography: Level

Dimensions: Regular

- Unique & Rare Development Opportunity
- Less than 1/2 Mile from the home of the LA Rams, scheduled to open in 2019.
- Huge \$3 Billion Mixed-Use Development plans underway at the site of the old Hollywood Park Race Track.
- New development will host the NFL's biggest Stadium, with 2500 homes, 780,000 sq. ft. office space, a hotel, 890,000 sq. ft. retail and a 6000 seat venue. Construction on the Stadium commenced in January 2016.
- Subject property will benefit from dramatic appreciation
- High Traffic Count & Close Proximity to LAX
- Terrific Site for Multiple Uses
- Presently 100% Tenant Occupied on Month/Month Leases.
- Easy Freeway Access to HWY 405, 10, 105, 91
- Huge increase in investor interest in Commercial properties in Inglewood market.
- Drive By Only - Do Not Disturb Occupants! Tours by appointment only.

Ash Joshi

Phone: (818) 501-9898

Email: ash@capitalrealtysolutions.com

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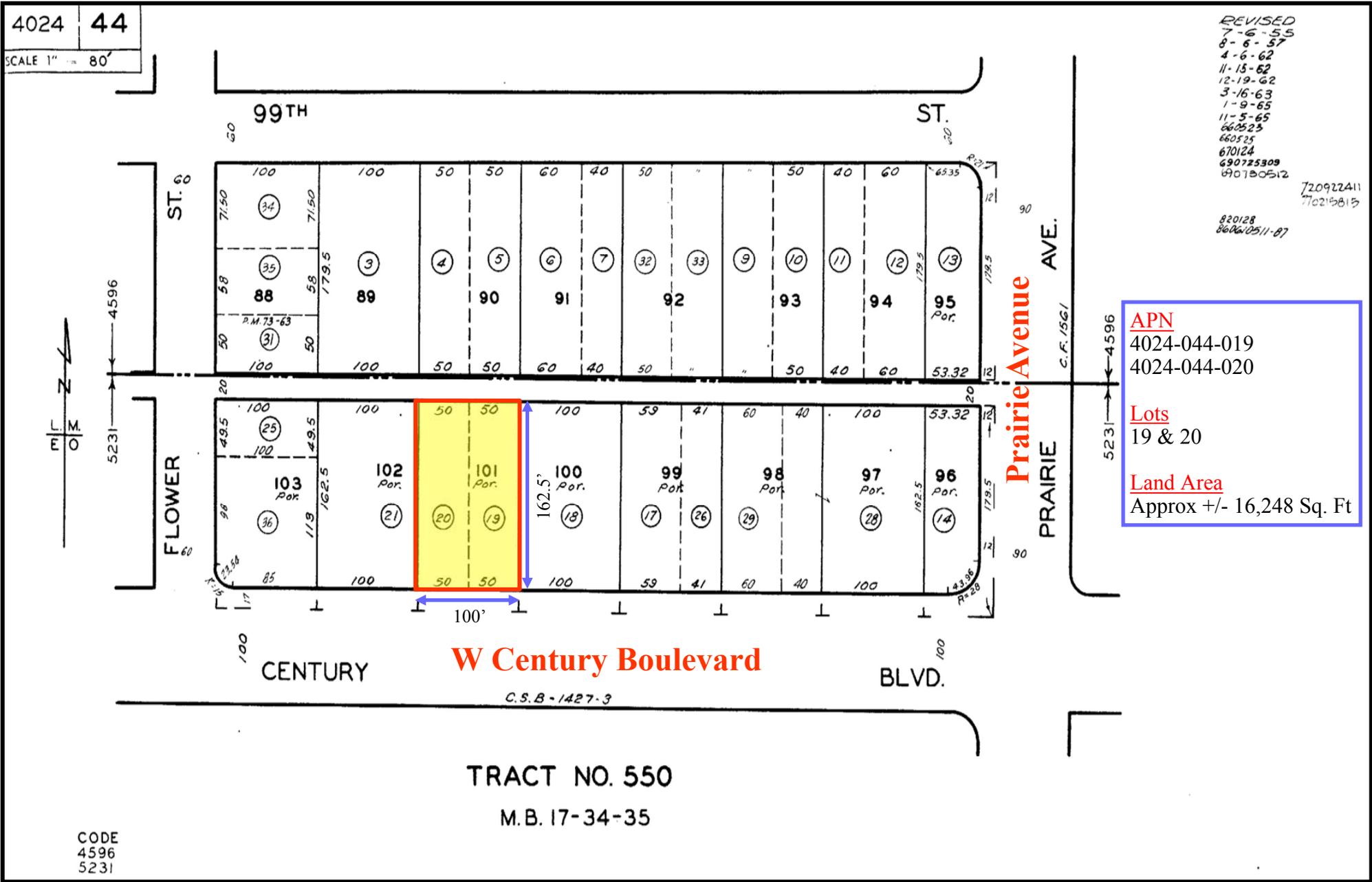
SCALE 1" = 80'

REVISED
7-6-55
8-6-57
4-6-62
11-15-62
12-19-62
3-16-63
1-9-65
11-5-65
660525
670124
690725309
6907250512

720922411
720215815

820128
86060511-87

APN
4024-044-019
4024-044-020
Lots
19 & 20
Land Area
Approx +/- 16,248 Sq. Ft



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Plat Map LA County Assessor

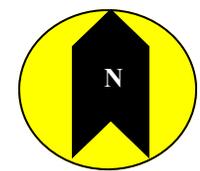
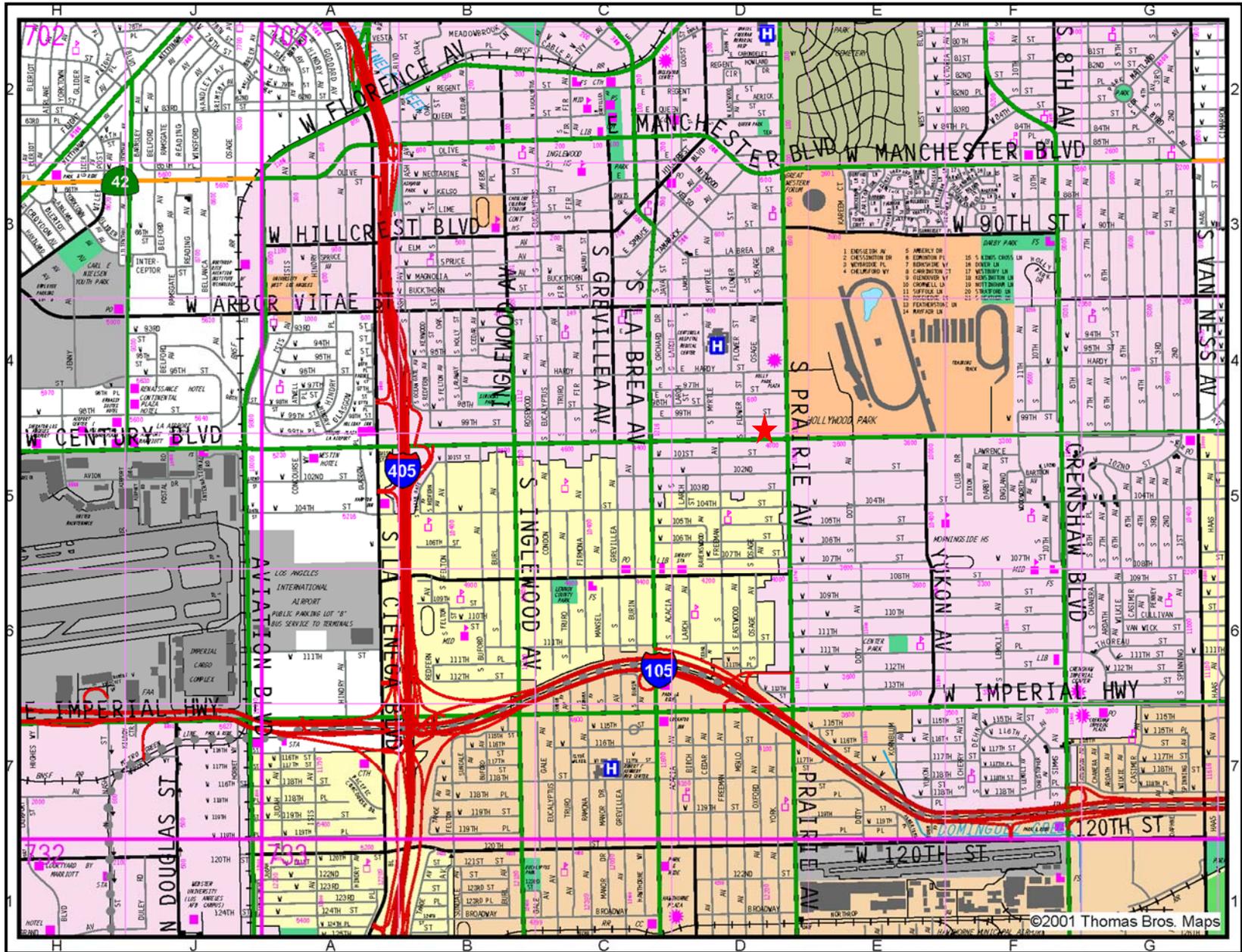


FIGURE
2

(Not to Scale)



4055 West Century Boulevard
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(Not to Scale)

Location Map 702 D4

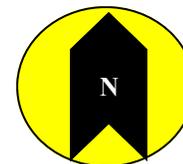
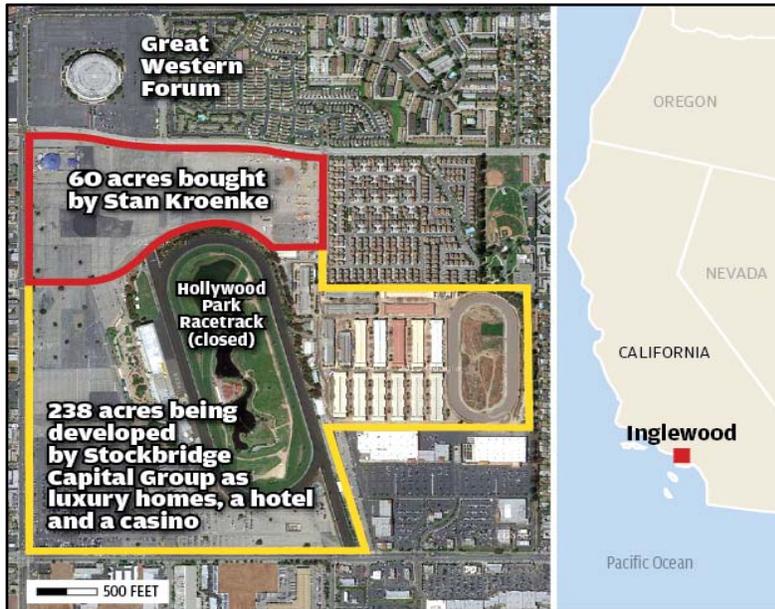


FIGURE
3

Future LA Rams Stadium drives Inglewood Property Prices



The new LA Rams owner Mr. Stan Kroenke has teamed up with Stockbridge Capital Group, to craft the stadium plan, which includes the option of housing a second team. The plan includes a one-year option for the San Diego Chargers to join as the second team in Los Angeles. The Rams' home will ultimately be on the site of the old Hollywood Park racetrack in Inglewood in what will be the league's biggest stadium by square feet, a low-slung, glass-roofed football palace with a projected opening

in 2019 and a price tag that could approach \$3 billion. With a retractable roof, the stadium will be capable of expanding to 80,000 seats for special events, and it will be part of a massive entertainment, retail and residential complex. Kroenke envisions a massive complex, similar to that of LA Live. Many are banking on the stadium, in particular, to energize the region. Inglewood could become the new Brooklyn, in terms of economic and real estate development.

The LA Times reports, "investor interest in commercial real estate surrounding [the Rams'] future home" is newly booming. The blocks around the future stadium have plenty of retail and commercial space—the immediate area around the future venue is described as "strip malls and gritty auto body shops"—and investors are sniffing around all of it, anticipating the rising property values that they believe will come once the stadium's complete.

The stadium is, however, one more huge addition to a budding destination and entertainment district in Inglewood. For about two years, the city has had a big-time entertainment draw in the fabulously renovated Forum, which sits to the north of the future venue.

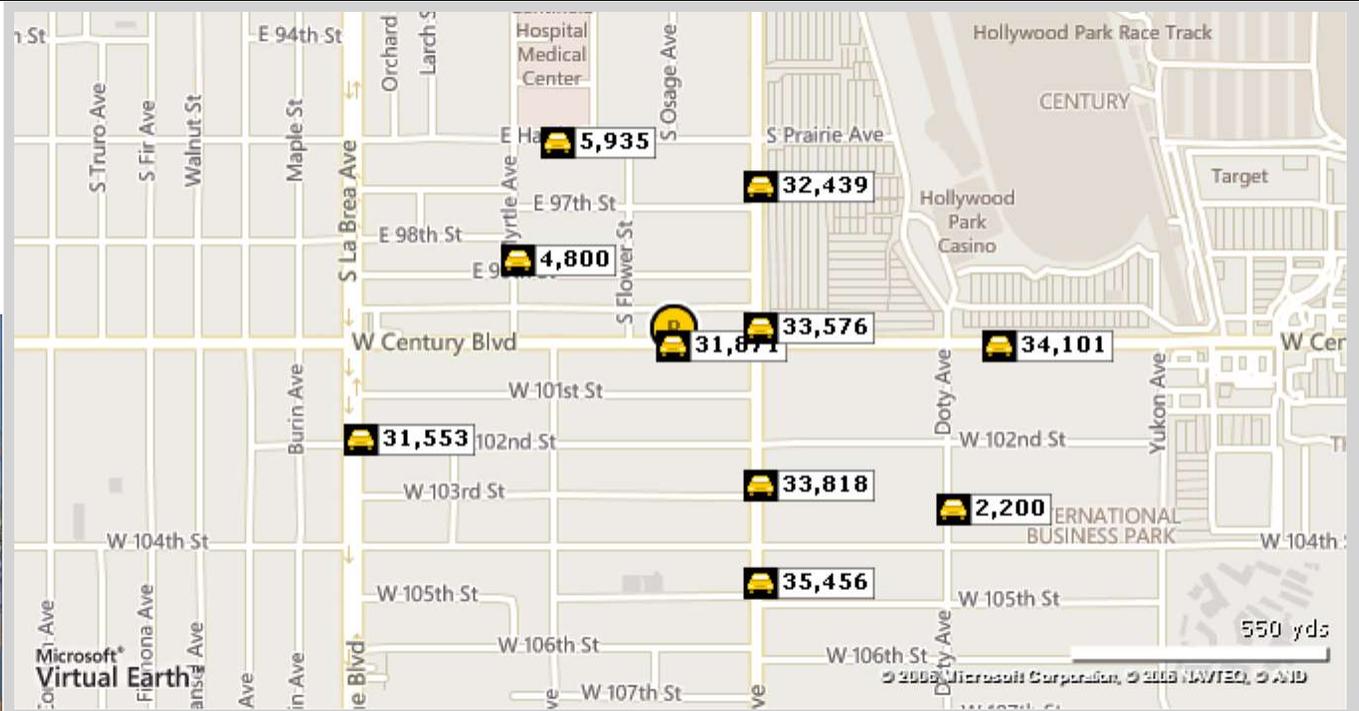
The site is relatively close to a future Metro rail line, but Metro's Board of Directors is now looking into bringing a rail connection much closer to the venue in the form of a whole new line. There are reports that members of the board have proposed a motion that, if approved, would allow Metro to look into routing a light rail line south from Florence Avenue in Inglewood to Torrance in LA's South Bay, "potentially along Prairie Avenue," which would mean it would pass by the western edge of Hollywood Park.

Investor tours to the subject property is by Appointment Only. All proposals are to be in writing and are to be submitted to Capital Realty Solutions Inc., ~ Ash Joshi who can be reached on (818) 501-9898 Ext 101

Traffic Count Report

4055 W Century Blvd, Inglewood, CA 90304

Building Type: **General Retail**
 Secondary: **Auto Repair**
 GLA: **6,160 SF**
 Year Built: **1985**
 Total Available: **6,160 SF**
 % Leased: **100%**
 Rent/SF/Mo:



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Century Blvd	S Flower St	0.05 W	2014	31,871	MPSI	.02
2 Prairie Ave	W Century Blvd	0.02 S	2014	33,576	MPSI	.11
3 Prairie Ave	E 97th St	0.03 S	2014	32,439	MPSI	.21
4 Myrtle Ave	E 99th St	0.02 S	2010	4,800	ADT	.21
5 Prairie Ave	W 103rd St	0.02 S	2011	33,818	MPSI	.22
6 E Hardy St	Myrtle Ave	0.05 W	2014	5,935	MPSI	.27
7 Prairie Ave	W 105th St	0.02 S	2014	35,456	MPSI	.33
8 W Century Blvd	S Doty Ave	0.06 W	2014	34,101	MPSI	.41
9 Hawthorne Blvd	W 102nd St	0.01 S	2014	31,553	MPSI	.41
10 S Doty Ave	W 104th St	0.05 S	2010	2,200	ADT	.41