



SUBJECT PROPERTY

REDEVELOPMENT OPPORTUNITY IN THRIVING CITY OF INGLEWOOD

Google Earth

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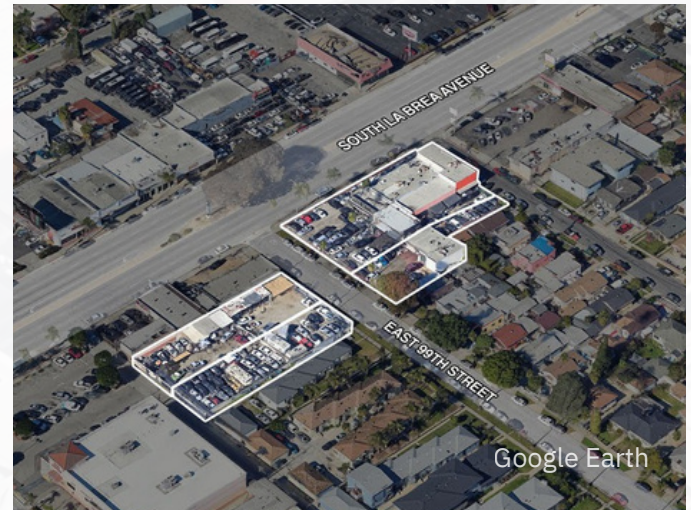
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The lots on **S La Brea Avenue & E 99th Street** offer rare scale in a rapidly growing urban core — a standout opportunity to develop at volume and secure a foothold in one of LA County's most dynamic markets. With ideal timing, a strategic location, and supportive city policies, this site is positioned to ride the rising tide of Inglewood's growth and deliver long-term returns in a supply-constrained region.

PLEASE DO NOT DISTURB OCCUPANTS - This is an active business.

Rare 1-Acre Urban Assemblage

This four-lot, ~1-acresite on S La Brea & E 99th St is a rare large-scale opportunity in Inglewood's urban core. Its size and frontage offer a prime canvas for a landmark redevelopment opportunity or multifamily project. The site supports high-density development with ground-floor retail — aligning with the city's smart growth vision. In a market where parcels of this scale are nearly impossible to find, this assemblage offers exceptional potential for both impact and long-term value.



Strategic Location & Exceptional Connectivity

Just off Century Boulevard, a key corridor linking LAX and Inglewood's entertainment district, the site offers prime visibility and access to freeways, transit, and regional hubs. Located near the new Metro K Line station, it supports transit-oriented development and enhances appeal for residents and retailers alike. High traffic counts and a central urban location make it ideal for redevelopment opportunity projects with ground-floor retail. Additionally, these properties are all located within a federally designated Opportunity Zone, which may offer preferential tax treatment for new investments. This is a highly connected, rapidly evolving area — offering both local convenience and broad regional reach.



High-Density Potential with Supportive City Policies

The property is ideal for a high-density multifamily or redevelopment opportunity project, potentially rising 4+ stories with ground-floor retail. Inglewood's newly adopted inclusionary zoning ordinance supports this kind of smart growth, encouraging density while requiring a portion of affordable units. Developers may also benefit from incentives like density bonuses, enhancing project feasibility. The city's proactive stance signals a clear openness to transformative developments that add housing and align with modern planning goals. All key elements — zoning, incentives, and community support — are in place to move forward with a flagship project.



Unmatched Investment Opportunity in a Transforming Market

Inglewood is experiencing a once-in-a-generation development boom, fueled by billions in public and private investment, including the \$5+ billion Hollywood Park redevelopment, new hotels, retail, and transit upgrades. This momentum has created a prime environment for housing and redevelopment opportunity projects, with soaring demand and strong investor confidence. At approximately one acre, this investment offers a standout opportunity to develop at volume and secure a foothold in one of LA County's most dynamic markets.



Property Highlights

ADDRESS	APN#	Lot Size SF	Lot Acreage
1210 South La Brea Avenue	4024-037-046	8,977 SF	0.49 Acres
306 East 99th Street	4024-038-004	8,978 SF	0.21 Acres
310 East 99th Street	4024-038-045	5,327 SF	0.21 Acres
311 East 99th Street			0.12 Acres



Scale & Assemblage

1.03 acres of land across 4 lots – a unique opportunity for a significant project in the urban core.



Prime Urban Location

Centrally located near Century Blvd (gateway to LAX and Inglewood's entertainment district), transit, and major roadways, ensuring accessibility and visibility.



Development-Ready Potential

Suggested R-4 zoning for high-density residential or redevelopment opportunity, with city policies (inclusionary zoning, density bonuses) that support maximizing unit count and project value.



Booming Surroundings

Minutes from SoFi Stadium and Intuit Dome – two game-changing developments fueling demand for housing, retail, and services – plus proximity to the Forum, Hollywood Park, and new Metro stations.



Favorable Market Dynamics

Inglewood's explosive growth, infrastructure investments, and pro-development stance create an environment where a new project can thrive and appreciate alongside the city's upward trajectory.



Location Highlights

Proximity to Transformative Projects:

The property is strategically located near Inglewood's premier sports and entertainment venues, offering significant benefits for potential development:

SoFi Stadium

This state-of-the-art NFL stadium, home to the Los Angeles Rams and Chargers, opened in 2020 with a construction cost of approximately \$5.5 billion, making it the most expensive stadium ever built. The venue has elevated Inglewood's global profile, hosting major events like the Super Bowl and the upcoming 2028 Olympic ceremonies. Its presence has spurred substantial demand for new housing, hospitality, and retail developments in the vicinity.



Intuit Dome

The home of the NBA's Los Angeles Clippers, this 18,000-seat arena was a \$2 billion project, making it one of the most expensive sports venues in the U.S. Opening in 2024, the Intuit Dome is has further cemented Inglewood's status as a regional entertainment hub, attracting year-round crowds and economic activity.



The proximity of these landmark projects positions the property to capitalize on the area's growth, offering future residents and businesses unparalleled access to world-class events and amenities.



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