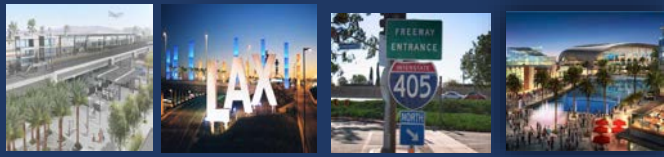




# AIRPORT PLAZA



### Airport Plaza Properties

1117 W. Manchester Blvd. Inglewood, CA 90301

1100 W. Florence Ave. Inglewood CA 90301

1120 W. Florence Ave. Inglewood CA 90301

HKS sports & entertainment

**William B. Althouse** | Executive Vice President

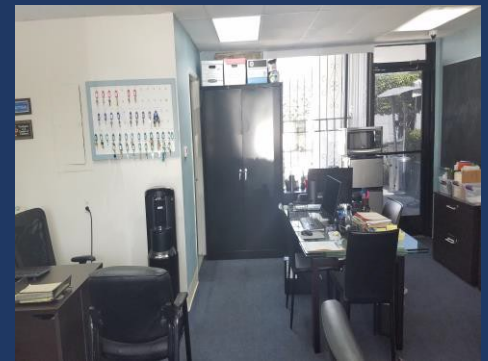
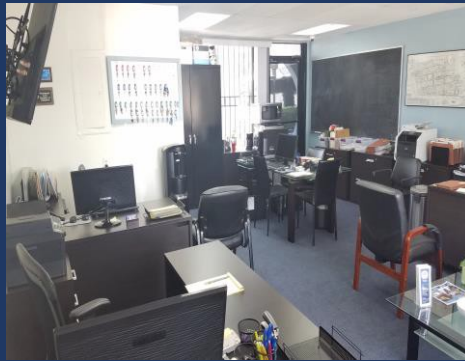
[althouse@westmac.com](mailto:althouse@westmac.com)

310.478.7700

BRE#: 01403020

Company BRE#: 01096973

**24/7  
Retail**



## 1100 W. Florence Ave. Suite B

- Approximately 500 square feet
- Renovated bathroom
- Spacious main room
- Two separate offices within the unit
- \$2.50 per square foot, modified gross





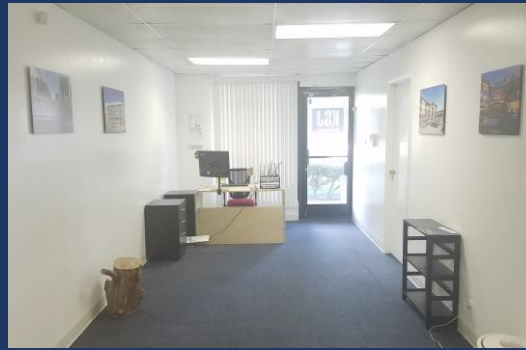
## 1100 W. Florence Ave. Suite C D

- Approximately 1,500 Square Feet
- Fully equipped restaurant including alarm, cameras, POS cash system
- 2 separate entries
- 2 new separate men's and women's restroom
- Newly renovated with fresh paint and tile flooring
- Corner unit with plenty of space and privacy
- Spacious open dining area
- Large food preparation area behind windowed counter
- Spacious kitchen
- Covered outside seating area along two sides of the unit
- \$3.50 per square foot, modified gross



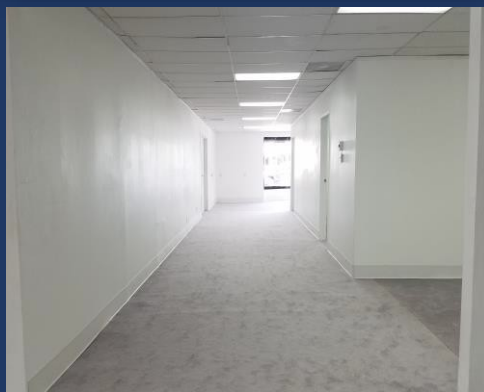
## 1117 W. Manchester Boulevard Suite A

- Approximately 2,000 square foot new carpet and granite countertops
- Corner unit in direct line of sight to Manchester Aviation Metrolink stop
- 4 large store front windows that provide bright and natural lighting
- New LED lighting
- Two large conference rooms
- Two private offices
- Wide back hallway with bathroom and additional closet
- Potential for covered seating area in front of unit
- New carpet and granite countertops
- One Newly Remodeled Bathroom
- \$2.50 per square foot, modified gross



## 1117 W. Manchester Boulevard Suite B

- Approximately 1,200 Square Feet
- Newly renovated bathroom
- Newly renovated with fresh paint
- Kitchenette area
- Additional closet with washing sink
- LED lighting throughout
- \$2.50 per square foot, modified gross



### 1117 W. Manchester Boulevard Suite P,Q,S

- Approximately 3,513 square feet
- 3 door entrance
- Amazing patio landscaped private
- 2,500 square foot gated patio
- 2 bathrooms newly renovated
- High vaulted ceilings
- Corner unit with plenty of space and privacy
- Convenient double door entry
- 4 Doors to the patio
- Two separate offices within the unit
- New carpeting
- \$2.50 per square foot, modified gross





## 1117 W. Manchester Boulevard Suite T

- Approximately 1,200 Square Feet
- Newly renovated bathroom
- Newly renovated with fresh paint
- Kitchenette area
- Additional closet with washing sink
- LED lighting throughout
- \$2.50 per square foot, modified gross



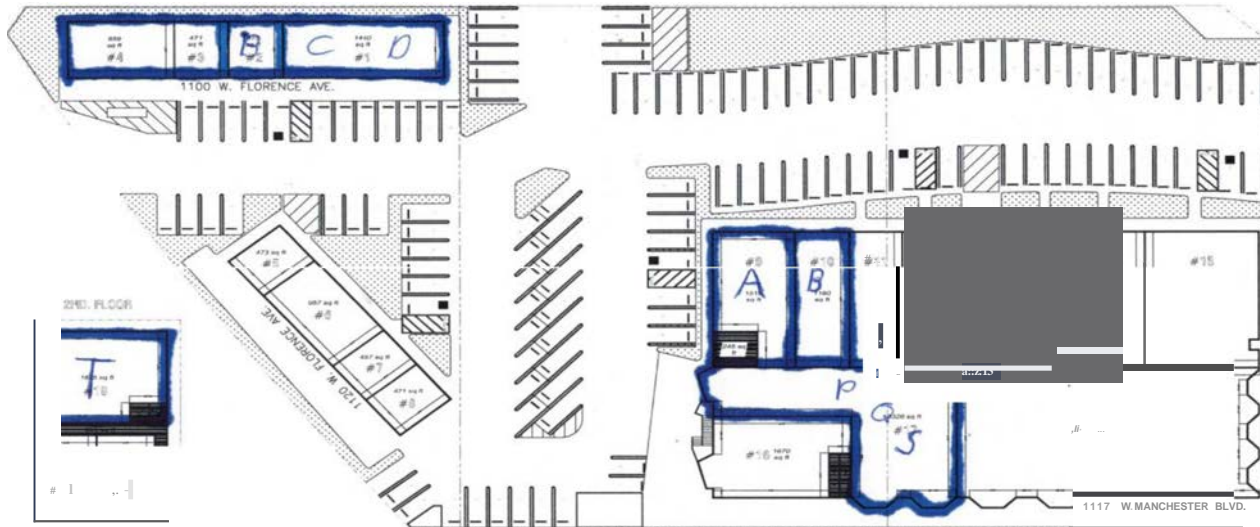
# AIRPORT PLAZA

SITE ADDRESS:

1120 / 1100 W. FLORENCE AVE.  
INGLEWOOD CA. 90301  
LOT # FR54  
APN: 4127024028  
LOT AREA : 23,308.5  
BUILDING SO.FT : 6000.0 (assessor)

SITE ADDRESS:

1117 W. MANCHESTER BLVD.  
INGLEWOOD CA, 90301  
LOT #FR74 / 67 APN:  
4127024021  
LOT AREA : 32,383.2 + 36,394.4  
BUILDING SO.FT : 28,751.0 (assessor)



SITE PLA

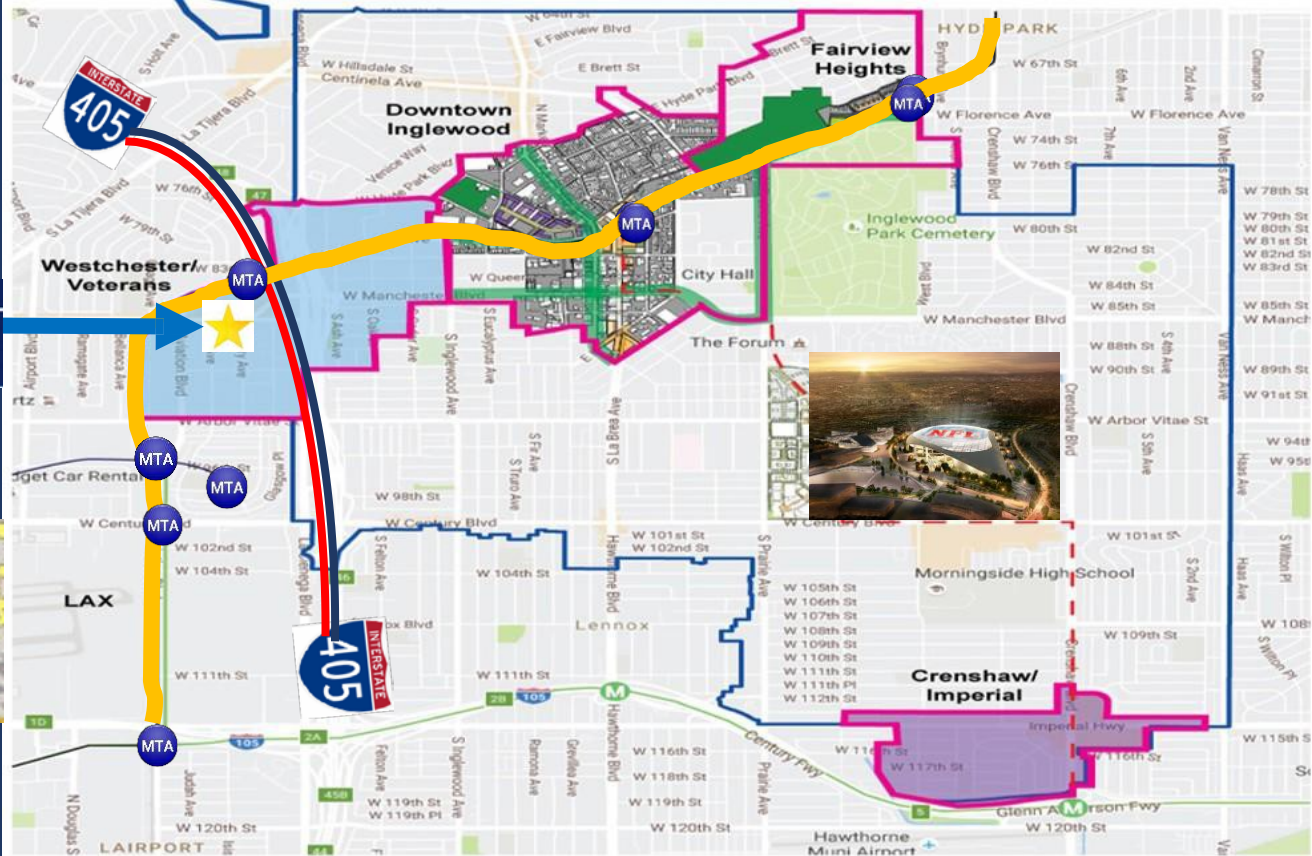
SCALE: 1/16"=1'-0"







VASILE PROPERTIES



AIRPORT PLAZA



CITY OF INGLEWOOD  
**TOD Plan Areas**

-  City Boundary
-  Green Line
-  Future Crenshaw/LAX Line
-  Future LAX People Mover

-  Planned Green Boulevards
-  Proposed Transit Link
-  TOD Plan Areas
-  Interstate 405



# Our New Neighbors



**HKS** sports &  
entertainment

**\$2.6 B Sports & Entertainment Complex  
and luxury hotel**

**3,000 units of housing  
620,000 square feet of retail  
Revamped Hollywood Park Casino**





Clippers NBA games  
Major Concerts  
UFC Fighting  
Special Award Events



Newly authorized 100 million  
budget for renovation of the  
Casino



8 home games each  
75,000+ attendance/game



8 home games each  
2 pre-season games each  
75,000+ attendance/game



41 home games  
20,000 fans/attendance





600,000 sq. ft. of new high end shopping center being built



Multiple Metro link feeding the new system



6<sup>th</sup> Largest Airport in the world bringing passengers from all over the world in the cities



Multiple 405 Freeways feeding these properties



New Home of Los Angeles Ballet, Opera, and other theatrical events



New 5 star hotel providing luxury accommodations

# Positive Factors About Airport Plaza

- Premises 35,000 square feet
- Ground size 3 acres, beautifully landscaped
- 131 Open parking spaces
- 2 blocks from LAX Airport
- 32,000 vehicles pass Airport Plaza daily and 17,000 pass Manchester and Florence North/ South
- One block West of 405 freeway
- Newly renovated interior suites and landscaping
- 100 feet from upcoming Metro/ MTA rail station (Corner of Manchester and Aviation)
- 1.7 Million passengers per day
- 3 street entrances to plaza
- Bright night lighting (Common areas and parking lot)
- Reliable management staff on-site and security
- Monument signage available
- 1 mile West of the new Los Angeles Rams, Chargers, and Clippers stadium and business village
- Near Hollywood Park Casino and the CHASE Forum
- 2,500 square feet of private outdoor patio space

# City of Inglewood Demographics

- **Traffic counts for Manchester & Florence – 49,910 cars per day**
- **Estimated Population**
  - 1 mile – 29,656
  - 3 miles – 233,000
  - 5 miles – 712,132
- **Female population 50.34% within 5 miles**
- **Male Population 49.66% within 5 miles**
- **Estimated average household income**
  - \$91,219 within 5 miles
  - \$74,390 within 1 mile
  - \$89,584 within 15 minutes 2020 summary
- **Median household income - \$52,336**
  - \$76,089 within 5 miles
  - \$54,074 within 1 mile
  - \$59,743 within 15 minutes 2020 Summary
- **Estimated employed population by occupation 341,587**
  - 76.0% within 5 miles - % whitecollar
  - 24.0% within 5 miles - % bluecollar
  - 65.1% within 1 mile - % white collar
  - 34.9% within 1 mile - % bluecollar
- **Households**
  - 311,559 within 15 minutes
  - 96,474 within 10 minutes
  - 17,475 within 5 minutes
  - Household size average – 2.58
  - Household size average – 2.69 2020 summary
- **Household Growth 2000-2010 – 1.97%**
- **Household Growth 2015-2020 – 0.52%**
- **Families**
  - 193,562 within 15 minutes
  - 198,614 within 15 minutes 2020 Summary
  - Owner occupied housing units – 121,174 – 98.85%
- **Renter occupied housing units**
  - 190,385 within 15 minutes
  - 56,101 within 10 minutes
  - 11,438 within 5 minutes
- **Median age – 35.8**
- **Strong 1- mile population 18,823 employees**







