



OFFERING MEMORANDUM

8615 CRENSHAW BOULEVARD

8615 CRENSHAW BOULEVARD | INGLEWOOD, CA 90305

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MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Property Address	8615 Crenshaw Blvd. Inglewood, CA 90305
Property Type	Medical Office Building
Price	\$950,000
Price/SF/Bldg	\$138.85
Building Size	6,842 SF
Price/SF/Land	\$158.28
Land Size	6,002 SF
Parking	8 On-Site Spaces
Year Built / Renovated	1960
APN	4025-007-016
Zoning	INC2YY

TRAFFIC COUNTS	CARS PER DAY
Crenshaw Boulevard	29,666
W Manchester Boulevard	35,798

INVESTMENT HIGHLIGHTS

- Two story medical office building
- Owner/User for the entire building, or occupy a portion and lease the balance
- Seller may consider leasing back a portion of the building
- Located along highly trafficked Crenshaw Blvd. and just south of Manchester Blvd.
- Located nearby: Several national credit retailers including Shell, Jack in the Box, Big Lots, Rally's, 7 Eleven, & AutoZone
- Priced below replacement cost



Inglewood, CA

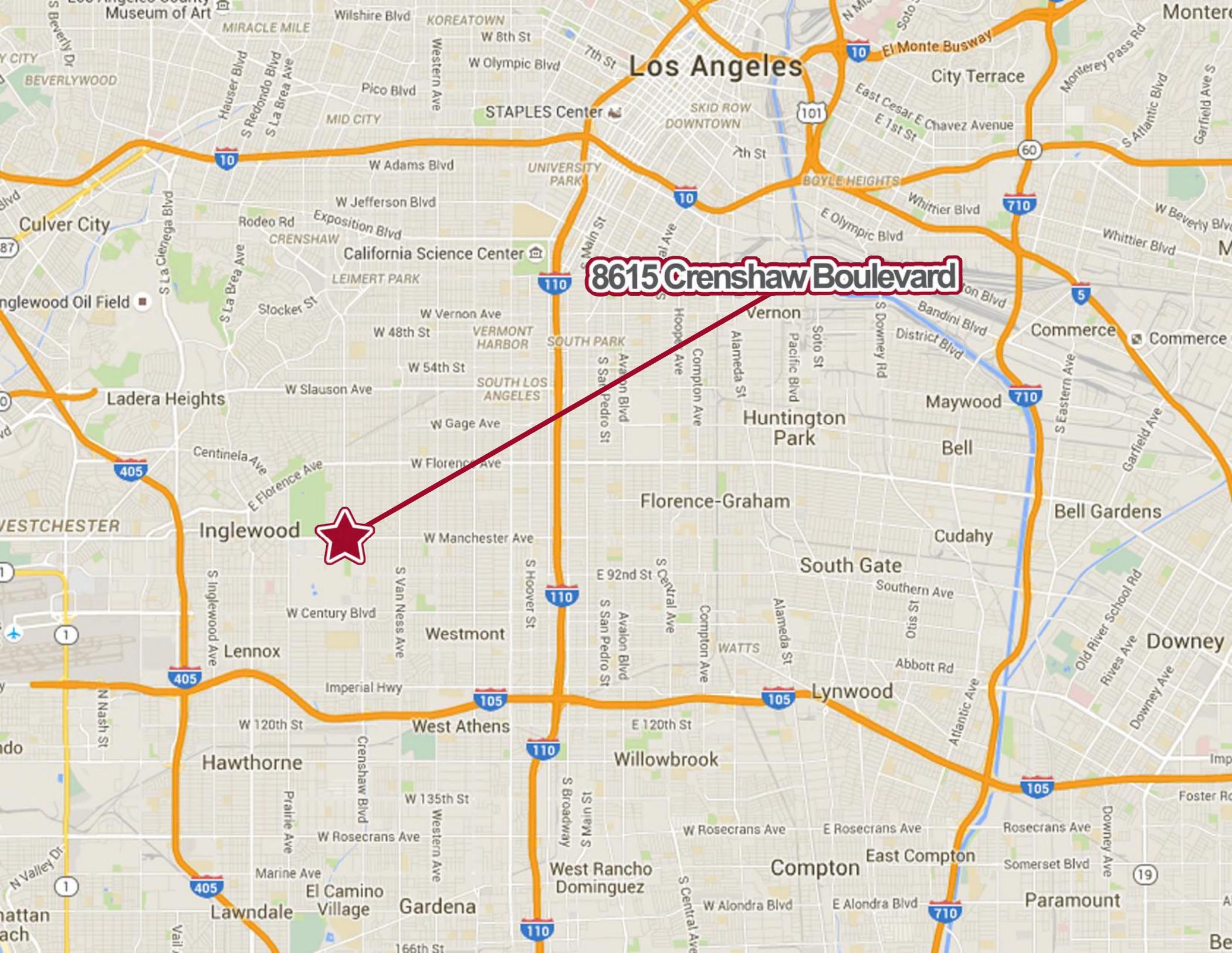
Inglewood is a city in southwestern Los Angeles County, California, southwest of downtown Los Angeles. As of the 2010 U.S. Census, the city had a population of 109,673. It was incorporated on February 14, 1908. The city is in the South Bay region of the Greater Los Angeles Area.

The Census reported that Inglewood had a population of 109,673. The population density was 12,062.1 people per square mile. The racial makeup of Inglewood was 48,165 (43.9%) African American, 25,563 (23.3%) White (2.9% Non-Hispanic White), 751 (0.7%) Native American, 1,484 (1.5%) Asian, 350 (0.3%) Pacific Islander, 28,860 (26.3%) from other races, and 4,502 (4.1%) from two or more races. Hispanics or Latinos (of any race) made up 50.6% of the population.

There were 36,389 households, out of which 15,315 (42.1%) had children under the age of 18 living in them, 13,095 (36.0%) were married couples living together, 8,987 (24.7%) had a female householder with no husband present, 2,937 (8.1%) had a male householder with no wife present. There were 2,318 (6.4%) unmarried partnerships, and 234 (0.6%) same-sex partnerships. 9,346 households (25.7%) were made up of individuals and 2,776 (7.6%) had someone living alone who was 65 years of age or older. The average household size was 2.97. There were 25,019 families (68.8% of all households); the average family size was 3.59.

The population was spread out with 29,293 people (26.7%) under the age of 18, 11,853 people (10.8%) aged 18 to 24, 31,650 people (28.9%) aged 25 to 44, 26,621 people (24.3%) aged 45 to 64, and 10,256 people (9.4%) who were 65 years of age or older. The median age was 33.4 years. For every 100 females there were 90.6 males. For every 100 females age 18 and over, there were 86.8 males.

According to the 2010 United States Census, Inglewood had a median household income of \$43,394, with 22.4% of the population living below the federal poverty line.



8615 Crenshaw Boulevard



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W Manchester Boulevard

Crenshaw Boulevard

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W Manchester Boulevard



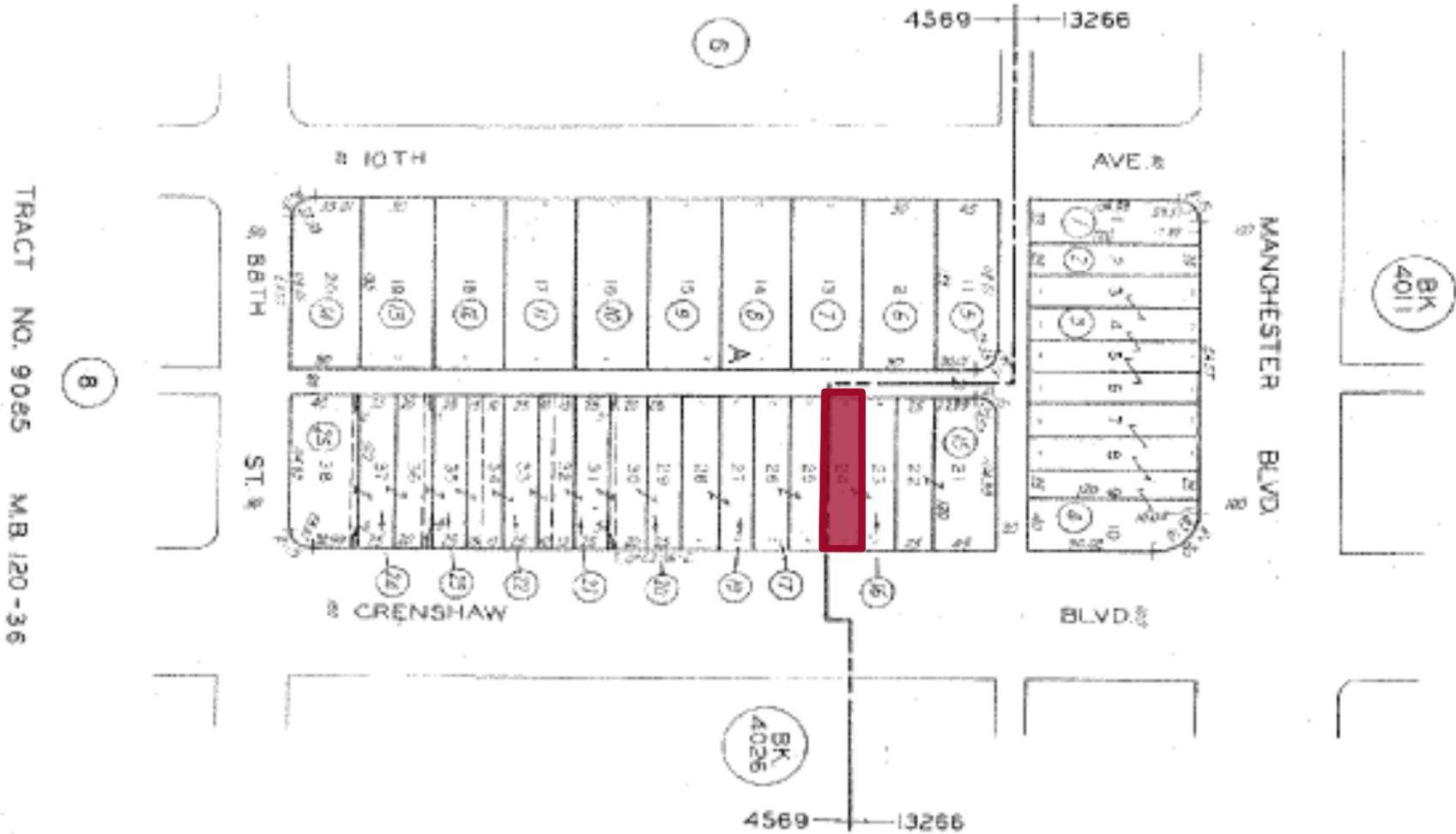
8615 Crenshaw Boulevard

Crenshaw Boulevard





PARCEL MAP



	1 mile	3 miles	5 miles
Population			
2000 Population	21,528	367,050	914,568
2010 Population	22,744	367,756	947,841
2015 Population	22,701	372,244	967,267
2020 Population	22,947	379,588	991,216
2000-2010 Annual Rate	0.55%	0.02%	0.36%
2010-2015 Annual Rate	-0.04%	0.23%	0.39%
2015-2020 Annual Rate	0.22%	0.39%	0.49%
2015 Male Population	44.1%	47.7%	48.4%
2015 Female Population	55.9%	52.3%	51.6%
2015 Median Age	44.0	32.5	31.6

In the identified area, the current year population is 967,267. In 2010, the Census count in the area was 947,841. The rate of change since 2010 was 0.39% annually. The five-year projection for the population in the area is 991,216 representing a change of 0.49% annually from 2015 to 2020. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 44.0, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	5.8%	22.1%	27.2%
2015 Black Alone	82.0%	41.8%	32.3%
2015 American Indian/Alaska Native Alone	0.4%	0.7%	0.7%
2015 Asian Alone	0.8%	1.1%	3.5%
2015 Pacific Islander Alone	0.1%	0.3%	0.3%
2015 Other Race	7.4%	29.8%	31.6%
2015 Two or More Races	3.4%	4.2%	4.4%
2015 Hispanic Origin (Any Race)	13.9%	53.7%	57.3%

Median Household Income

2015 Median Household Income	\$58,889	\$37,285	\$37,566
2020 Median Household Income	\$66,023	\$41,815	\$42,490
2015-2020 Annual Rate	2.31%	2.32%	2.49%

Average Household Income

2015 Average Household Income	\$70,147	\$51,865	\$55,003
2020 Average Household Income	\$79,137	\$58,691	\$62,370
2015-2020 Annual Rate	2.44%	2.50%	2.55%

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