

11101 SOUTH YUKON AVENUE

INGLEWOOD, CA

3.0 ACRES OF LAND
AVAILABLE FOR SALE

RFP Release Date: July 11, 2025

Proposal Submittal Deadline *(via email)*: August 25, 2025 4:00 PM



REQUEST FOR PROPOSALS



DCG STRATEGIES

real estate. real solutions.



PROPERTY SNAPSHOT

ADDRESS:	11101 South Yukon Avenue, Inglewood, CA 90303
LOCATION:	Corner of South Yukon Avenue and West 111th Place
APN:	4033-013-908
ZONING:	R-2: Residential Limited Multiple-Family
LAND USE DESIGNATION:	Low Medium Density
PARCEL SIZE:	3.0 acres
CURRENT USE:	Closed Elementary School*

*Current building plans are included as an exhibit to this RFP.

Presented by:



DCG STRATEGIES
real estate. real solutions.

7600 Dublin Boulevard, Suite 275
Dublin, CA 94568
925-237-9059
listings@dcgstrategies.com

CALENDAR OF EVENTS

The tentative schedule of events, subject to change at the District’s sole discretion, without notice, is as follows.

Request for Proposals (RFP) Advertised	July 11, 2025
Pre-Proposal Conference (attendance optional)	July 30, 2025 3:00 PM
Questions Due (must be in writing)	August 4, 2025 2:00 PM
Final Addendum/Responses Released (if applicable)	August 6, 2025
Proposal Submittal Deadline (via email)	August 25, 2025 4:00 PM
Evaluation Committee Review	September - October 2025
Interviews at District’s Discretion	TBD
Target District Approval	October 2025

The RFP is available through the District’s website:
<https://www.inglewoodusd.com/apps/pages/bid-opportunities>.

Proposers are responsible for checking the District’s website for potential modifications to the RFP via posted Addenda. The District is not responsible for any misunderstanding of the RFP or non-responsive submission due to failure to check the website for updates or Addenda, and/or other information regarding the RFP. Failure to periodically check the District’s website for updates is at the proposer’s sole risk.

Submission Deadline

The proposer must submit one electronic copy of their complete Proposal Package (in PDF format) to DCG Strategies at listings@dcgstrategies.com. This RFP will only be receiving electronic proposals. No other form will be accepted. All proposals must be received at or before **4:00 p.m. on Monday, August 25, 2025**, via email.

Proposal receipt time is determined by the official clock of DCG Strategies. Any proposals submitted after the deadline may not be considered.

The point of contact for all matters regarding the Property, including any questions regarding the proposer’s RFP submission, will be DCG Strategies. All correspondence regarding the RFP process, including submission of questions, **must be in writing by email** to DCG Strategies at listings@dcgstrategies.com.

Pre-Proposal Conference

A pre-proposal conference will be held virtually on Wednesday, July 30, 2025 at 3:00 p.m. Attendance is optional. All proposers will be held to the same standard of having attended the pre-proposal conference regardless of actual attendance.

<https://us06web.zoom.us/j/81679277164>
Meeting ID: 816 7927 7164 ; Dial In: (669) 444-9171

EXECUTIVE SUMMARY

The Inglewood Unified School District (the “District”) owns approximately 3.0 acres of real property located at 11101 South Yukon Avenue in Inglewood, California (the “Property”). The District is currently seeking proposals from qualified proposers to purchase the entire Property in its AS IS condition.

On June 22, 2022, the County Administrator approved Resolution No. 55/2021-2022 authorizing the formation of a surplus property Asset Management Advisory Committee (“Advisory Committee”). The Advisory Committee met on several occasions to review and consider information regarding the Property and District.

On November 6, 2024, the Advisory Committee’s recommendation report was presented to the Board and County Administrator. The report recommended that the Property be deemed surplus property and staff undertake various steps for disposition to ensure the best value for the Property is achieved and the best interests of the District students and community are served.

On November 6, 2024, the County Administrator approved Resolution No. 17/2024-2025 deeming the Property surplus and authorized District staff to seek a waiver from the State Board of Education (“SBE”) of portions of the surplus statutes. The District’s waiver application was conditionally granted, authorizing the District to issue a Request for Proposals for sale of the Property.

Pursuant to the SBE’s conditional waiver approval, once proposals responsive to the RFP have been received, the County Administrator will:

- 1. Determine which proposal is the most desirable within 30 to 60 days of the public meeting where the proposal was received, and*
- 2. Discuss the reasons for its determination in a public session and include that information in the meeting minutes.*

Objectives

The District’s objectives for the sale of the Property are as follows.

- Prioritize Inglewood Unified School District students’ access to the best facilities
- Maximize revenues to invest in modern facilities
- Develop strategies to bring in ongoing revenue and support District goals
- Collaborate and align goals with other local municipalities
- Support land use for a positive social impact.

Mandatory Quiet Period

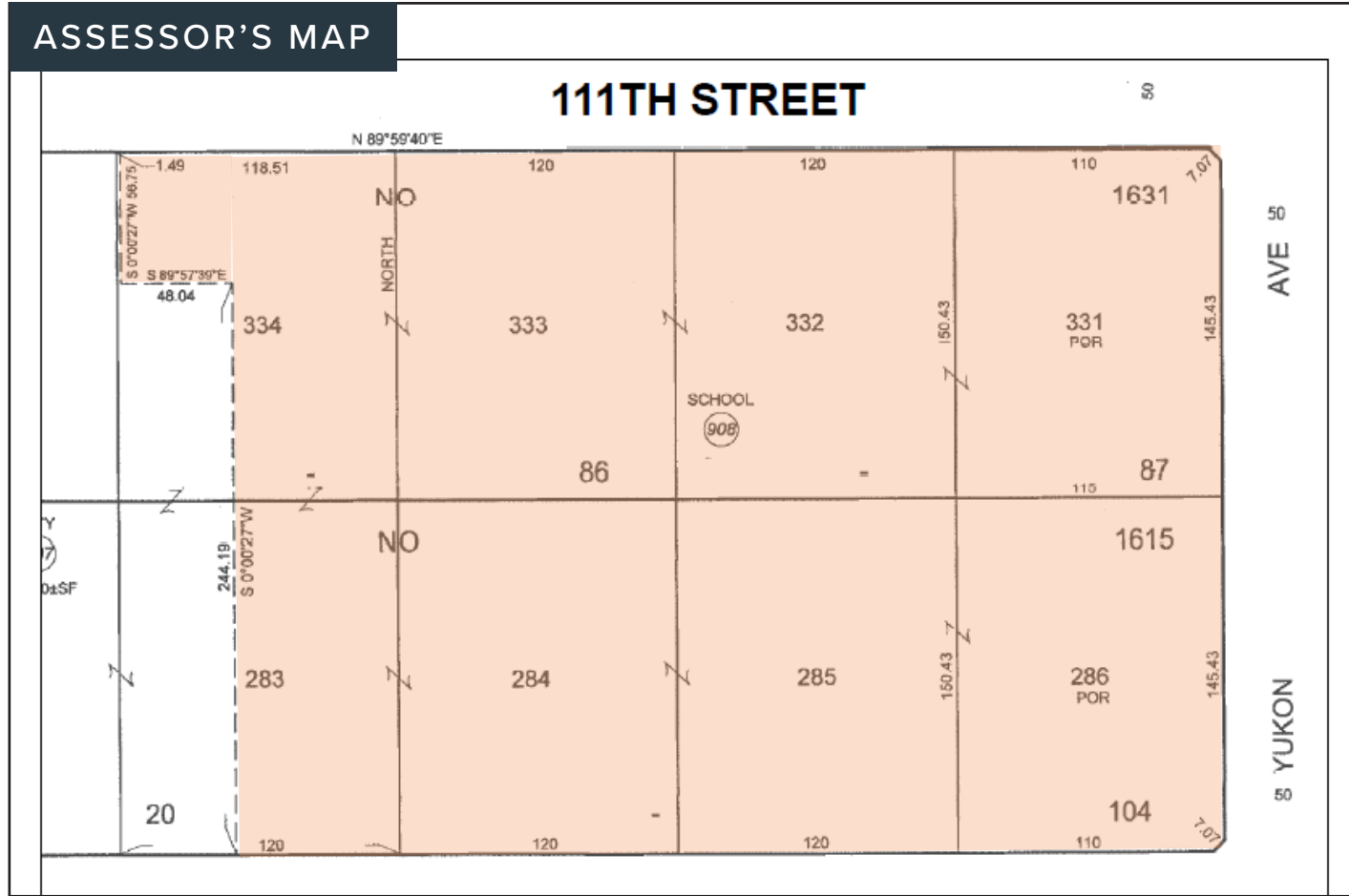
From the date of issuance until the RFP process is completed, any interested proposer and/or their agent or representative, shall not communicate with any District administrator, staff member, member of the Board, member of the Asset Management Advisory Committee, Citizens’ Bond Oversight Committee, member of any other County Administrator appointed committee, or District consultant regarding this RFP.

All communication **must be in writing by email** to DCG Strategies, the point of contact for all matters regarding the Property, at listings@dcgstrategies.com. Any proposers violating the communications prohibition may be disqualified at the District’s discretion.

Right to Reject

At any phase, the District reserves the right to terminate, suspend, or modify the proposal process, reject any or all submittals, and waive any minor irregularities in the proposal process.

EXECUTIVE SUMMARY



Zoning – R-2: Residential Limited Multiple-Family

The Property is currently zoned “R-2” for Residential Limited Multiple-Family and is surrounded by R-2 zoning to the north, east, and south, along with Open Space to the west.

Land Use Designation - Low Medium Density

The Property is designated as Low Medium Density within the Inglewood General Plan.

Environmental Constraints

No information on the environmental condition of the Property has been provided as of the date of this Request For Proposals. Environmental impacts could have significant implications for the development, value and/or use of the Property and, thus, should be a primary area of investigation for any prospective proposer.

1 PARCEL	3.0 ACRES OF LAND
R-2 ZONING	4033-013-908 APN
CITY OF INGLEWOOD JURISDICTION	

EXECUTIVE SUMMARY

California Public Records Act

All proposals submitted in response to this RFP become the property of the District. The District shall hold each proposal confidential during its consideration and final acceptance of such proposals. However, after acceptance, all proposals are subject to the provisions of the California Public Records Act. Those elements in each response that are trade secrets as that term is defined in Civil Code section 3426.1(d) or otherwise exempt by law from disclosure and which are prominently marked as “TRADE SECRET,” “CONFIDENTIAL,” or “PROPRIETARY” may not be subject to disclosure.

The District shall not be liable or responsible for the disclosure of any such records including, without limitation, those so marked if disclosure is deemed to be required by law or by an order of the Court. A proposer that indiscriminately identifies all or most of its response as exempt from disclosure without justification may be deemed non-responsive.

In the event the District is required to defend an action on a Public Records Act request for any of the contents of a response marked “TRADE SECRET,” “CONFIDENTIAL,” or “PROPRIETARY” the proposer agrees, by submission of its response for the District’s consideration, to defend and indemnify the District from all costs and expenses, including attorneys’ fees, in any action or liability arising under the Public Records Act. The District reserves the right to contract with any proposer responding to this RFP, to reject any proposal as non-responsive, and not to contract with any proposer, or any part thereof.

The District makes no representation that participation in the RFP process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing any proposal to this RFP.

Terms and Conditions

The selected proposer and each of its sub-consultants and/or co-venture partners, shall comply with all applicable federal and California laws, including, but not limited to, Title VII of the Civil Rights Act of 1964, as amended, Executive Orders 11246, 11375, and 12086, the California Fair Employment and Housing Act beginning with Government code section 12900, Labor Code section 1735, and any other applicable federal and state laws and regulations hereinafter enacted, including the Federal Americans with Disabilities Act (ADA).

Proposers shall be responsible for establishing and implementing an ADA program within the proposer’s workplace. Proposers shall not discriminate against any prospective or active employee based on race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. The selected proposer shall cause the above provisions to be inserted in all subcontracts for any work covered by this RFP so that such provisions will be binding upon each sub-consultant.

The District reserves the right to amend this RFP by means of addenda.

TRANSACTION STRUCTURE

Proposers should verify the potential viability of the proposed project with the governing jurisdiction prior to making a proposal for the Property. A sample Letter of Intent for purchase may include, but certainly is not limited to, the terms and conditions below.

Sample Letter of Intent

The following terms and conditions are proposed for this purchase:

1. **Purchase Price:** \$_____, payable in full in cash at Closing, less deposits, as described below.
2. **Close of Escrow:** Shall occur on the earlier of (1) City Approval, or (2) _____ months from the Effective Date of the Agreement.
3. **Initial Deposit:** Buyer will make an initial deposit of \$_____ at the time mutual execution of a Purchase and Sale Agreement, which will be non-refundable and immediately released to the District, but applicable to the Purchase Price.
4. **Additional Deposits:** Buyer will make a series of additional deposits which will be released to the District as non-refundable, but applicable to the Purchase Price, unless the District is unable to deliver good title to the Property. Each deposit shall be subject to the Buyer's unilateral decision to proceed with the transaction. The deposit structure is as follows: _____ (describe amount and timing of deposits).
5. **Inspections:** Buyer shall be provided with the opportunity to conduct whatever physical inspections Buyer deems necessary subject to reasonable notice and noninterference with current users of the site. Buyer shall have the right to review any and all documentation, title reports, surveys, soil studies, and all other documents relating to the Property, and the District shall promptly deliver to Buyer copies of all such documents in its possession, custody, or control, subject to entry into a Purchase and Sale Agreement. District staff will cooperate in providing such information as Buyer may reasonably require, regarding the history, use, and condition of the Property.
6. **Government Approvals:** Buyer shall be seeking various government approvals as may be required for development of the Property in the manner Buyer intends, including a tentative subdivision map and other City permits. The District will cooperate with and assist Buyer as reasonably necessary in submitting applications for such approvals, including signing appropriate documents that may be required by government officials.
7. **Other Provisions:**
 - 7.1 Buyer will request (in a binding Purchase and Sale Agreement) standard representations and warranties as are customary for transactions of this type, including with respect to authority, brokers, completeness of due diligence materials, absence of litigation, absence of hazardous materials or hazardous site conditions, absence of violations of law, and vacancy of all structures on the premises at Close of Escrow.
 - 7.2 Following completion of all conditions set forth in a binding Purchase and Sale Agreement, the District shall convey the Property to Buyer at Close of Escrow in substantially the same condition as at the present time, except as regards to the condition of the improvements thereon (which Buyer shall be responsible for removing), and shall have cured any violation of applicable laws, regulations and codes, and shall have removed all monetary liens or other encumbrances to title that would prevent or impair good title from being passed to Buyer.
 - 7.3 Buyer understands that the District has retained DCG Strategies as its real estate agent in connection with this transaction, and that the District will be solely responsible for any compensation due to DCG Strategies based on its arrangements with the firm. Any compensation due to other real estate agents or brokers engaged or retained by Buyer in connection with this transaction will be the sole responsibility of the Buyer.
8. **Definitive Purchase and Sale Agreement:** As expeditiously as possible, Buyer intends to negotiate with the District and agree to a definitive and binding Purchase and Sale Agreement, but until that has been done, either party may withdraw from this transaction without further obligation of any kind to the other.
9. **Approval Required by District Authorities:** Buyer understands and acknowledges that the District's execution of the Purchase and Sale Agreement must be conditioned on approval of the County Administrator.

PROPOSAL REQUIREMENTS & REVIEW PROCESS

The District has engaged DCG Strategies, Inc. as their representative in releasing this Request For Proposals which seeks offers from prospective buyers to acquire the Property.

The selected proposer will be responsible for the payment of all costs and expenses in connection with the project including, but not limited to: costs associated with securing necessary entitlements and environmental documentation; demolition, ground clearing, site preparation, and construction of new buildings; maintenance; underground utilities; insurance and taxes; permits and inspection fees; costs and mitigation fees associated with the development including school fees; and architectural, environmental, engineering, and other related work, if any.

Proposer will be responsible for all brokerage commissions and fees to be paid to any real estate representative on the proposer's behalf, if any. The District will not pay any broker's fees or finder's fees, other than to their representative, DCG Strategies. The selected proposer will be required to:

- Select the necessary multi-disciplinary team
- Coordinate the General Plan and Zone change process
- Obtain all necessary entitlements and permits
- Coordinate, manage, and facilitate the review of the project by the local jurisdiction
- Manage the work effort of the entitlement team, architect, land planner, civil and other engineers, etc.

All proposals will have six (6) required sections in the order as set forth herein. Please label each section and number all pages.

SECTION 1 – LETTER OF INTENT

This section shall include the proposal contact and responsible party information, purchase price, deposits, close of escrow and summary of the critical elements of expected project timeline. Any other critical information can be included.

SECTION 2 – DEVELOPMENT PROGRAM

This section shall include a narrative description of the architectural and land planning theme for the project. Identify the planned improvements including the number of buildings by use, the estimated square footage devoted to each building and use, the approximate building footprints, the proposed unit mix with average unit sizes, amenities, parking, and public uses, if any. Include a preliminary site plan. While a detailed completed site plan, prototype housing and elevations are not required at this time (although strongly encouraged), a preliminary site plan is necessary to properly evaluate each proposal.

SECTION 3 – PROJECT TIMETABLE AND ENTITLEMENT ISSUES

This section shall include a general development timetable showing the various planning and entitlement steps, duration, estimated starting period, deposit amounts and release dates, and any phasing contemplated. As to acquiring the entitlements necessary for execution of the proposed development plan, please provide a narrative description of the issues the proposer has identified as critical. Please be sure the timetable of approximate dates for obtaining these entitlements is realistic; The goal is to assess the proposer's understanding of the entitlement process rather than solicit an unrealistically aggressive schedule.

SECTION 4 – KEY TEAM MEMBERS AND PAST EXPERIENCE

Provide resumes for each key member of the team. Key members could also include the development entity, the architect and/or land planner, entitlements counsel, equity partner, and other members, if applicable.

PROPOSAL REQUIREMENTS & REVIEW PROCESS

SECTION 5 – STATEMENT OF FINANCIAL QUALIFICATIONS

Please provide sufficient documentation to permit the District to determine the proposer’s financial capacity for purchasing the Property. The proposer may wish to mark financial statements, as “CONFIDENTIAL” or “PROPRIETARY.” As such, it will be treated as confidential to the full extent permitted by law. In addition, please provide the following information.

- Is the proposer a subsidiary of, or affiliated with, any other corporation(s), partnerships or firms? If so, please specify.
- Has the proposer or its officers, principal members, shareholders or investors, or any of its parent, subsidiary or affiliated entities or other interested parties been adjudged bankrupt, either voluntarily or involuntarily, within the past ten years? If so, please explain.
- Is there pending litigation against the proposer or its officers, principal members, shareholders or investors, or any parent, subsidiary or affiliated entities or other interested parties other than minor personal injury suits involving claims under \$250,000? If so, please explain.

SECTION 6 – CONFLICTS / LEGAL ISSUES

If applicable, provide a statement of any recent, current, or anticipated contractual obligations that may be a potential conflict of interest. In addition, please respond to each of the following questions.

- Is there now pending any legal action against the Respondent in connection with projects similar to the projects in this RFP or any employee of the proposer? If so, please describe such pending action.
- Has the proposer or any of its employees ever been subject to litigation in connection with projects similar to the projects in this RFP? If the answer is “yes,” please describe each litigation including its status.
- Has the proposer had any contract terminated for cause within the last five (5) years? If the answer is “yes,” please describe why the contract was terminated for cause.



PROPOSAL REQUIREMENTS & REVIEW PROCESS

Submission Format and Schedule

The proposer must submit one electronic copy of their complete Proposal Package (in PDF format) to DCG Strategies at listings@dcgstrategies.com. Proposals should be organized according to the previous section, and should include at least the requested information.

All proposals must be received at or before 4:00 p.m. on Monday, August 25, 2025 via email. Proposal receipt time is determined by the official clock of DCG Strategies. Any proposals submitted after the deadline may not be considered.

The point of contact for all matters regarding the Property is DCG Strategies. All correspondence regarding the RFP process must be in writing by email to DCG Strategies at listings@dcgstrategies.com.

The District shall review the proposals, request written clarification from proposers if necessary, and may, at its sole discretion, select one or more proposers as finalists. The review process may include requests for clarifications and one or more presentations by the proposers. At the conclusion of the review process, the District plans to select one proposer with whom to enter into an agreement.

The District reserves the right to terminate this process at any point prior to the selection of a proposer, and solicitation of proposals in no way obligates the District to proceed with any agreement. The District reserves the right to reject submittals that fail to contain all required information or fail to follow all of the instructions contained in this RFP, and to waive any irregularities.

IMPORTANT NOTE: The District reserves the right, if it deems it in the best public interest, to reject any and all proposals, and to withdraw the Property from potential sale. At any phase, the District reserves the right to terminate, suspend, or modify the proposal process, reject any or all submittals, and waive any minor irregularities in the proposal process.

Evaluation Criteria

The District's evaluation criteria includes, but is not limited to, the following.

- Project alignment with District goals
- Proposer experience and reputation
- Purchase price
- Impact on District's ability to enhance long-term fiscal sustainability
- Entitlement risk
- Project quality
- Design, construction capability and sensitivity to surrounding neighborhood
- Experience with the City of Inglewood
- Experience with other relevant projects.

Evaluation Process

The initial review will compare all proposals for compliance with the submission requirements. Any proposals with significant omissions may be rejected. The District reserves the right to request that proposers bring their submissions into compliance within a very short time period after notification.

A detailed, point-by-point comparison will be made of all complete proposals for District confidential review. Requests for clarification may be sent to a certain proposer. Based on the evaluation criteria, the proposals will be rated and, at the District's sole discretion, the District will choose finalists who may be asked to an interview.

At the pre-determined District Board of Education Meeting, the proposals which have been received will be examined and declared by the County Administrator. One or more of the finalists may also be requested to present their proposals at this meeting. The final selection of the successful proposer will be made at a scheduled Board Meeting, subject to approval by the County Administrator.

11101 SOUTH YUKON AVENUE

INGLEWOOD, CA

DCG STRATEGIES, INC.

925-237-9059

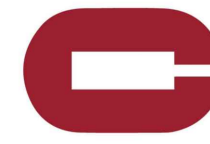
LISTINGS@DCGSTRATEGIES.COM

While the information contained herein has been provided in good faith and in an effort to provide prospective respondents with relevant property data, it is not binding on the District nor DCG Strategies and should not be considered a substitute for thorough due diligence investigation. The District and DCG Strategies have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the property's development potential, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant.

The information contained herein has been obtained from sources we believe to be reliable; however, the District and DCG Strategies have not verified, and will not verify, any of the information contained herein, nor has the District and DCG Strategies conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

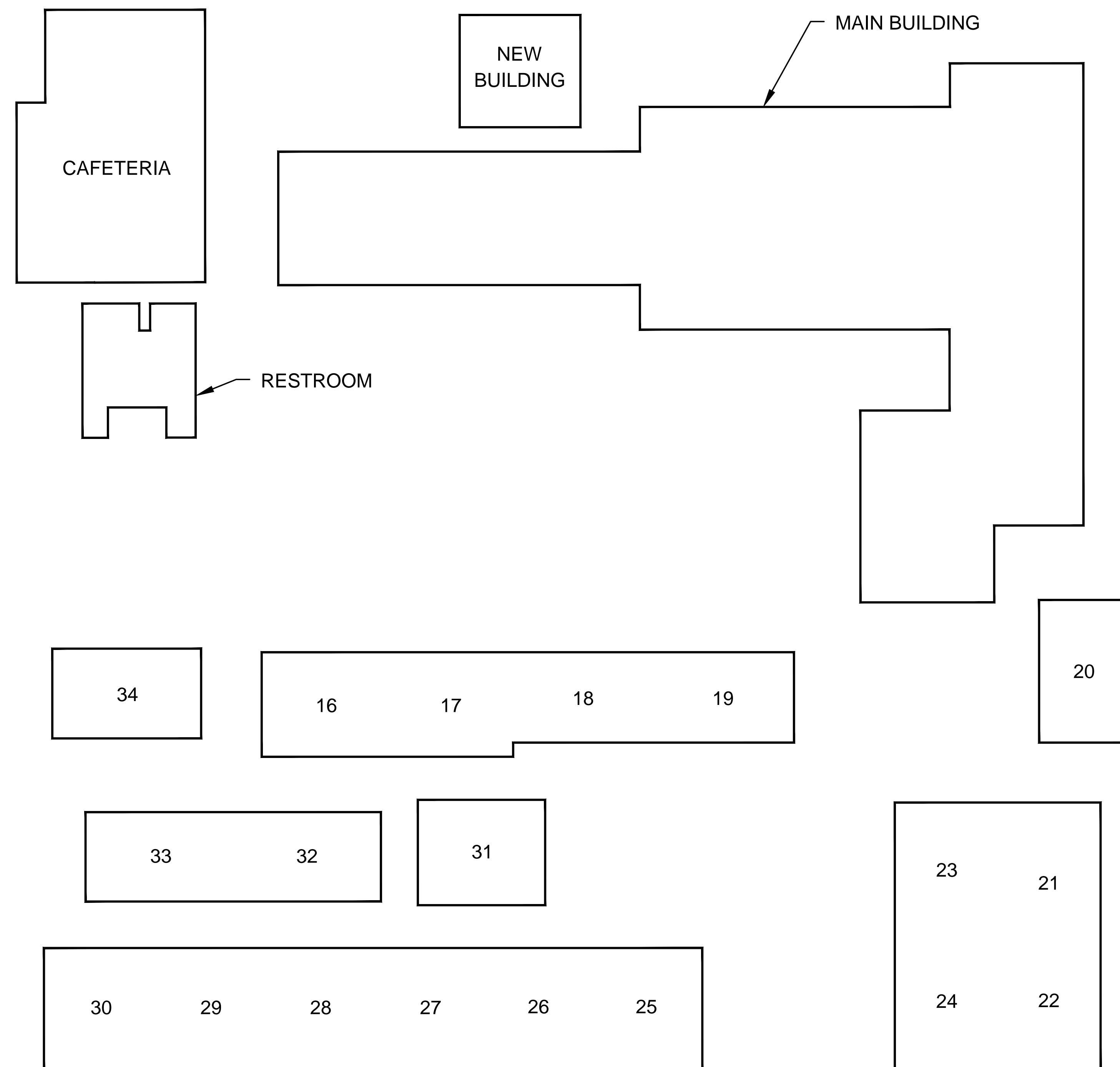
All potential buyers must take appropriate measures to verify all information set forth herein. The Property is being offered for potential purchase in AS IS condition.





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W. 111TH STREET



S. YUKON AVENUE

W. 111TH PLACE

1 SITE PLAN
SCALE: 1" = 20'-0"

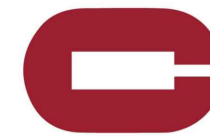
Revisions		
No.	Description of Revision	Date

Project Information
**WORTHINGTON
 ELEMENTARY**
 11101 S. YUKON AVENUE
 INGLEWOOD, CA 90303

Sheet Title
SITE PLAN

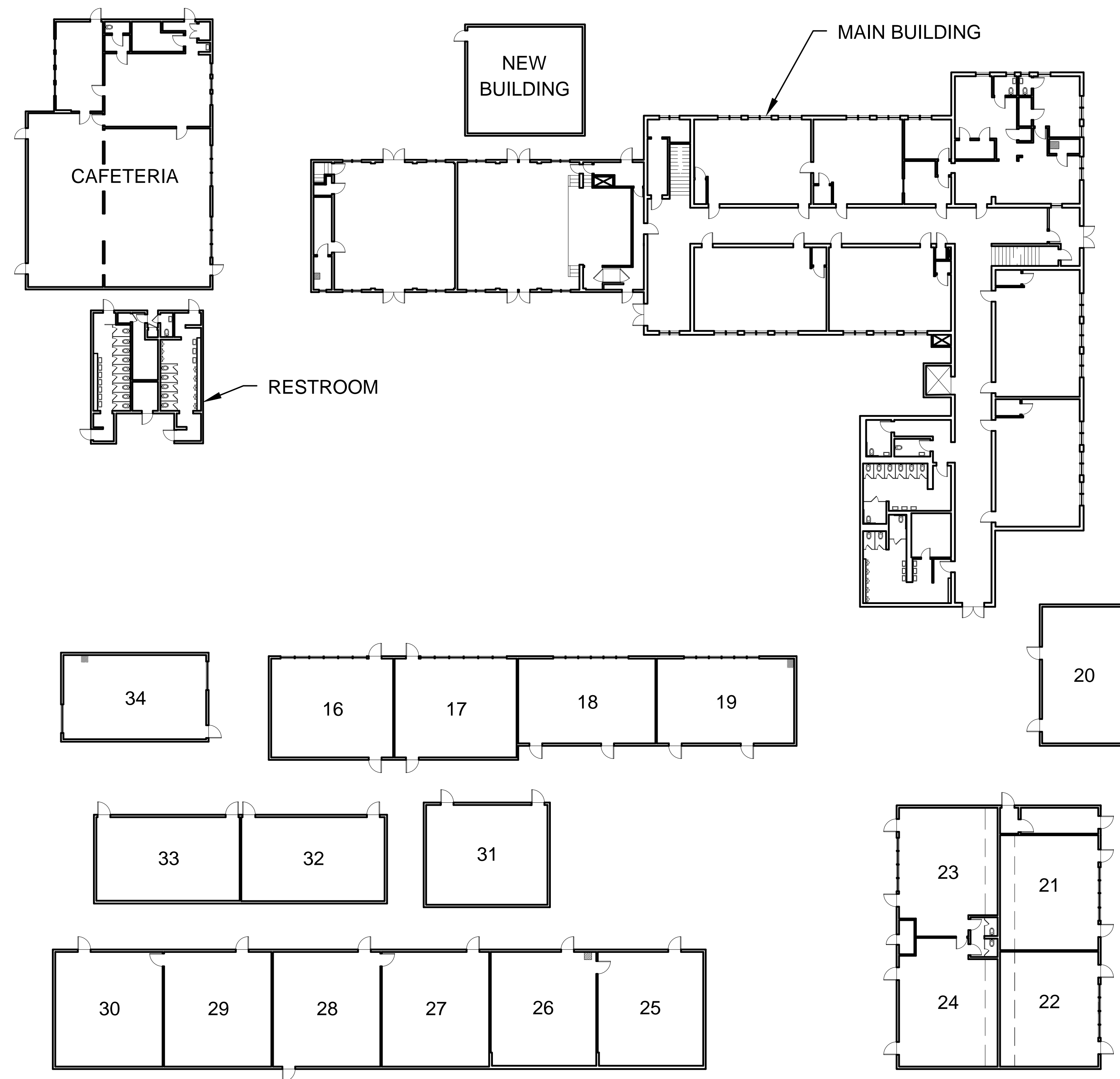
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W. 111TH STREET



S. YUKON AVENUE

W. 111TH PLACE

1 SITE / FLOOR PLAN
SCALE: 1" = 20'-0"

Revisions		
No.	Description of Revision	Date

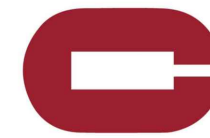
Project Information
**WORTHINGTON
ELEMENTARY**
11101 S. YUKON AVENUE
INGLEWOOD, CA 90303

Sheet Title
SITE / FLOOR PLAN

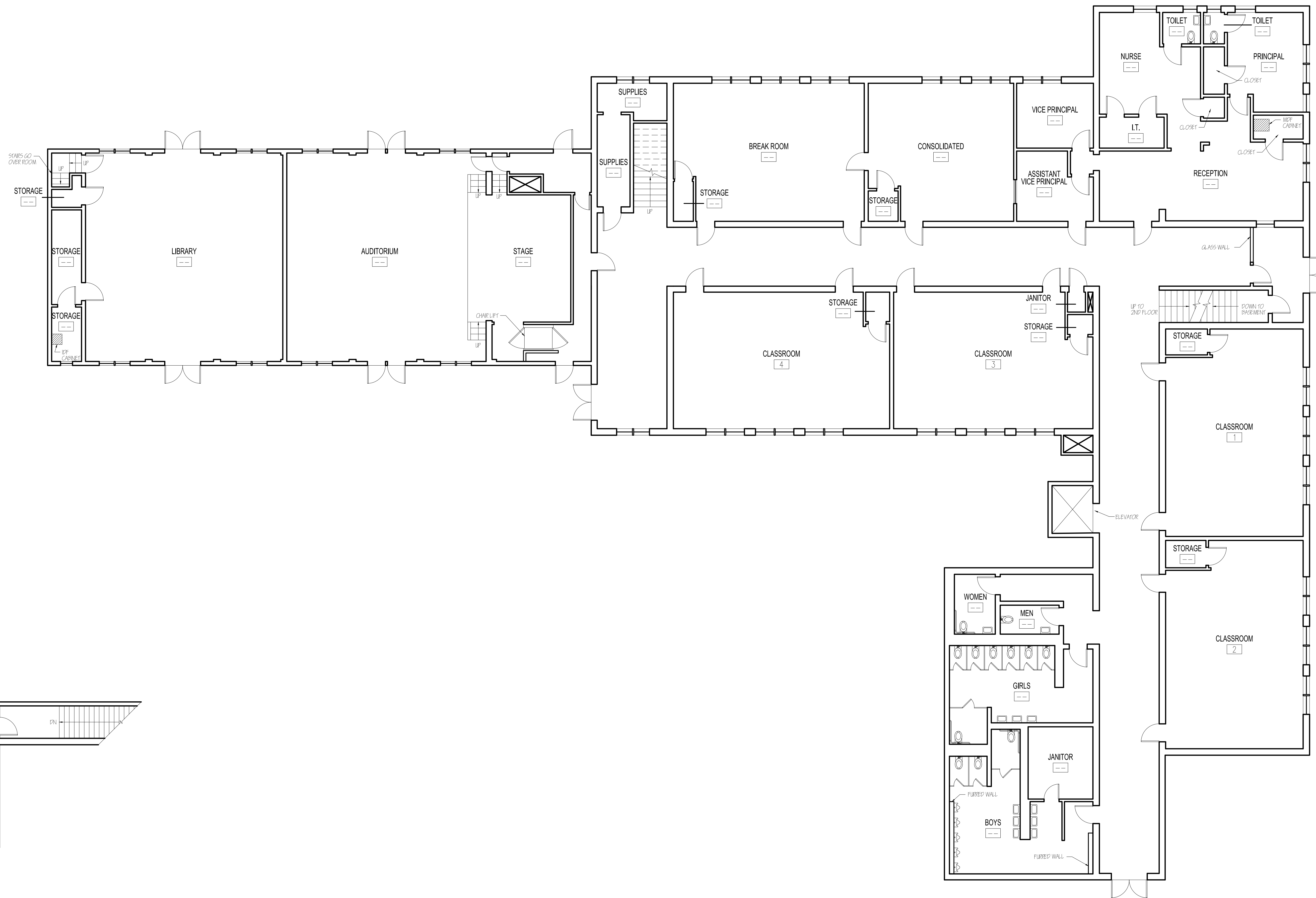
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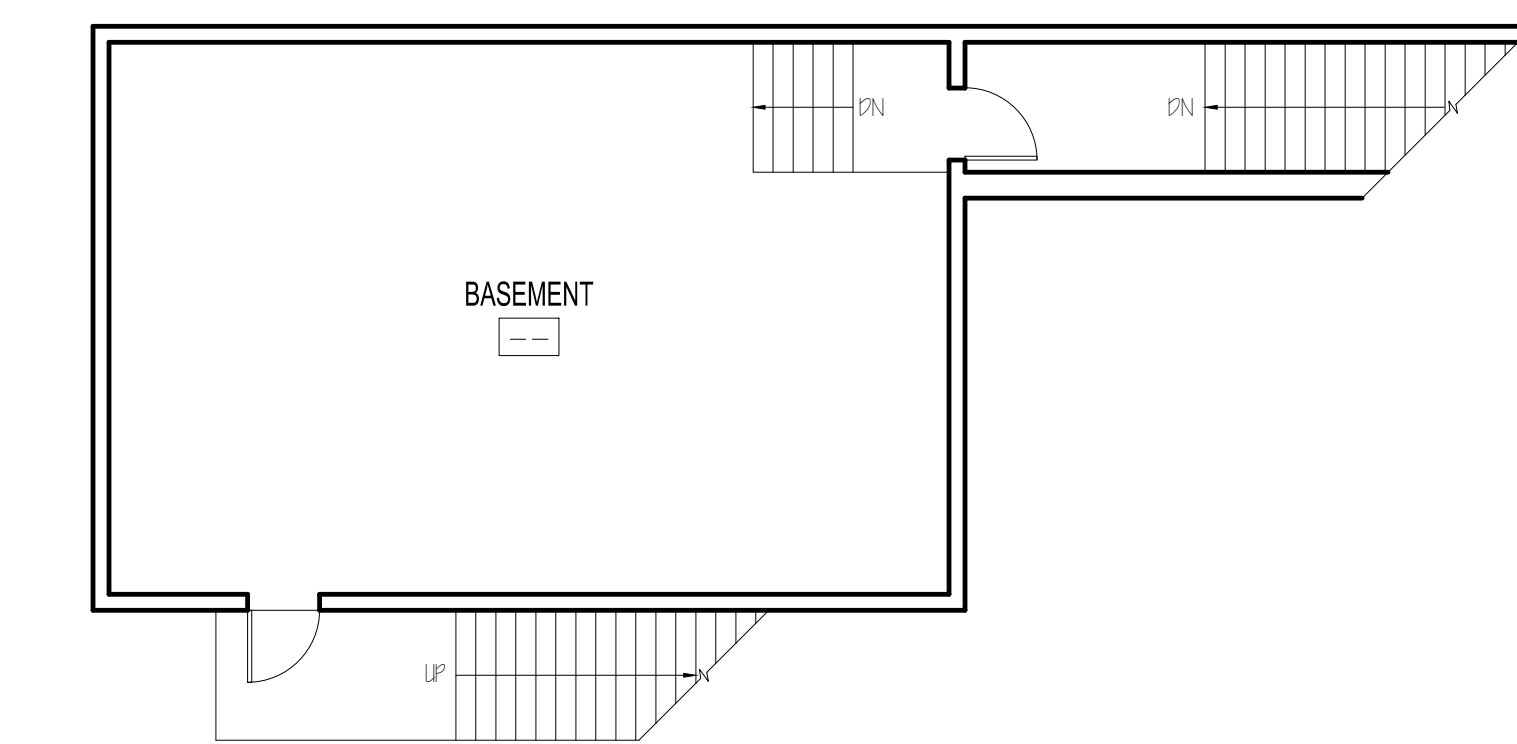




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3 2ND FLOOR PLAN - LIBRARY
 SCALE: 1/8" = 1'-0"



2 BASEMENT FLOOR PLAN - MAIN BUILDING
 SCALE: 1/8" = 1'-0"

1 1ST FLOOR PLAN - MAIN BUILDING
 SCALE: 1/8" = 1'-0"

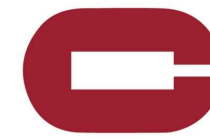
Revisions		
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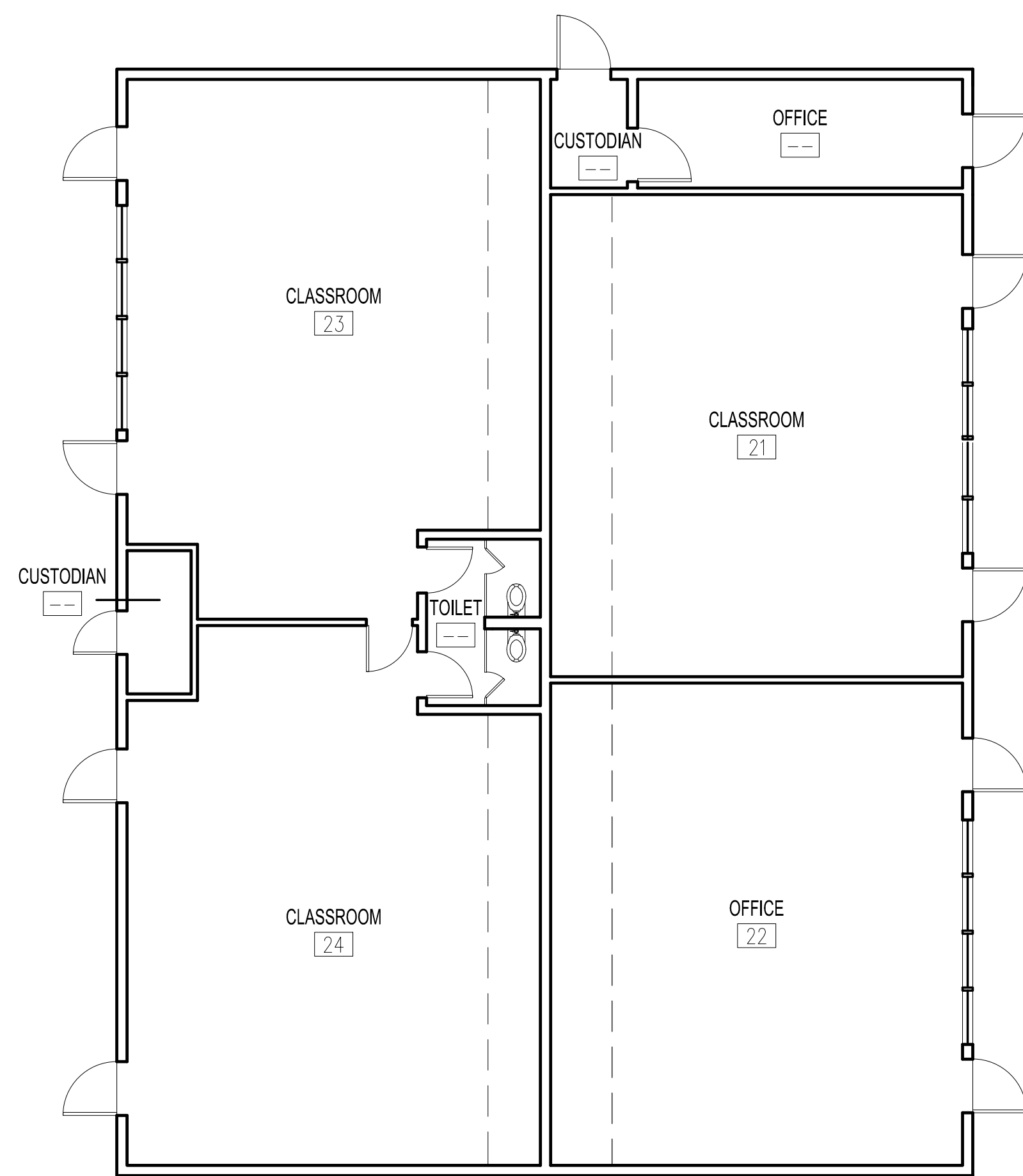
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FLOOR PLAN MAIN BUILDING
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Print Date 07/06/17	

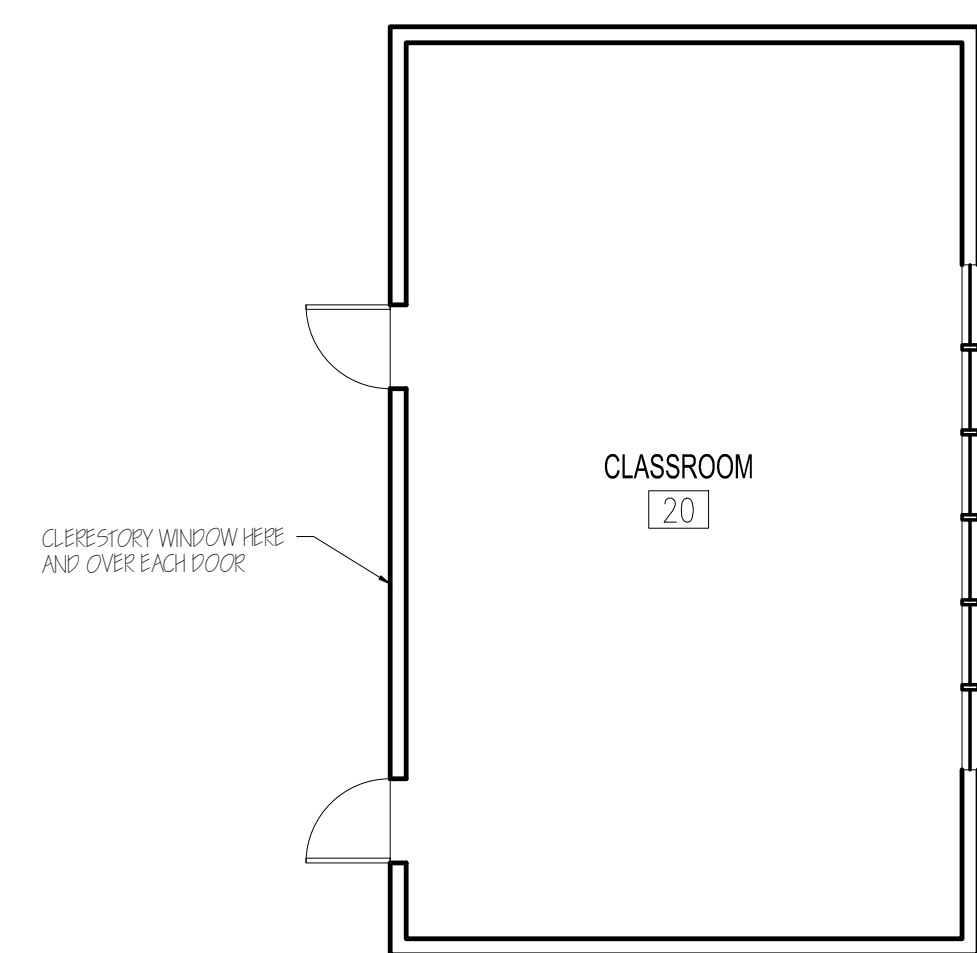




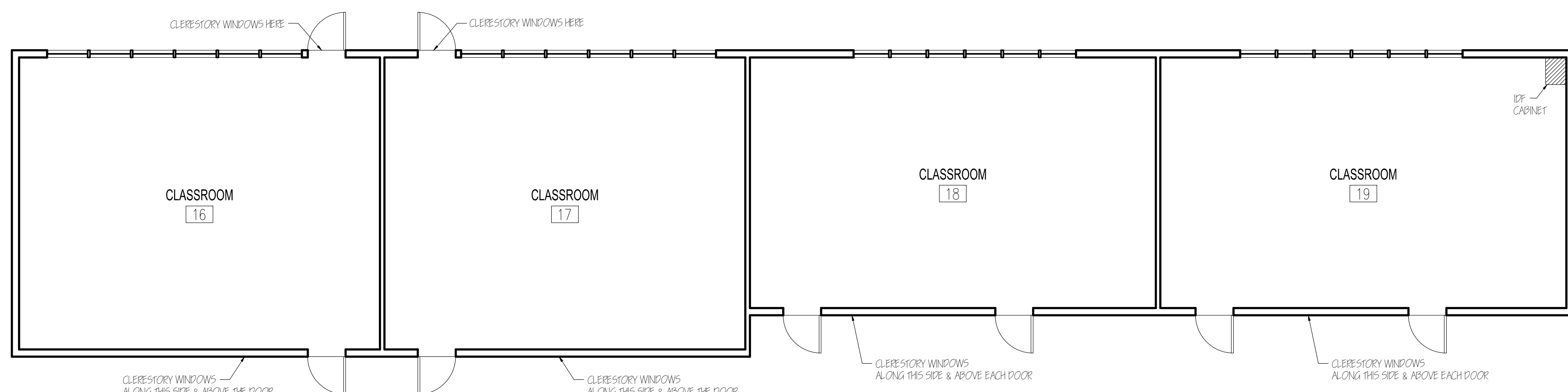
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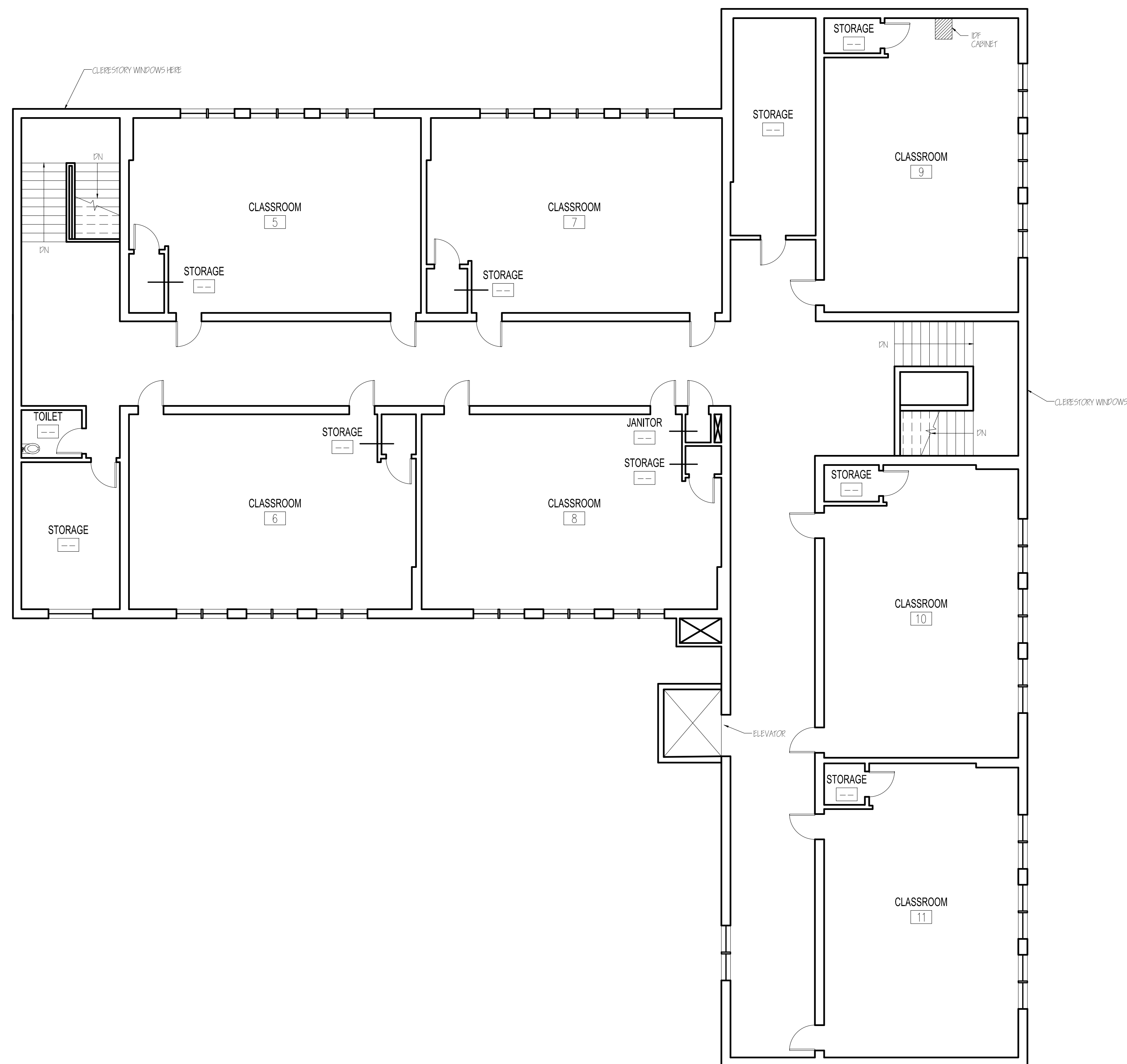
5 FLOOR PLAN - BUILDING 21-24
 SCALE: 1/8" = 1'-0"



4 FLOOR PLAN - BUILDING 20
 SCALE: 1/8" = 1'-0"



3 FLOOR PLAN - BUILDING 16-19
 SCALE: 1/8" = 1'-0"



1 2ND FLOOR PLAN - MAIN BUILDING
 SCALE: 1/8" = 1'-0"

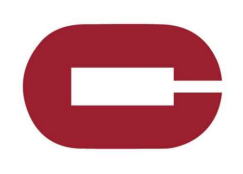
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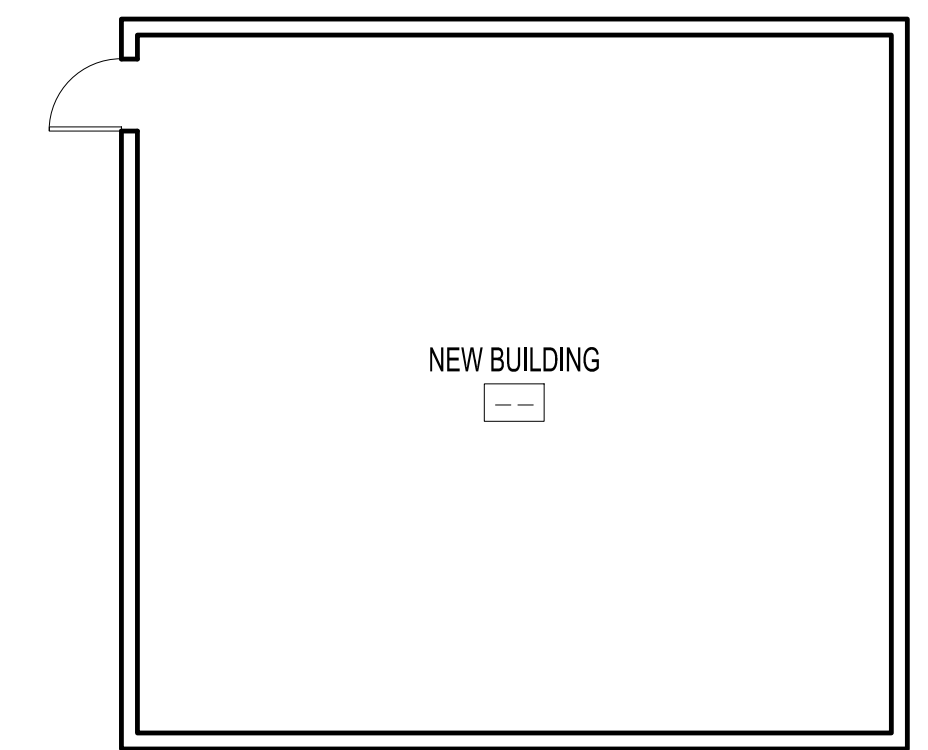
Sheet Title
**FLOOR PLAN
 MAIN BLDG., 12-15,
 16-19, 20, & 21-24**
 Scale: 1/8" = 1'-0"

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Print Date 07/06/17	

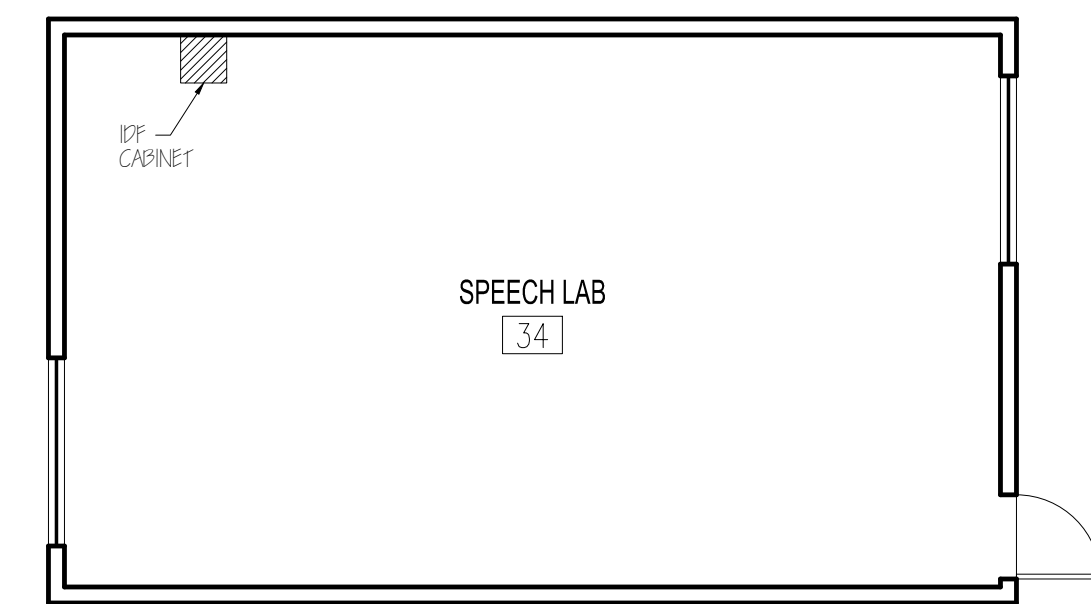




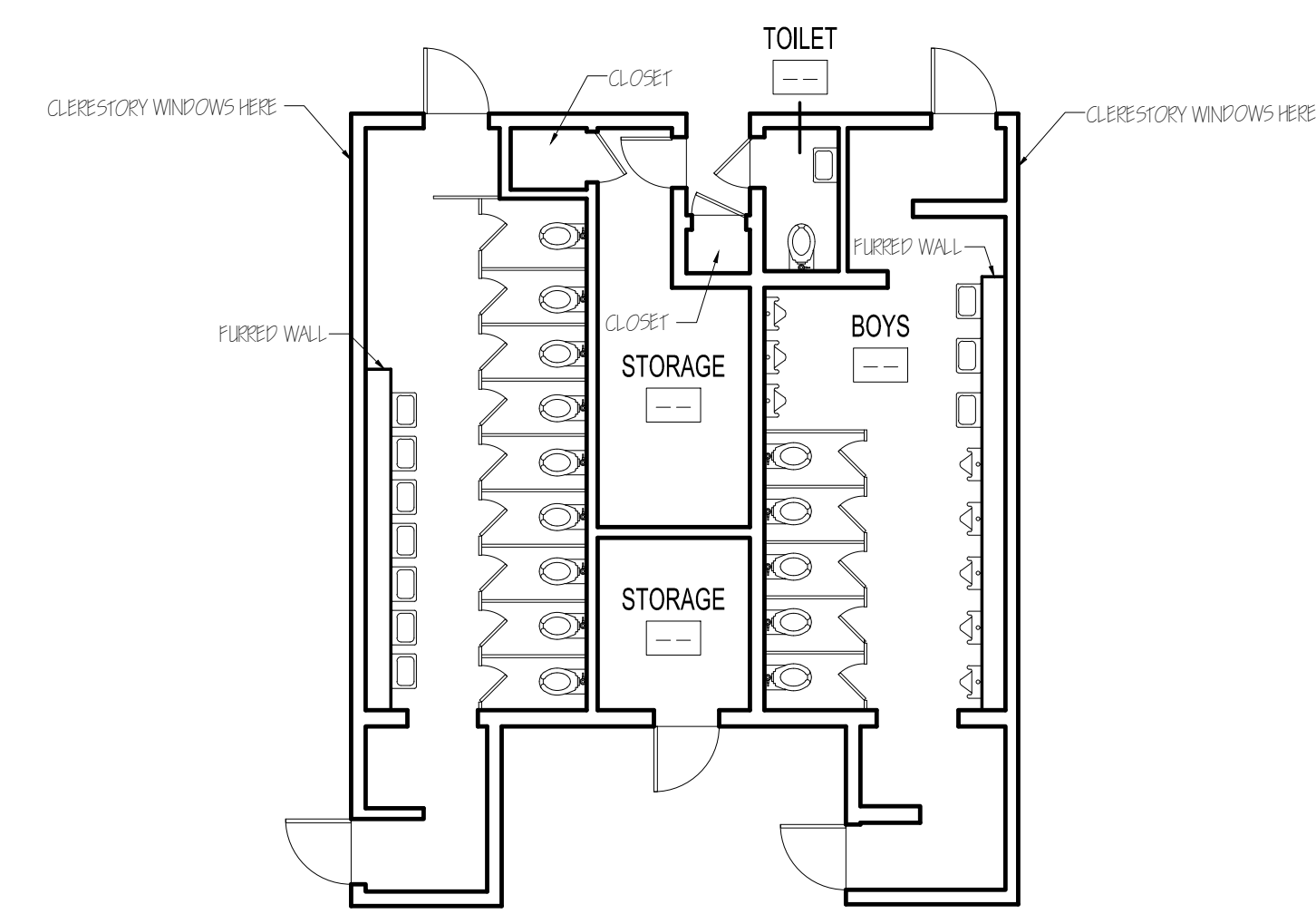
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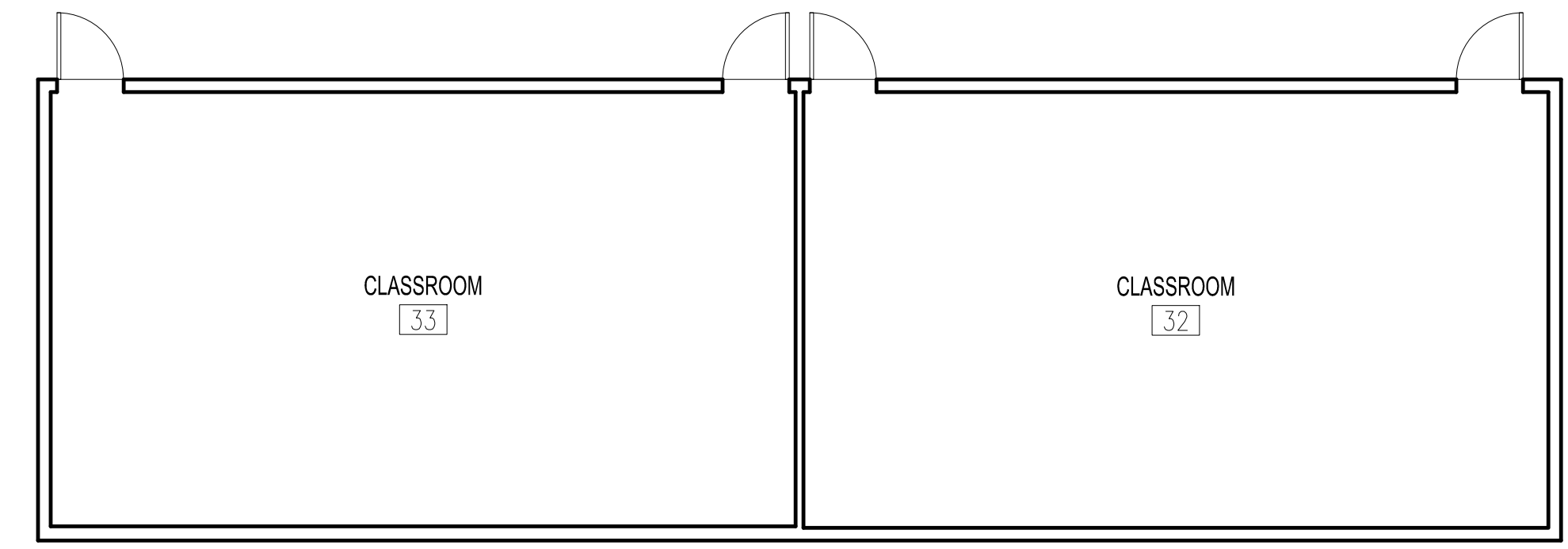
7 FLOOR PLAN - NEW BUILDING
 SCALE: 1/8" = 1'-0"



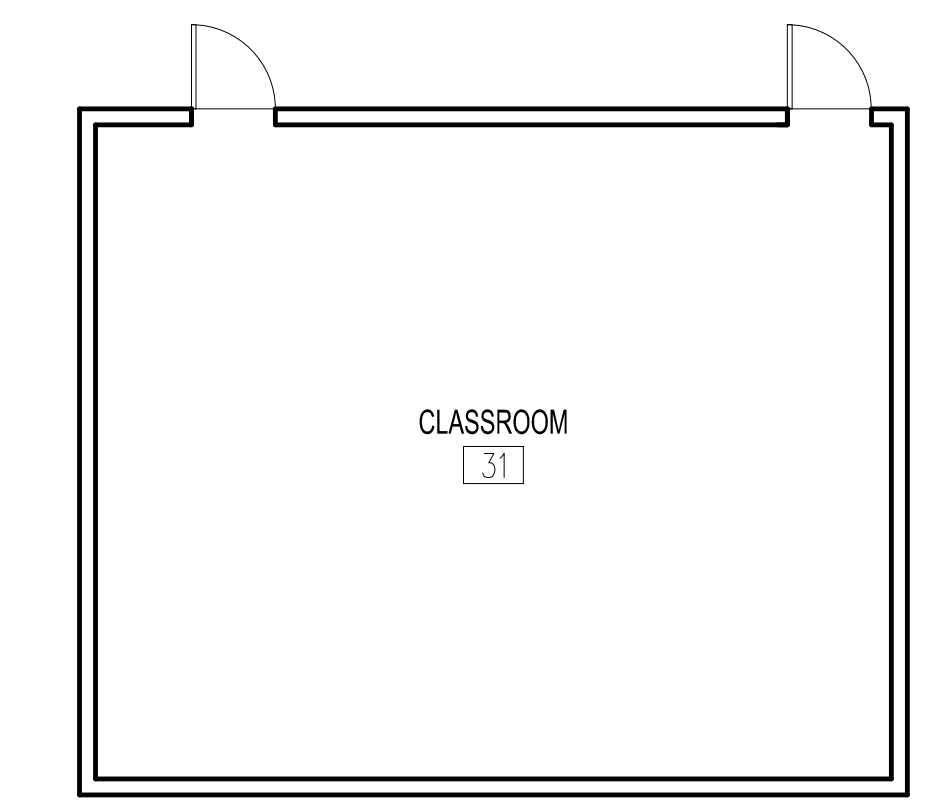
4 FLOOR PLAN - BUILDING 34
 SCALE: 1/8" = 1'-0"



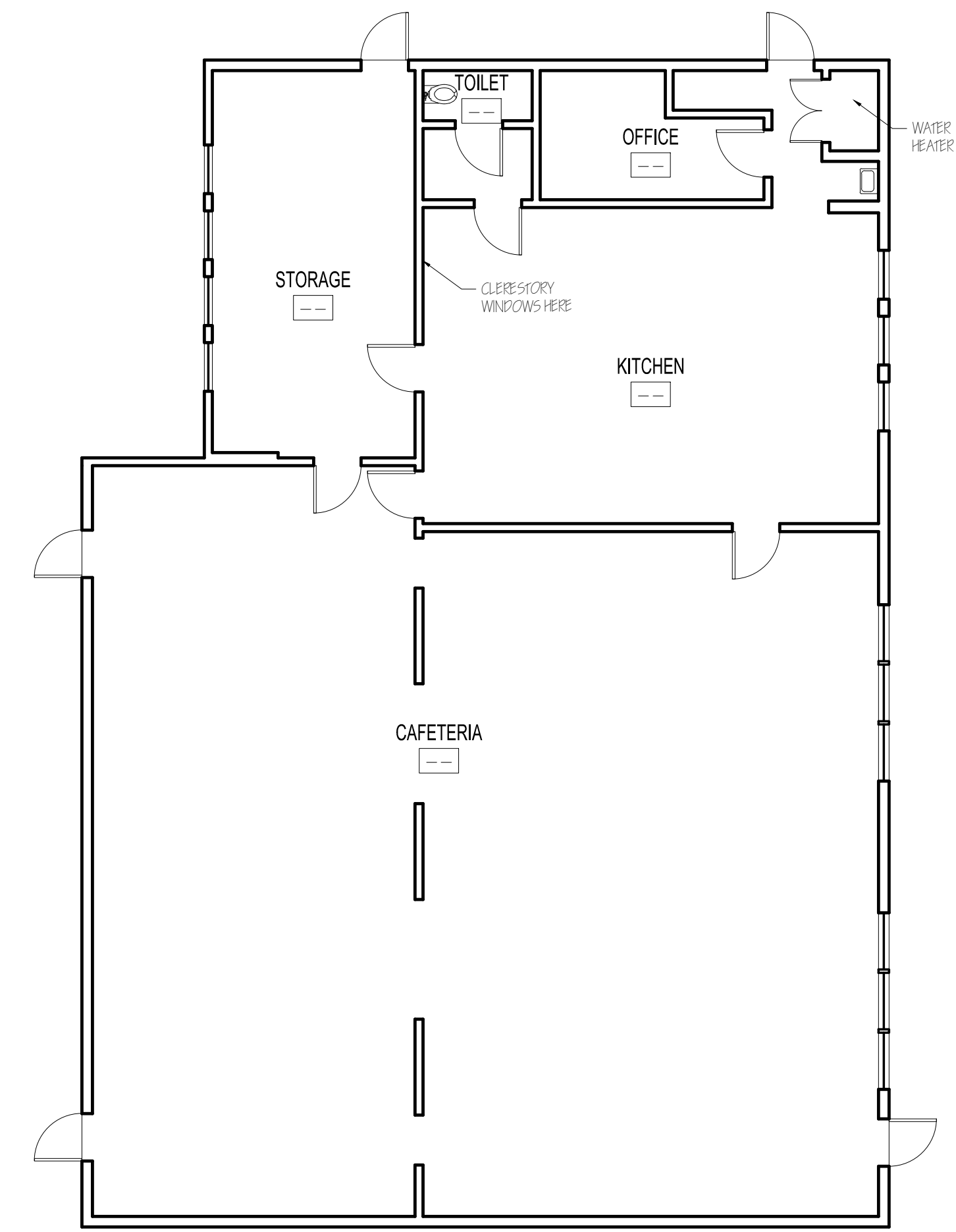
6 FLOOR PLAN - BATHROOM
 SCALE: 1/8" = 1'-0"



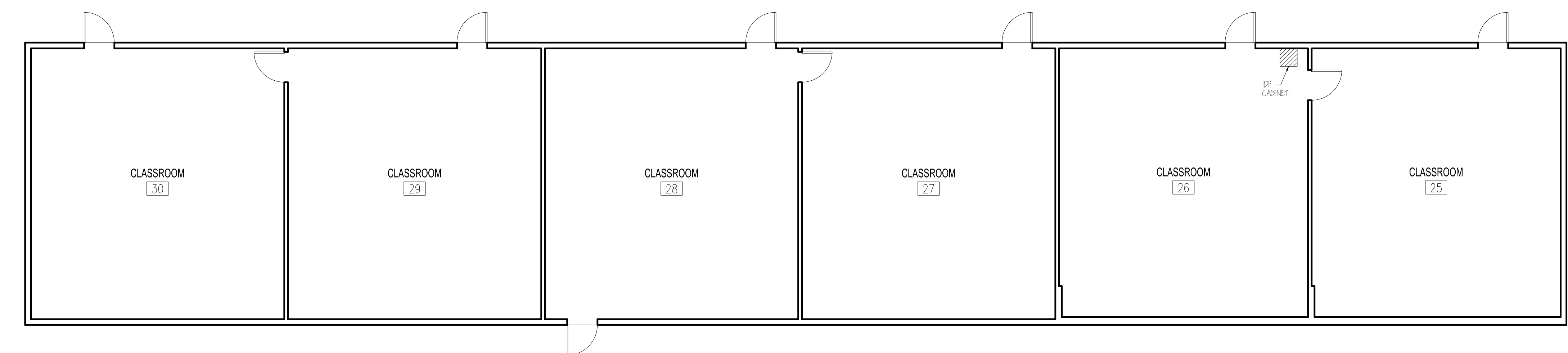
3 FLOOR PLAN - BUILDING 32-33
 SCALE: 1/8" = 1'-0"



2 FLOOR PLAN - BUILDING 31
 SCALE: 1/8" = 1'-0"



5 FLOOR PLAN - CAFETERIA
 SCALE: 1/8" = 1'-0"



1 FLOOR PLAN - BUILDING 25-30
 SCALE: 1/8" = 1'-0"

Revisions		
No.	Description of Revision	Date

Project Information
WORTHINGTON ELEMENTARY
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Sheet Title
FLOOR PLAN
BLDG.25-30,31,32-33,34
CAFE, RR, & NEW BLDG
 Scale: 1/8" = 1'-0"

Drawn By EV	Sheet Number
Job No. 737	A2.03
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