

Development Opportunity In South Bay

15628 HAWTHORNE BLVD., LAWNDAL, CA 90260



OFFERING MEMORANDUM

- APPROXIMATELY 9,016 SF BUILDINGS ON 34,585 SF C3 ZONED LOT.
- THE PROPERTY REACHES STREET TO STREET WITH ONE POINT OF INGRESS AND EGRESS ALONG HAWTHORNE BLVD. & A SECOND ALONG SOMBRA AVE.
- EXCELLENT CAR TRAFFIC COUNTS: OVER 39,000 CARS PER DAY ALONG HAWTHORNE BLVD.
- EASY FREEWAY ACCESS: JUST ONE BLOCK EAST OF THE 405 FREEWAY.
- GOOD DEMOGRAPHICS: OVER 40,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 285,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description

PROPERTY OVERVIEW

KW Commercial & illi Commercial are pleased to present this 34,585 SF C3 zoned property in the Central South Bay area.

This income producing property has 3 buildings totaling 9,016 SF.

The property is fully occupied. The tenants include an automotive storage company, a solar energy company & a used car dealership. The automotive storage & solar energy company are currently on a month to month tenancy and the used car dealership that renews annually every February.

The property reaches street to street and has 3 points of ingress & egress, one along Hawthorne Blvd and two along Sombra Ave.

This offering will attract an investor/developer with tenant(s) in mind or an owner/user who would like to take advantage of the property's excellent location & frontage.

LOCATION OVERVIEW

The subject property is located on the east side of Hawthorne Blvd. just 2 parcels south of 156th St. The location provides excellent frontage with approx. 132 feet both along Hawthorne Blvd. & Sombra Ave.

It is conveniently located just one block east of the 405 Freeway.

The offering is located less than 3.5 miles from the Tesla Design Center & SpaceX headquarters, 5 miles from the Forum & Los Angeles Rams / Chargers Football stadium and approximately 6 miles from LAX airport.

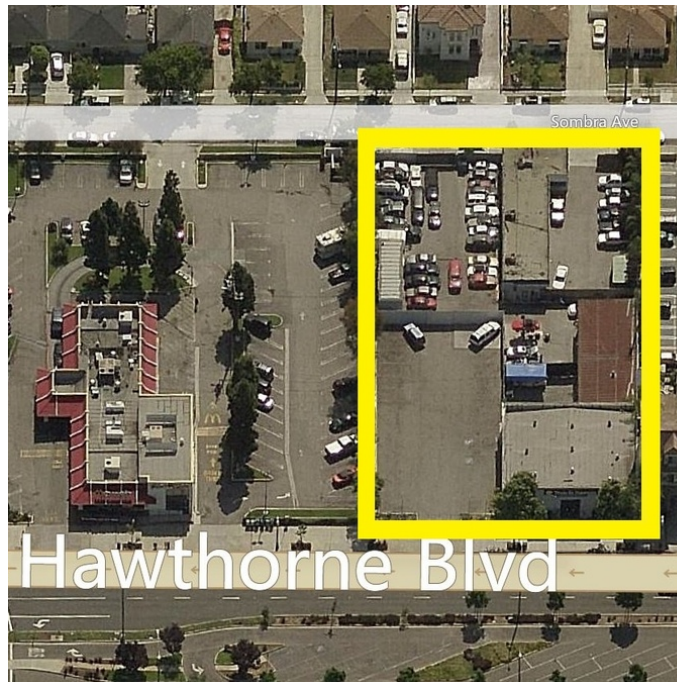
The property sits between a newly constructed McDonald's to the north at the corner of Hawthorne Blvd & 156th St. and a Days Inn Hotel to the south. Other tenants in the immediate area include Sherwin Williams, CVS, Bank of America, Benjamin Moore, Papa John's and Mother's Nutrition, just to name a few.

The trade area benefits from strong demographics, with over 40,000 people living within a 1 mile radius & over 285,000



Property Details

STREET ADDRESS:	15628 Hawthorne Blvd.
CITY, STATE, ZIP:	Lawndale, CA 90260
APN:	4076-015-006
ZONING:	LNC3YY
SALES PRICE:	\$5,500,000
LOT SIZE:	34,585
PRICE PER SF LAND:	\$159.03
EXISTING BUILDINGS SIZE:	9,016 SF (Per Seller)
PRICE PER SF BUILDING:	\$610.03
CROSS STREETS:	156 St. & Manhattan Beach Blvd
FRONTAGE:	132 FT along Hawthorne Blvd.
TRAFFIC COUNTS:	39,000 Cars Per Day



Income Summary



INVESTMENT SUMMARY

Price:	\$5,250,000
Year Built:	1967
SF (Per Seller):	9,016
Price / SF:	\$582.30
Lot Size (SF):	34,585
Price / SF (Land):	\$151.80
Tenants:	3
Parking:	On-Site & Street
Zoning:	LNC3YY
APN:	4076-015-006
Current Cap Rate:	2.9%
Proforma Cap Rate:	2.9%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$216,000	\$221,424
TOTALS	\$216,000	\$221,424

ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$216,000	\$221,424
Less: Vacancy	\$0	(\$4,428)
Effective Gross Income	\$216,000	\$216,996
Less: Expenses	(\$64,500)	(\$64,500)
Net Operating Income	\$151,500	\$152,496

ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$63,000	\$63,000
Insurance	TENANTS	TENANTS
Utilities	TENANTS	TENANTS
Repairs & Maintenance	\$1,500	\$1,500
Total Expenses	\$64,500	\$64,500
Expenses Per RSF	\$7.15	\$7.15

Rent Roll

Rent Roll

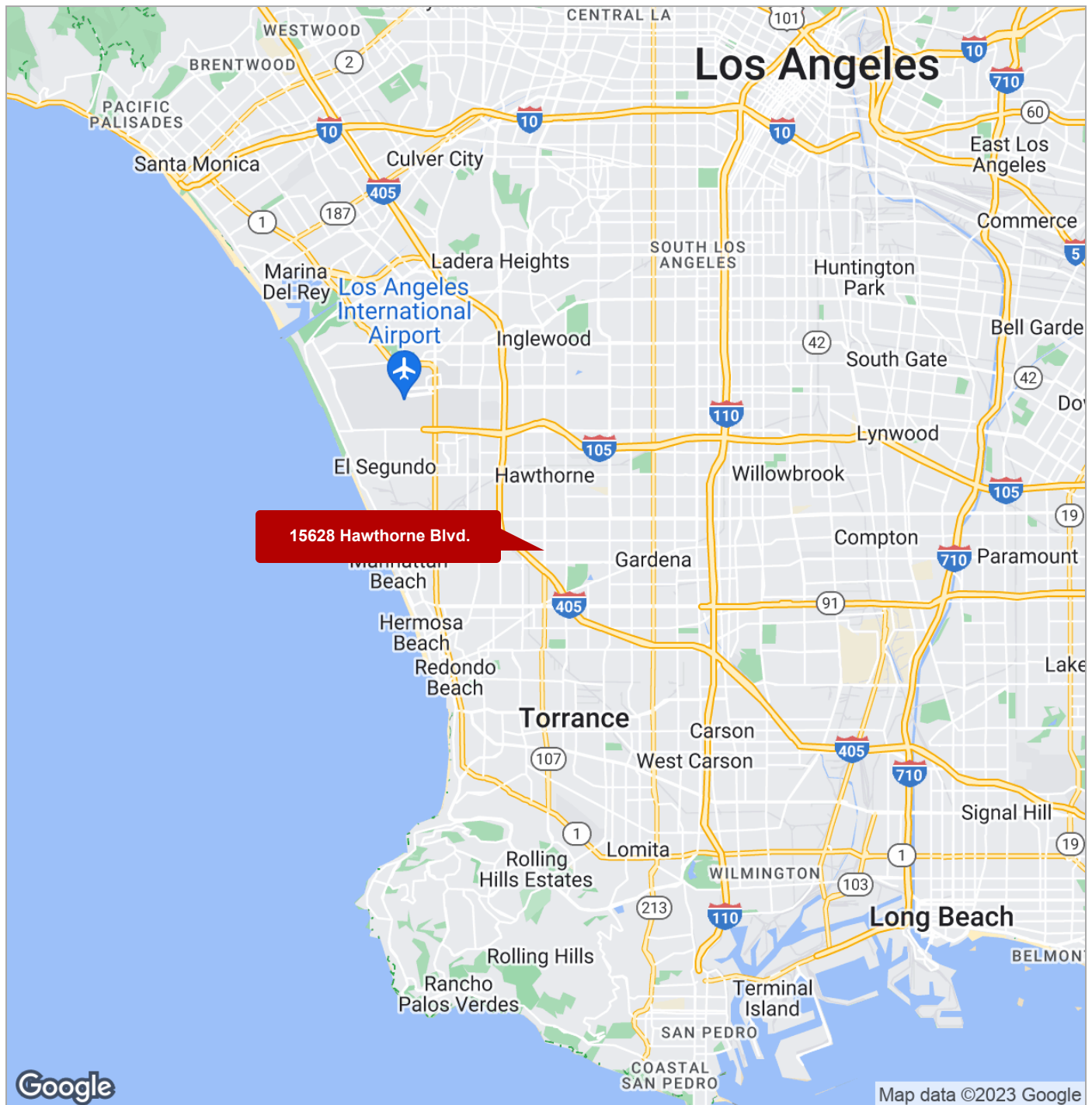
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Proforma Monthly Rent	Rent/SF	Increases	Options	Current Lease Type
A	Used Car Sales	6,000	6/1/12	2/1/21	\$14,000.00	\$2.33	\$14,420.00	\$2.40			FSG
B	Solar	2,016	2/1/10	M/M	\$4,000.00	\$1.98	\$4,032.00	\$2.00			FSG
Total Square Feet		8,016			\$18,000.00		\$18,452.00				

Note:

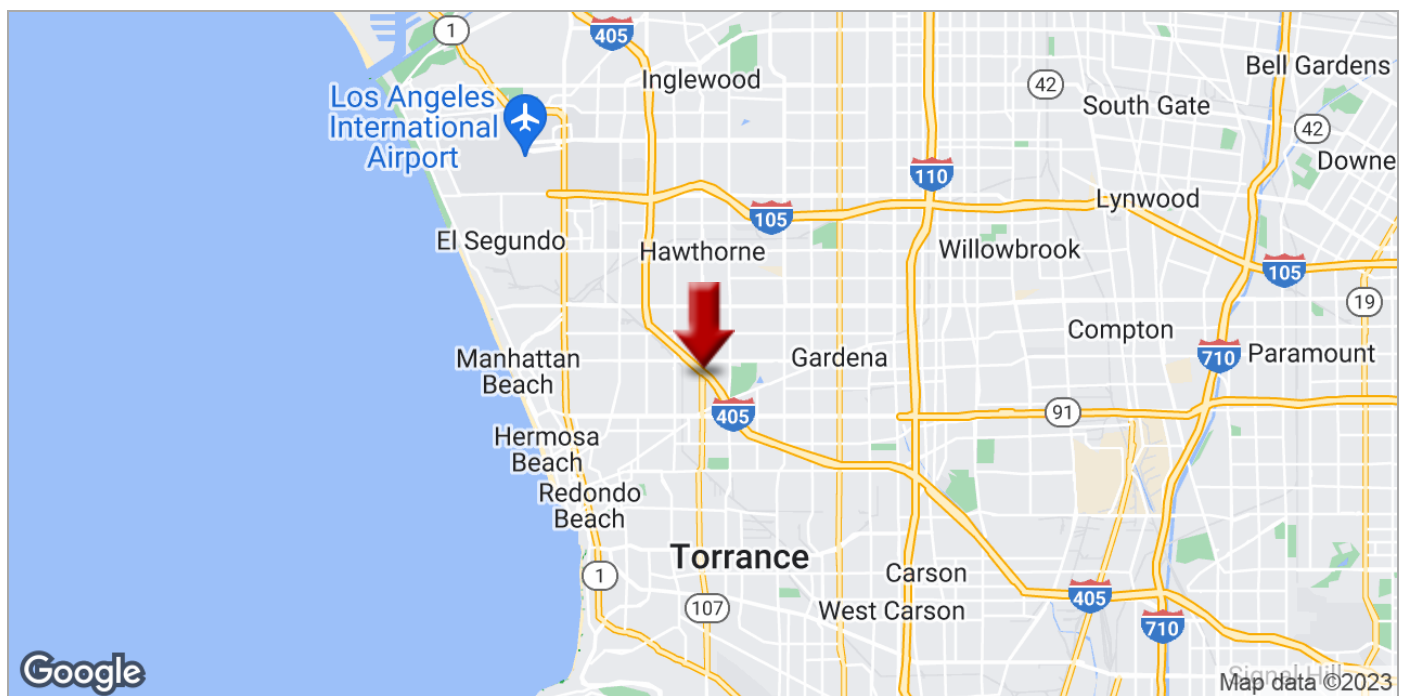
(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

****DRIVE BY ONLY****

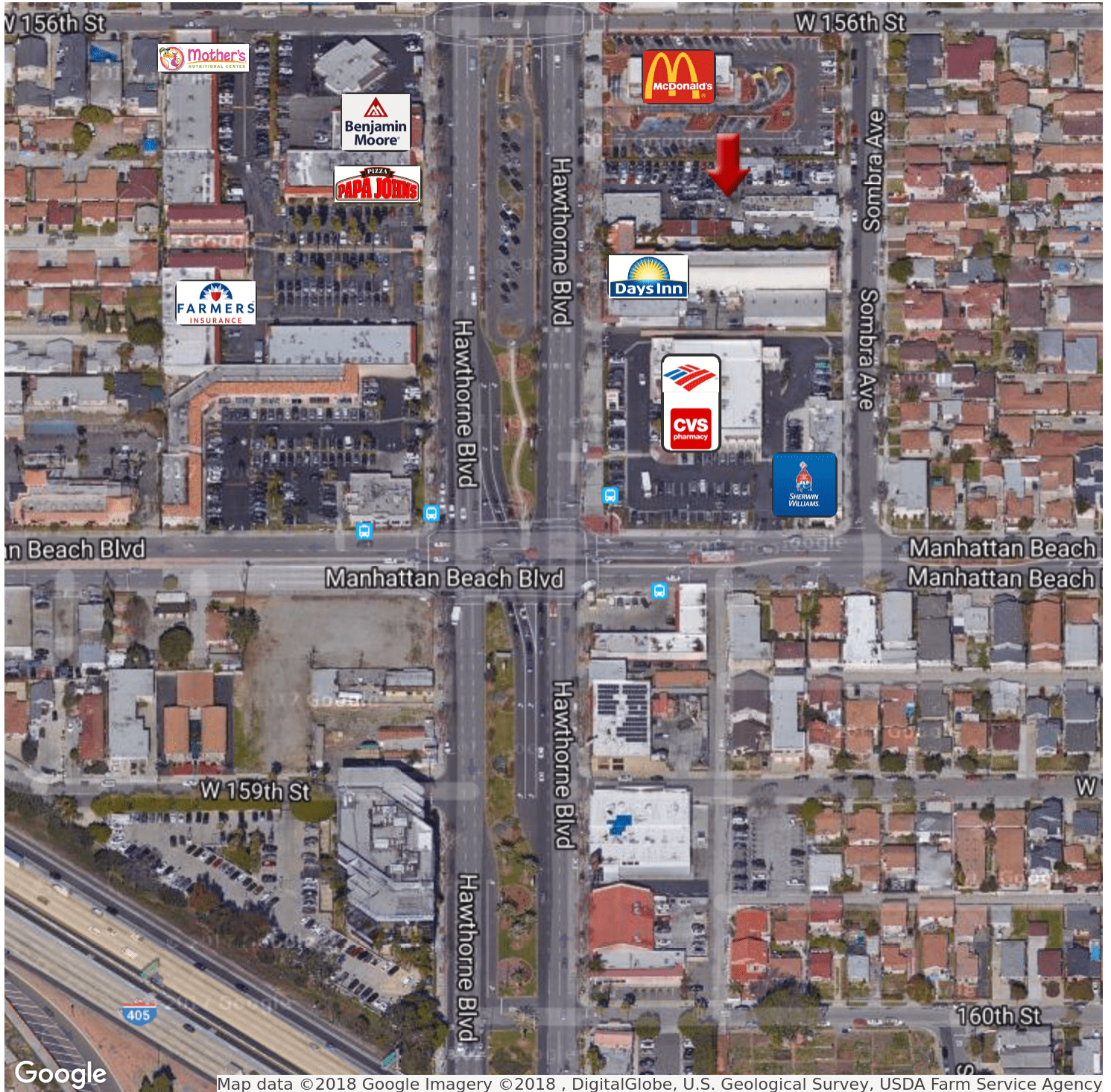
Regional Map



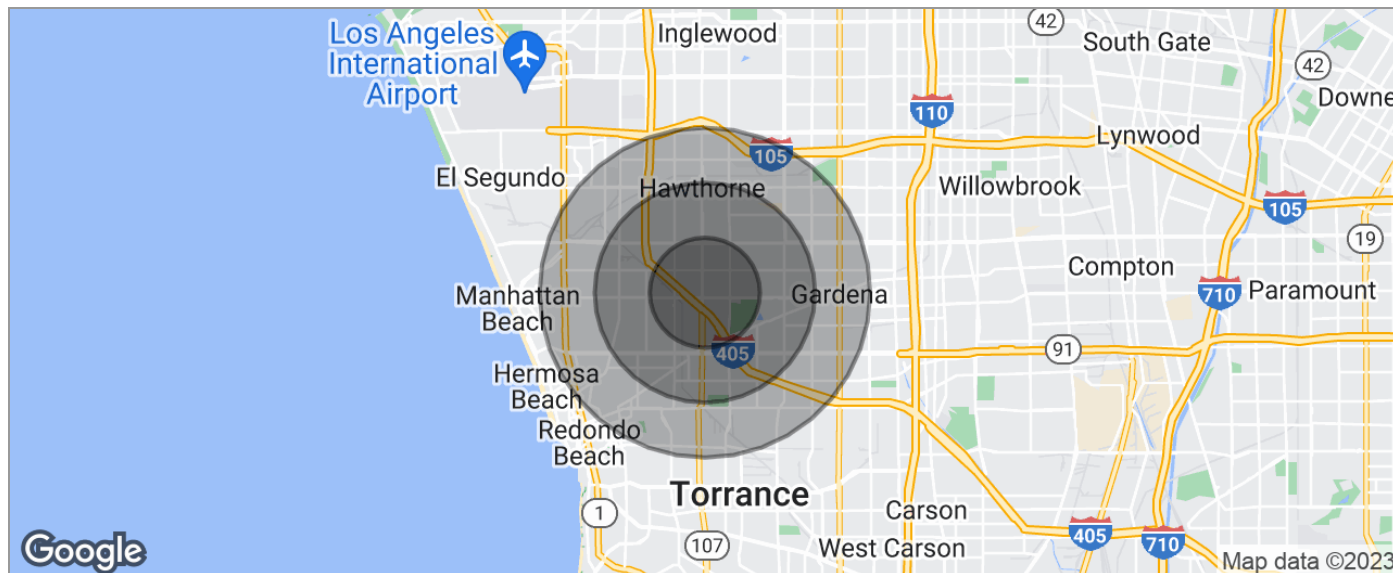
Location Maps



Retailer Map



Demographics Map



POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	41,104	157,529	288,471
MEDIAN AGE	31.7	33.4	34.9
MEDIAN AGE (MALE)	30.3	32.3	34.0
MEDIAN AGE (FEMALE)	33.5	34.4	35.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	12,676	54,343	99,950
# OF PERSONS PER HH	3.2	2.9	2.9
AVERAGE HH INCOME	\$65,338	\$72,327	\$81,758
AVERAGE HOUSE VALUE	\$498,700	\$588,890	\$624,537

RACE

	1 MILE	2 MILES	3 MILES
% WHITE	50.9%	51.6%	51.7%
% BLACK	6.9%	14.0%	14.0%
% ASIAN	10.8%	13.0%	15.3%
% HAWAIIAN	0.3%	0.7%	0.5%
% INDIAN	0.5%	0.3%	0.3%
% OTHER	26.1%	16.3%	13.8%

ETHNICITY

	1 MILE	2 MILES	3 MILES
% HISPANIC	57.9%	43.4%	37.8%

* Demographic data derived from 2020 ACS - US Census