

4056 Marine Ave., Lawndale, CA 90260

ASKING PRICE: \$1,370,000

SUBJECT PROPERTY
4,505 SF BUILDING | 11,547 SF LOT



26,000 CPD

Marine Ave

Osage Ave

SIX UNIT SOUTH BAY RETAIL
6.5% CAP RATE W/ UPSIDE

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4056 MARINE AVE

LAWNDALE, CA 90260



PROPERTY DESCRIPTION

4056 Marine Ave is a well-positioned neighborhood retail property located at the signalized corner of Marine Ave and Osage Ave in Lawndale, California.

The property consists of approximately 4,505 SF of building area situated on an 11,547 SF lot and is currently 100% occupied by five tenants across six units (one tenant occupies two units). The building is equipped with a brand-new roof, including new plywood base, that was installed one year ago and has a 7-year warranty on labor and 12-year warranty on the materials. All the leases are short-term giving an owner user buyer, or an investor, tons of flexibility. The small unit sizes support consistent leasing demand, while the property's prominent corner position offers excellent visibility and accessibility.

The rear parking lot has 17 on-site parking spaces. Each unit has its own restroom and rear door. Each unit is separately metered for electricity.

LOCATION DESCRIPTION

4056 Marine Ave is strategically located in Lawndale within the highly desirable South Bay region of Los Angeles County.

With roughly 26,000 vehicles passing the property daily, and an average household income of approximately \$100,000 in the surrounding area, the property benefits from strong local demographics and convenient access to the broader South Bay market.

The property benefits from convenient access to major transportation corridors, established residential neighborhoods, retail destinations, restaurants, and employment centers throughout the South Bay. Its location provides strong exposure and accessibility for neighborhood-serving businesses while benefiting from the area's established customer base and attractive household demographics.

INVESTMENT HIGHLIGHTS



Occupancy:
**100% - 6 units w/
Short Term Leases**



Price per Sq. Ft:
**\$304(Bldg)
\$118(Land)**



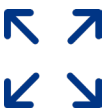
Total Building Size:
4,505 Sq.Ft.



Cap Rate:
6.5%



All New Roof:
Installed 2025



Lot Size:
11,547 Sq. Ft.







Address:	4056 Marine Ave., Lawndale, CA 90260
Building Size:	4,505 sq.ft.
Lot Size:	11,547 sq.ft.
Year Built:	1964

Zoning:	C-M: Commercial Manufacturing
Number of Stories:	1
Occupancy:	100%
Parking Spaces	17
Number of Units:	6

APN:	4076-003-027
Net Operating Income:	\$89,076
Cap Rate:	6.5%
Asking Price:	\$1,370,000

- Brand New Roof Installed September 2025.
- Small unit sizes with short term leases.
- Signalized Corner Location.
- Traffic Count: 26,000 vehicles per day.
- Average HH Income: \$100,000.
- Rear Parking Lot with 17 parking stalls.





RENT ROLL:

Address	Tenant	Size	Current Base Rent	Current CAM	Lease Expiration	Rent psf	Lease Type	Options	Increases
4058	Barnett Electric	743	\$3,300	\$-	4/30/27	\$2.22	Gross	None	None
4056	Barnett Electric	748							
4054	Nail Salon	815	\$1,510	\$365	Mo - Mo	\$1.85	NNN	None	None
4052	New Tax	752	\$1,200	\$335	7/31/28	\$1.60	NNN	None	3% annual
4050	Pinata	780	\$1,012	\$288	2/28/27	\$1.30	NNN	None	None
4048	Medical Wigs / Hair Salon	675	\$1,273	\$300	10/31/28	\$1.83	NNN	None	3% annual
TOTALS:		4,513	\$8,295	\$1,288.00					

INCOME AND EXPENSES:

Annual Base Rent:	\$99,540
Adjusted CAM w/ New Prop Tax (3,022 SF @ \$0.60 psf):	\$21,758
Gross Scheduled Income:	\$121,298
Less Expenses:	\$(32,222)
Net Operating Income:	\$89,076

EXPENSES:	
New Property Taxes at \$1.37 mm:	\$18,437
Insurance:	\$3,944
Common Area Electricity:	\$1,500
Water:	\$1,860
Gas:	\$420
Landscaping:	\$1,800
Trash:	\$2,761
Repairs & Maintenance:	\$1,500
TOTAL:	\$32,222 (\$0.60 psf)



LAWNSDALE – AREA OVERVIEW

Lawndale is a centrally located South Bay community in Los Angeles County, offering convenient access to major employment centers, established residential neighborhoods, and a diverse mix of retail and commercial destinations. The city benefits from strong household incomes, a substantial surrounding population, and its strategic position within the South Bay, creating a stable customer base for neighborhood-serving businesses.

Located near major transportation corridors including Interstate 405, Artesia Boulevard, and Pacific Coast Highway, Lawndale provides excellent regional connectivity to surrounding communities and the greater Los Angeles area. The broader South Bay market is characterized by established neighborhoods, strong consumer demand, limited commercial land availability, and proximity to major employment and retail centers.

For investors, Lawndale offers an attractive combination of accessibility, established demographics, and durable local demand. The property's location within this established South Bay trade area, coupled with its high traffic exposure and convenient access, supports long-term tenant demand and the potential for continued commercial real estate value appreciation. The demographics surrounding 4056 Marine Ave further support the market's strength, with average household income exceeding \$99,000 within one mile and increasing to more than \$124,000 within five miles.



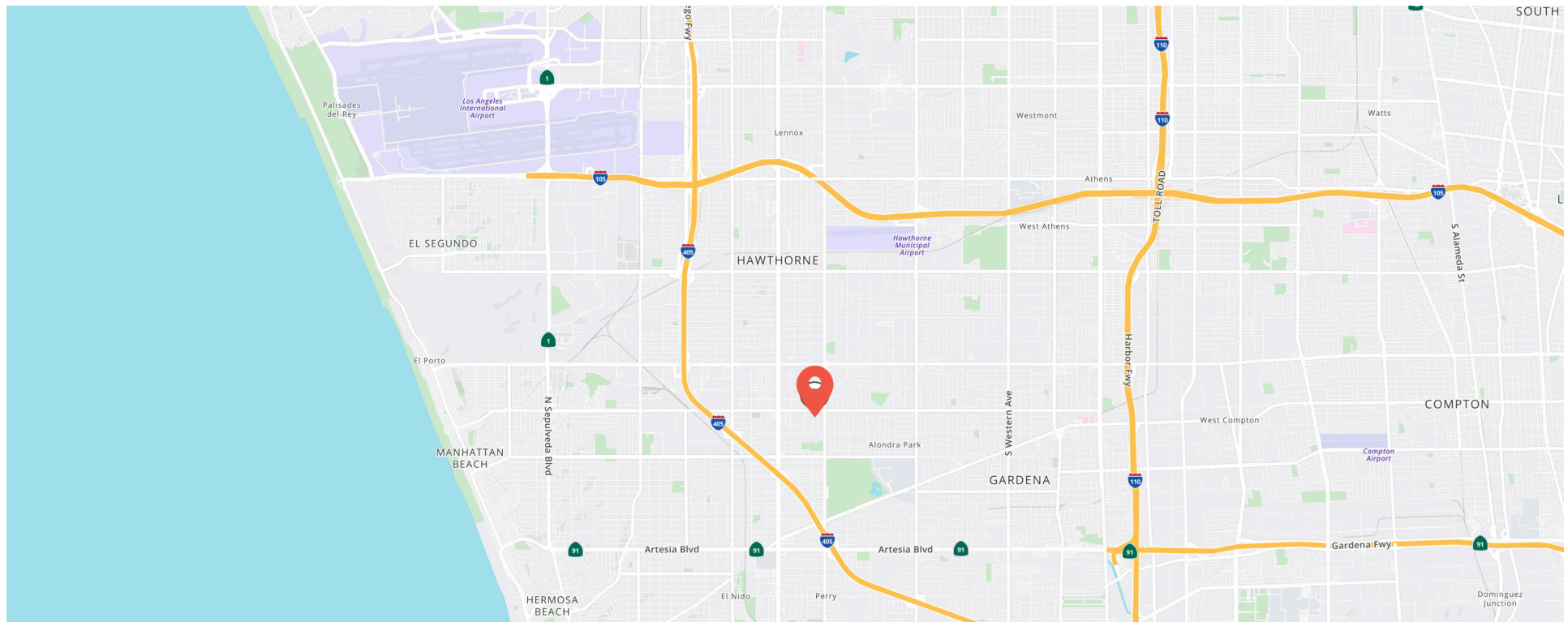
DEMOGRAPHICS: 4056 MARINE AVE, LAWNDALE, CA



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	16,349	103,585	231,919
2025 Households	15,918	99,227	223,541
2030 Household Projection	15,803	98,120	221,378
Annual Growth 2020–2025	1.00%	0.60%	0.70%
Annual Growth 2025–2030	-0.10%	-0.20%	-0.20%
Owner Occupied Households	4,965	43,428	98,821
Renter Occupied Households	10,838	54,692	122,557

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	49,509	297,888	660,514
2025 Population	48,506	287,681	640,150
2030 Population Projection	48,229	285,041	634,833

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$99,814	\$121,979	\$124,459
Median Household Income	\$78,866	\$92,997	\$93,884



EXCLUSIVELY PRESENTED BY :



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