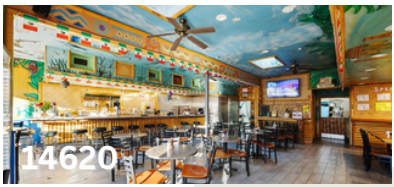
LYON STAHL
INVESTMENT REAL ESTATE

14620-14624 HAWTHORNE BLVD

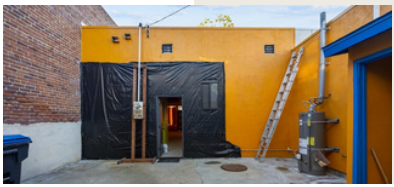
LAWNDALE, CA 90260

TWO-UNIT RETAIL SPACE FOR SALE









ABOUT THE PROPERTY

14620-14624 Hawthorne Blvd is a two-unit 2,490 SF Retail Building located on Hawthorne Blvd. The property is in a high-traffic location with approximately 39,000 vehicles per day at the nearest intersection. It also is conveniently located with easy access to the I-110 and I-405 freeways.

PROPERTY DETAILS

SALE PRICE	**$849,000**
NET RENTABLE SQFT	**2,490**
PRICE/SQFT	**$341**
YEAR BUILT	**1948**
ZONING	**LNC3***
CAP RATE	**7.71%**
PRO FORMA CAP	**9.05%**

CLICK HERE FOR ZONING INFORMATION

WOODY STAHL
(310)-880-0926
DRE #01399621

BRETT LYON
(310)-780-1899
DRE #01717818



TWO-UNIT RETAIL SPACE IN LAWNDALE

14620-14624 HAWTHORNE BLVD | $849,000

- Two-unit retail building totaling approximately 2,490 SF, with strong visibility along Hawthorne Boulevard.
- **Restaurant | ±1,850 SF |** Fully built-out restaurant with a spacious dining area, dedicated bar, manager's office, and walk-in cooler. The tenant currently pays $5,000 per month.
- **Former Salon | ±650 SF |** Flexible retail space suited to personal care, professional services, or specialty retail. The space offers an opportunity for owner-user occupancy or additional rental income, with projected rent of $2,000 per month.
- New Appx. $77,000 Roof & Building Upgrades | Improvements include upgraded electrical, larger water and gas lines, an in-line grease interceptor, and a backflow prevention device.
- Attractive opportunity for investors seeking existing income with additional upside or owner-users looking to occupy a portion of the property





OFFERED AT:

$849,000 | **$341/SF**

(310) 880-0926
(310) 780-1899
woody@lyonstahl.com
brett@lyonstahl.com

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Potential AB 2097 Parking Exemption Opportunity

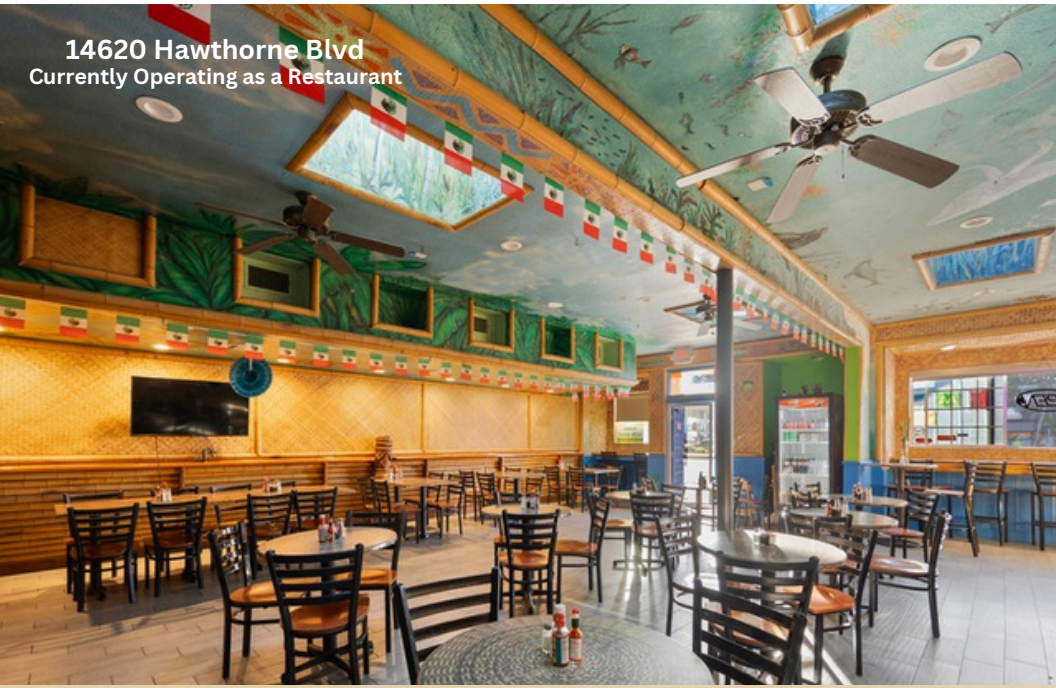
The Property may qualify for reduced or eliminated minimum parking requirements pursuant to California Assembly Bill 2097 ("AB 2097"), codified under California Government Code § 65863.2. AB 2097 generally prohibits local agencies from imposing minimum automobile parking requirements on qualifying residential, commercial, mixed-use, and other development projects located within one-half mile of a major transit stop.

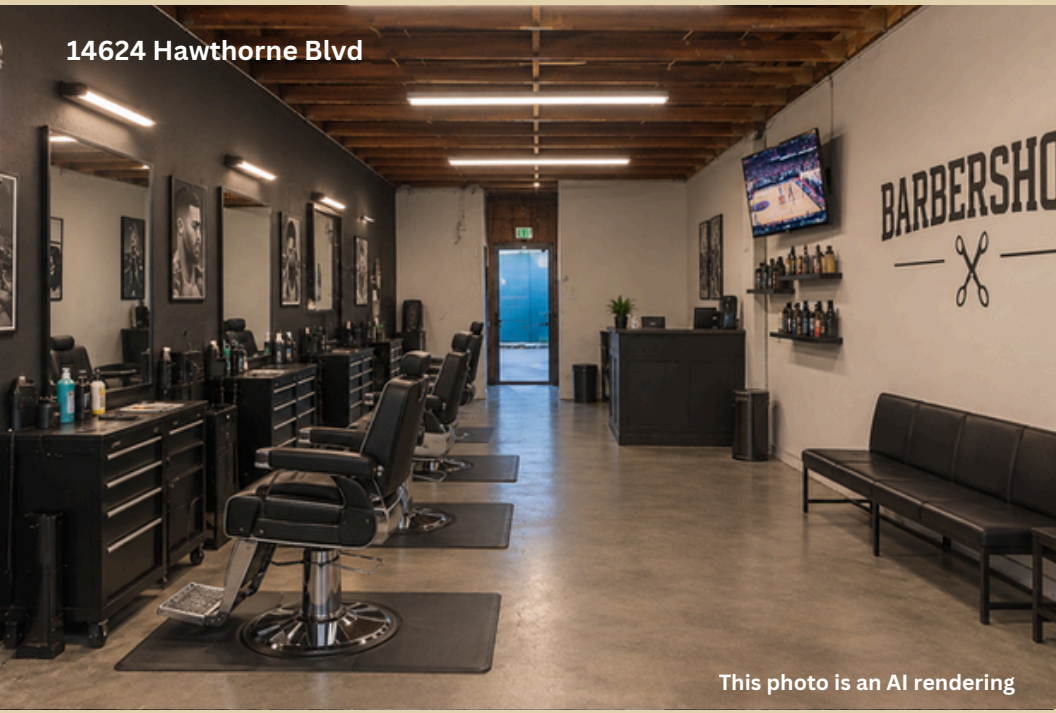
Given the Property's location along the Hawthorne Boulevard transit corridor and proximity to Metro transit infrastructure, prospective buyers are encouraged to independently investigate the applicability of AB 2097 and other transit-oriented development incentives with the City of Hawthorne and qualified land use consultants.

For additional information regarding AB 2097:
https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65863.2.&lawCode=GOV



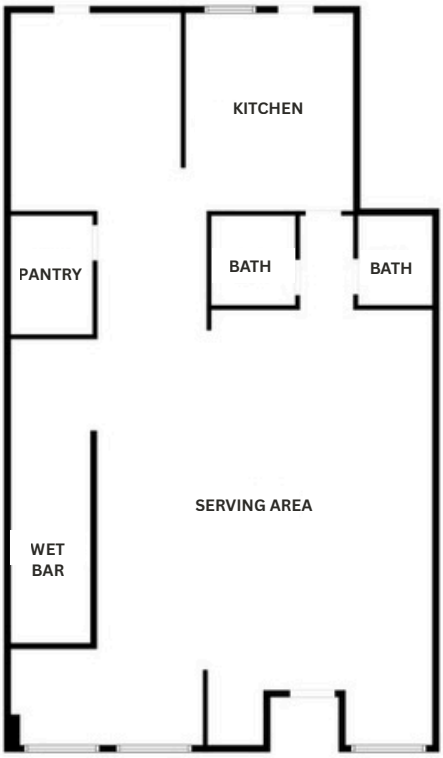
Renderings


14620 Hawthorne Blvd
Currently Operating as a Restaurant


14624 Hawthorne Blvd
BARBERSHO
This photo is an AI rendering

Floor Plans

14620 Hawthorne Blvd

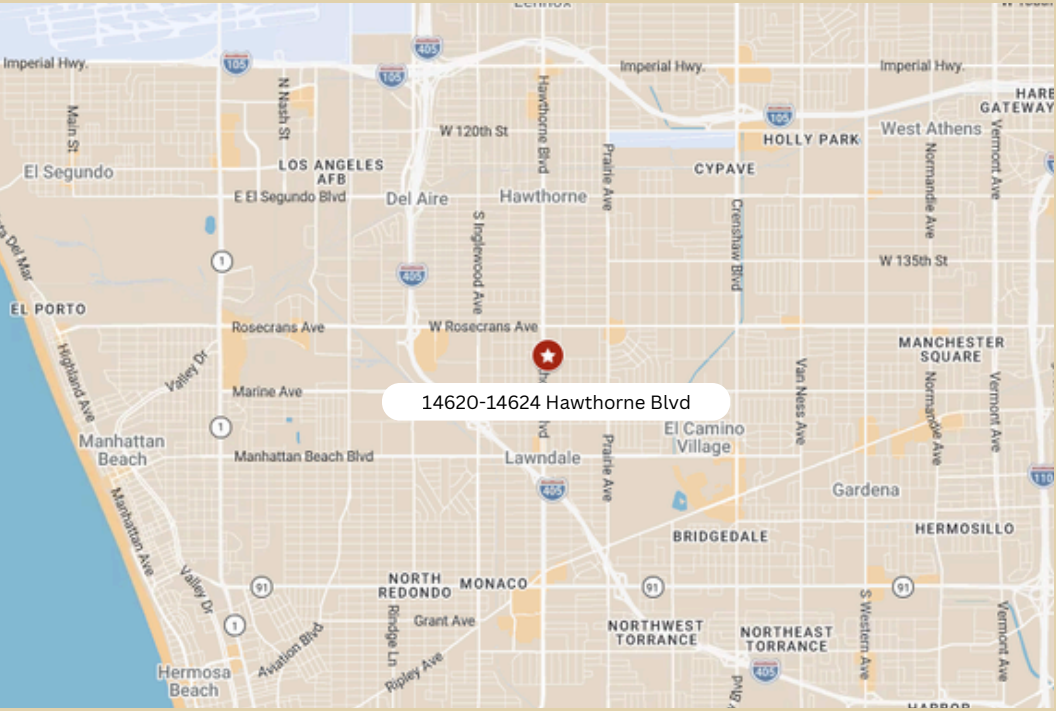


14624 Hawthorne Blvd



Location Map





Demographics Report

Trade area demographics

Comparison by distance from the property — 1 mile — 3 miles

	1 mile	3 miles
Population	44,162	284,054
Households	14,378	96,715
Daytime employees	13,025	118,749
Median household income	$83,244	$93,093

Additional demographics	1 mile	3 miles
Median age	38.2	39.5
Projected population change, 2025-2030	-0.74%	-1.04%
Projected household change, 2025-2030	-0.90%	-1.23%

Nearby traffic counts

Selected count locations | 2026

Hawthorne Blvd at W 147th St S 0.04 mi from property	39,615
Hawthorne Blvd at Rosecrans Ave S 0.25 mi from property	37,213
Marine Ave at Hawthorne Blvd E 0.28 mi from property	20,577

Traffic bars share a 0 to 40,000 scale.

Source: CoStar property profile. Traffic data from TrafficMetrix.



Proposed Financing

COMMERCIAL PROPERTY FINANCING OPTIONS

14624 Hawthorne Boulevard

Lawndale, CA 90260

Listing Brokers: Brett Lyon, Woody Stahl & Jesus Tavarez

PURCHASE PRICE

$849,000

SBA 504 Loan — 10% DOWN

TOTAL LOAN AMOUNT

$764,100

Down Payment (10%)	$84,900
1ST TRUST DEED — BANK (50%)	
Loan Amount	$424,500
Interest Rate	7.50%
Monthly Payment	$3,137
2ND TRUST DEED — SBA / CDC (40%)	
Loan Amount	$339,600
Interest Rate (fixed)	6.97%
Monthly Payment	$2,394
Total Monthly Payment	**$5,531**

Conventional Loan — 20% DOWN

TOTAL LOAN AMOUNT

$679,200

Down Payment (20%)	$169,800
1ST TRUST DEED — BANK (80%)	
Loan Amount	$679,200
Interest Rate	7.75%
Monthly Payment	$5,130
SUMMARY	
Loan-to-Value	80%
Amortization	25 Years
Total Monthly Payment	**$5,130**

FOR MORE INFORMATION, CONTACT

Griffin Ender

Senior Vice President – Business Development Officer

(661) 964-8387 • Gender@harvestcref.com

Rates as of November 3, 2026, for illustration only. Payments are principal and interest, based on a 25-year amortization, and exclude taxes, insurance, and SBA/lender fees (SBA fees are typically financed into the 2nd TD). SBA 504 requires owner-occupancy of at least 51% of the property. Subject to credit approval, appraisal, and program guidelines; terms and rates subject to change without notice. This is not a commitment to lend.

Property Photos

14620-14624 Hawthorne Blvd, Hawthorne CA 90260

Click Here to View Full Size Photos







EXCLUSIVELY MARKETED BY:

LYON STAHL
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