LYON STAHL
INVESTMENT REAL ESTATE

13048-13052 HAWTHORNE BLVD

HAWTHORNE, CA 90250

TWO-UNIT RETAIL SPACE
FOR SALE OR LEASE









ABOUT THE PROPERTY

13048-13052 Hawthorne Blvd is a two-unit 5,203 SF Retail space located on Hawthorne Blvd. The property is in a high-traffic location with approximately 36,000 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	$995,000
LEASE PRICE	CALL US
NET RENTABLE SQFT	5,203
PRICE/SQFT	$191
OCCUPANCY	VACANT
YEAR BUILT	1954
ZONING	C2
CAP RATE	7.03%
PRO FORMA CAP	7.03%

CLICK HERE FOR ZONING INFORMATION

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

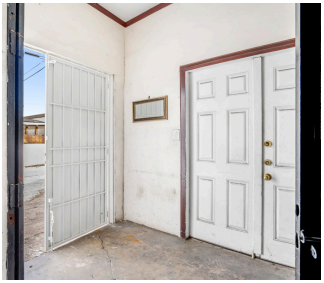
BRETT LYON
(310)-780-1899
DRE #01717818

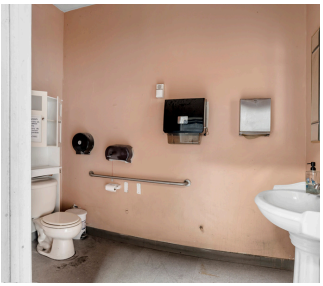


TWO-UNIT RETAIL SPACE IN HAWTHORNE

13048-13052 HAWTHORNE BLVD - VACANT

- Two vacant commercial spaces in Hawthorne totaling 5,203 SF
- 100% vacant, offering immediate repositioning or owner-user opportunity
- Configured as (2) ±2,600 SF retail suites or can be combined into one ±5,200 SF space
- Shell condition, ideal for customized tenant improvements
- New façade and storefront glass | New roof
- Individually metered for electricity
- C2 zoning allowing a wide range of retail and commercial uses
- Located along high-traffic Hawthorne Blvd with strong visibility
- Alley-access parking with potential for roll-up doors
- 90% SBA financing available for qualified owner-users
- Strong area momentum with Octapharma Plasma (national tenant) leasing the former Dollar Tree across the street and currently in permitting





OFFERED AT:
$995,000

LEASE AT:
CALL US

(310) 880-0926
(310) 780-1899

woody@lyonstahl.com
brett@lyonstahl.com

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INVESTMENT REAL ESTATE

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.

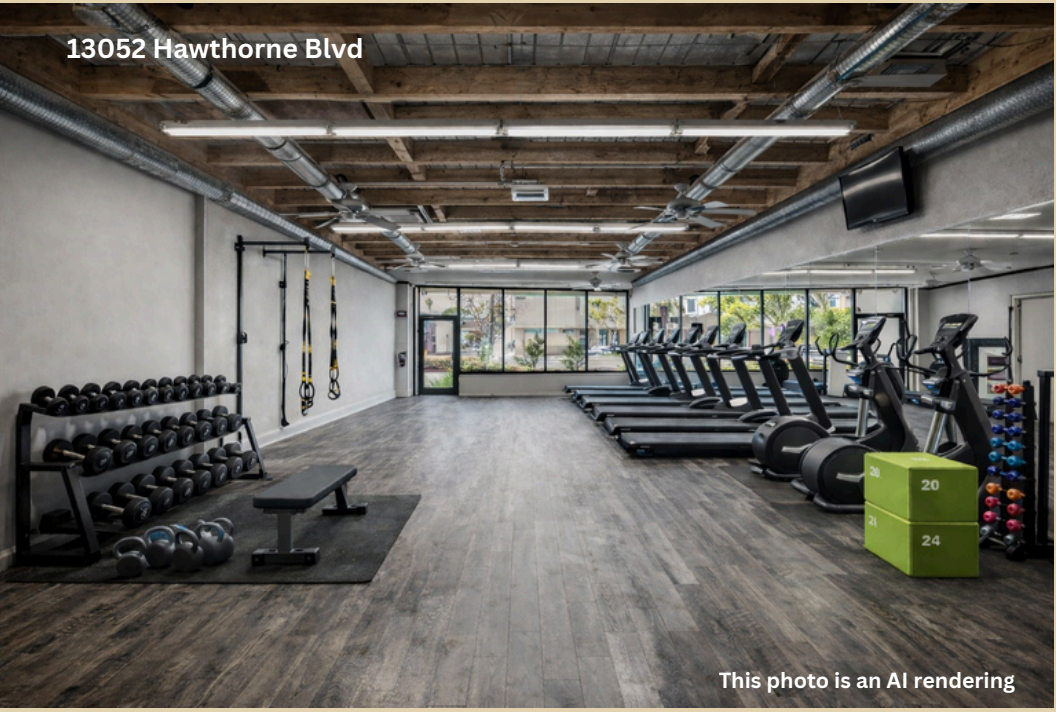
Given the Property's location along the Hawthorne Boulevard transit corridor and proximity to Metro transit infrastructure, prospective buyers are encouraged to independently investigate the applicability of AB 2097 and other transit-oriented development incentives with the City of Hawthorne and qualified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

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



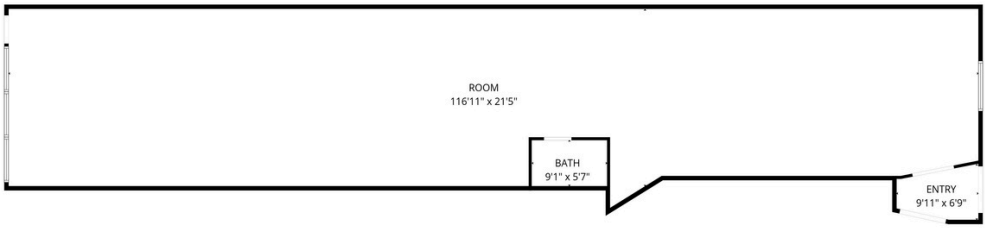
Renderings


13048 Hawthorne Blvd
This photo is an AI rendering

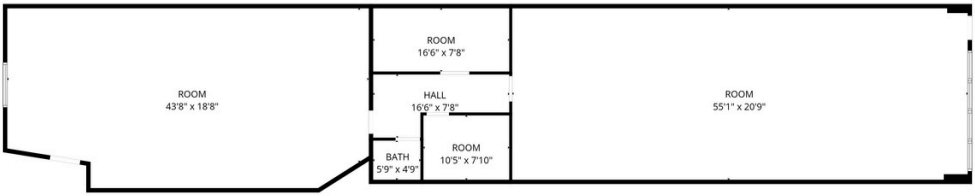

13052 Hawthorne Blvd
20
24
This photo is an AI rendering

Floor Plans

13048 Hawthorne Blvd



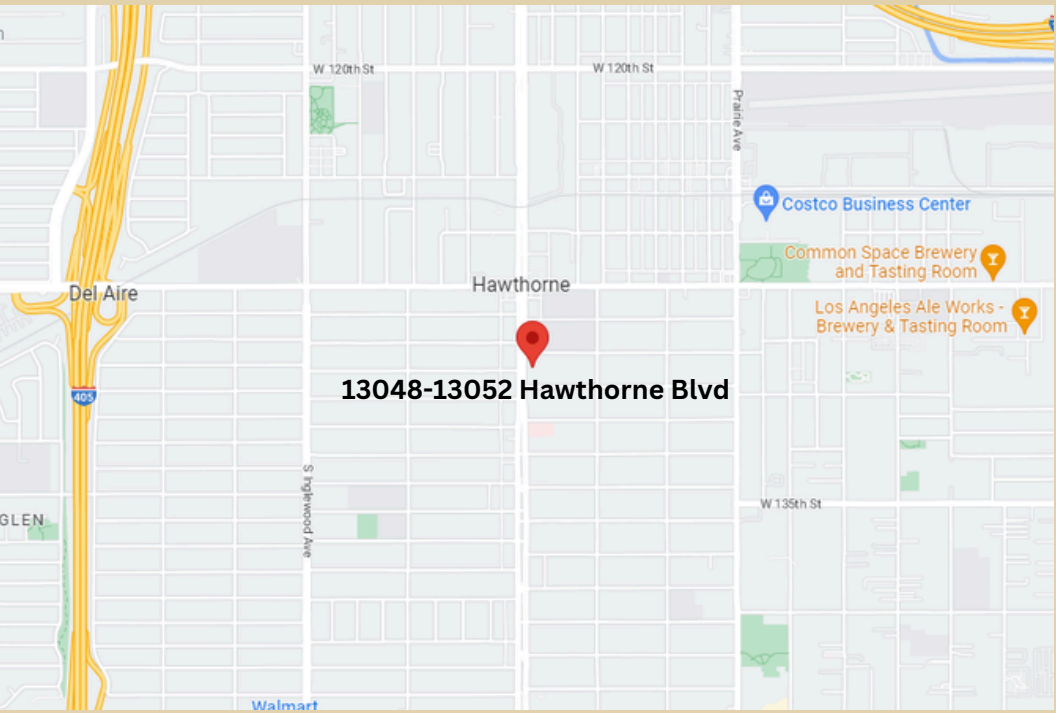
13052 Hawthorne Blvd



MEASUREMENTS ARE ESTIMATED AND OF THE INTERIOR OF THE PROPERTY. BUYER/TENANT TO VERIFY THE SQUARE FOOTAGE

LOCATION MAP





Demographics Report

Demographics »

	1 mile	3 miles
Population	55,792	275,406
Households	18,881	90,864
Median Age	36.20	37.70
Median HH Income	$64,653	$74,953
Daytime Employees	11,418	129,676
Population Growth '24 - '29	▼ -3.05%	▼ -3.19%
Household Growth '24 - '29	▼ -3.27%	▼ -3.39%

Traffic »

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Hawthorne Blvd	W el Segundo Blvd N	36,455	2025	0.16 mi
Hawthorne Blvd	W 133rd St NW	35,801	2025	0.16 mi
Hawthorne Blvd	W el Segundo Blvd S	32,508	2025	0.21 mi
W el Segundo Blvd	Freeman Ave E	32,607	2025	0.29 mi
Birch Ave	W 126th St N	4,885	2025	0.30 mi
Hawthorne Blvd	W 136th St S	36,652	2025	0.30 mi
W el Segundo Blvd	Ramona Ave W	29,894	2025	0.33 mi
Hawthorne Blvd	Broadway NW	29,886	2025	0.42 mi
W el Segundo Blvd	York Ave W	29,649	2025	0.47 mi
Prairie Ave	W el Segundo Blvd N	30,632	2025	0.50 mi

Made with TrafficMetrix® Products



Proposed Financing

PROPOSED SBA 504 LOAN STRUCTURE

13048-13052 Hawthorne Blvd., Hawthorne, CA

Business Finance Capital

BUILDING ACQUISITION	$1,250,000
SBA/CDC FEES	$17,000
TOTAL PROJECT COST	**$1,267,000**

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	$625,000	6.50%	10 Years 25 Yr. Amort.	1st Deed	$4,220	$50,641
SBA 504 LOAN	40%	$517,000	5.85% Jan. 2026	25 Years Full Amort.	2nd Deed	$3,284	$39,406
BORROWER	10%	$125,000					
TOTAL	**100%**	**$1,267,000**				**$7,504**	**$90,046**

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Jacky
213-999-1481 Jacky@bfcfunding.com



Property Photos

13048-13052 Hawthorne Blvd, Hawthorne CA 90250

Click Here to View Full Size Photos







EXCLUSIVELY MARKETED BY:

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