

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.



13048



13052



PROPERTY DETAILS

SALE PRICE	\$1,250,000
LEASE PRICE	\$2.50/SF NNN
NET RENTABLE SQFT	5,203
PRICE/SQFT	\$240.25
OCCUPANCY	VACANT
YEAR BUILT	1954
ZONING	C2
CAP RATE	5.34%
PRO FORMA CAP	5.34%

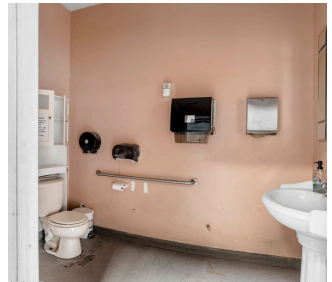
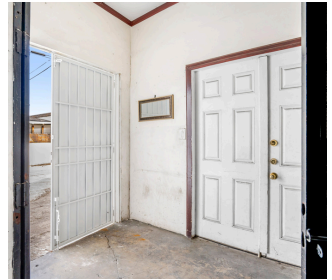
[CLICK HERE FOR ZONING INFORMATION](#)



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) \pm 2,600 SF retail suites or can be combined into one \pm 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:

\$1,250,000

LEASE AT:

\$2.50/SF NNN

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

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brett@lyonstahl.com

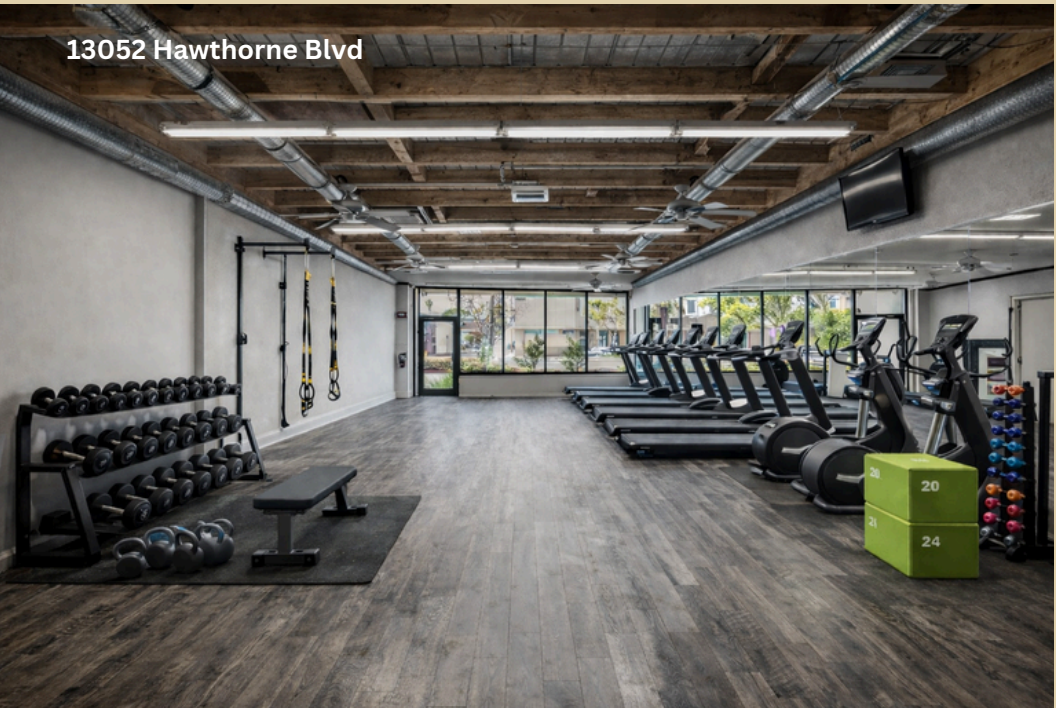
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Renderings

13048 Hawthorne Blvd

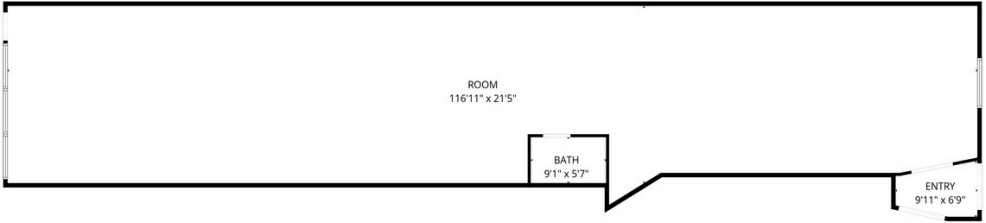


13052 Hawthorne Blvd

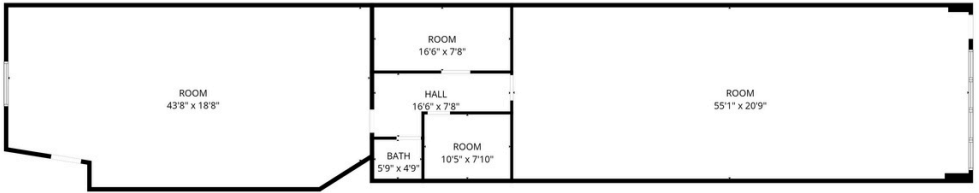


Floor Plans

13048 Hawthorne Blvd

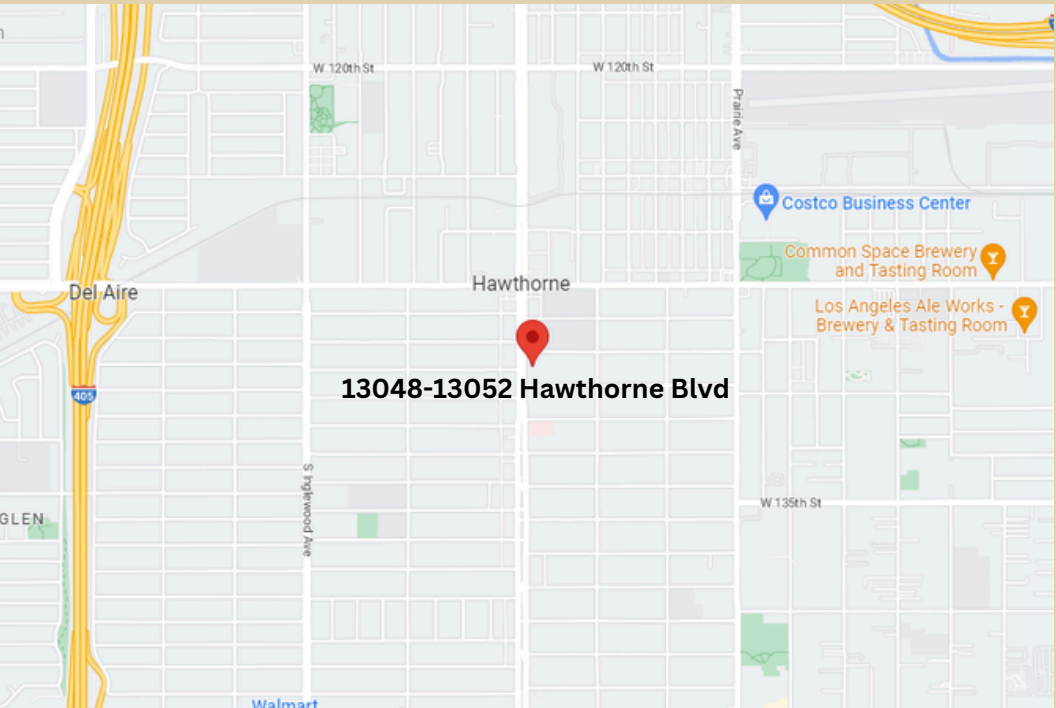


13052 Hawthorne Blvd



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

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Proposed Financing

PROPOSED SBA 504 LOAN STRUCTURE

13048-13052 Hawthorne Blvd., Hawthorne, CA



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

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Property Photos

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EXCLUSIVELY MARKETED BY:



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