

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

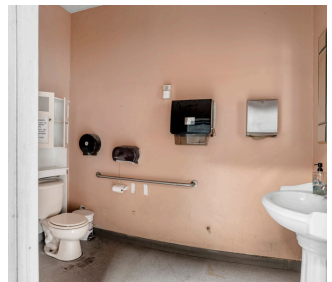
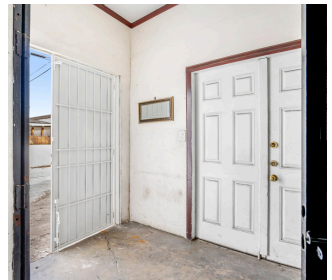
SALE PRICE	\$1,250,000
LEASE PRICE	\$2.50/SF NNN
NET RENTABLE SQFT	5,203
PRICE/SQFT	\$240.25
OCCUPANCY	VACANT
YEAR BUILT	1954
ZONING	C2
CAP RATE	5.34%
PRO FORMA CAP	5.34%



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) ±2,500 SF retail suites or can be combined into one ±5,000 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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LYONSTAHL
INVESTMENT REAL ESTATE

Renderings

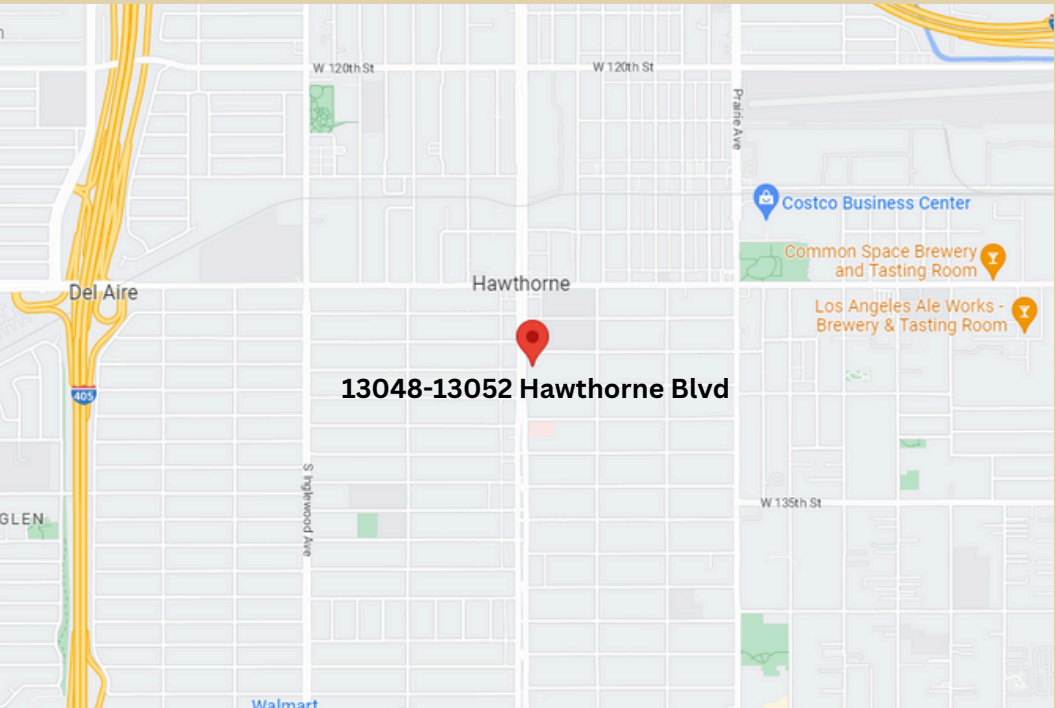
13048 Hawthorne Blvd



13052 Hawthorne Blvd



LOCATION MAP



Property Photos

13048-13052 Hawthorne Blvd, Hawthorne CA 90250

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EXCLUSIVELY MARKETED BY:



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