

Just Listed!

OFFERED AT \$1,050,000

Flexible Owner-User / Investment Opportunity

With Significant Rental Upside



Freestanding Single-Tenant Retail Building

- ✓ **Value-Add / Owner-User Opportunity**
±4,600 SF building on 7,422 SF lot
- ✓ **Significant Rental Upside**
M2M tenant paying \$3,500/month
- ✓ **Flexible Occupancy**
Re-tenant, reposition, or occupy
- ✓ **HACM Zoning**
Flexible commercial uses and redevelopment potential
- ✓ **Additional Cell Tower Income**
±\$17,000 annually
- ✓ **Cell-Site Buyout Opportunity**
\$275,000 proposal received
- ✓ **High-Visibility Location**
Prominent Imperial Hwy frontage
- ✓ **Central South Bay Location**
Near SpaceX, SoFi, Intuit Dome & LAX

Property has an Inglewood mailing address (90303) but is located within the City of Hawthorne and is subject to City of Hawthorne zoning and jurisdiction.

	BUILDING SF	4,600 SF
	LOT SF	7,422 SF
	YEAR BUILT	1961
	TENANCY	Month-to-Month
	LEASE TYPE	Modified Gross
	MONTHLY RENTAL INCOME	\$4,929
	RETAIL TENANT	\$3,500/Month
	CELL TOWER	\$1,429/Month*
	PARKING	Rear Surface Parking + 20-Min. Street Parking

**See Investment Highlights for additional information regarding the cell tower lease and cell-site rights.*



CALL 323.319.4696

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