

FOR SALE - INVESTMENT/OWNER USER

5035 Rosecrans Avenue  
Hawthorne CA 90250



THE ALTEMUS COMPANY  
ROBERT LASWELL  
1537 Pontius Avenue, 2nd Floor  
Los Angeles, CA 90025  
310.500.0716 or 310.424.3522  
License #00594151  
Email: [boblaswell@aol.com](mailto:boblaswell@aol.com)  
[www.AltemusCompany.com](http://www.AltemusCompany.com)

# THE SPACE

<b>Location</b>	5035 Rosecrans Avenue Hawthorne, CA, 90250
<b>County</b>	Los Angeles
<b>Sales Price</b>	<b>\$3,750,000.00</b>
<b>Building/Land</b>	<b>4,727 Sq. Ft. Bldg. / 15,976 Sq. Ft. Land</b>
<b>Year Built</b>	<b>2003</b>
<b>Parking</b>	<b>25 Cars</b>

## HIGHLIGHTS

- EXCELLENT RETAIL LOCATION - ANCHORED BY T-MOBILE
- MAJOR BOULEVARD EXPOSURE.
- 1,624 SQ. FT. AVAILABLE TO OWNER/USER AT CLOSE OF ESCROW.
- CLOSE PROXIMITY TO THE 405 FREEWAY.
- MAJOR BOULEVARD EXPOSURE. LOCATED ON THE CORNER OF ROSECRANS AND OCEAN GATE AVENUE.
- LOCATED AT ONE OF THE BUSIEST INTERSECTIONS IN THE SOUTH BAY AREA, OFFERS QUALITY ARCHITECTURE AND EXCELLENT CURB APPEAL AND PARKING. OCEAN GATE PLAZA IS SITUATED IN THE DENSE IN-FILL COMMUNITY OF HAWTHORNE, AND DRAWS FROM THE PRESTIGIOUS COMMUNITIES OF MANHATTAN BEACH, EL SEGUNDO, REDONDO BEACH AND HERMOSA BEACH.
- IDEAL FOR A DOCTOR/DENTIST OR ANY OTHER PROFESSIONAL USE.



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
25,184	285,686	595,274



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$130,059	\$140,212	\$131,198



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,566	99,988	215,258





Los Angeles International Airport

LOS ANGELES

SUBJECT PROPERTY



5035 ROSECRANS AVENUE  
HAWTHORNE, CA

DEL AIRE

HAWTHORNE

Hawthorne Airport

ROSECRANS AVE



El Segundo Parks & Recreation



CENTRL OFFICE



BARRY'S



Hawthorne High School



FOSTER TIRE  
BRAKES - SHOCKS - ALIGNMENT



SUPERIOR GROCERS



reece

LAWDALE HIGH SCHOOL

BEST BUY

LA FITNESS



El Camino College



Alondra Park Golf Course

VONS petco



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,681	279,764	587,446
2010 Population	24,608	286,187	590,785
2023 Population	25,184	285,686	595,274
2028 Population	24,632	282,637	589,981
2023 African American	1,821	33,346	106,100
2023 American Indian	449	4,536	8,414
2023 Asian	2,834	35,125	83,214
2023 Hispanic	13,586	127,216	240,636
2023 Other Race	7,529	74,244	142,904
2023 White	7,428	90,694	165,618
2023 Multiracial	4,925	46,092	86,243
2023-2028: Population: Growth Rate	-2.20 %	-1.05 %	-0.90 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	440	6,879	18,197
\$15,000-\$24,999	377	5,366	11,996
\$25,000-\$34,999	465	6,109	13,048
\$35,000-\$49,999	693	8,256	18,038
\$50,000-\$74,999	1,219	15,256	31,876
\$75,000-\$99,999	1,254	12,486	27,206
\$100,000-\$149,999	1,778	17,248	38,045
\$150,000-\$199,999	985	10,125	21,756
\$200,000 or greater	1,354	18,261	35,091
Median HH Income	\$95,825	\$89,716	\$86,614
Average HH Income	\$130,059	\$140,212	\$131,198

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,970	100,137	218,359
2010 Total Households	7,948	97,518	209,429
2023 Total Households	8,566	99,988	215,258
2028 Total Households	8,448	99,656	215,060
2023 Average Household Size	2.93	2.84	2.74
2000 Owner Occupied Housing	4,290	42,590	92,936
2000 Renter Occupied Housing	3,479	54,182	117,347
2023 Owner Occupied Housing	4,759	45,063	97,474
2023 Renter Occupied Housing	3,807	54,925	117,784
2023 Vacant Housing	286	4,688	10,932
2023 Total Housing	8,852	104,676	226,190
2028 Owner Occupied Housing	4,739	45,665	98,900
2028 Renter Occupied Housing	3,709	53,991	116,160
2028 Vacant Housing	416	5,672	12,942
2028 Total Housing	8,864	105,328	228,002
2023-2028: Households: Growth Rate	-1.40 %	-0.35 %	-0.10 %



Source: esri

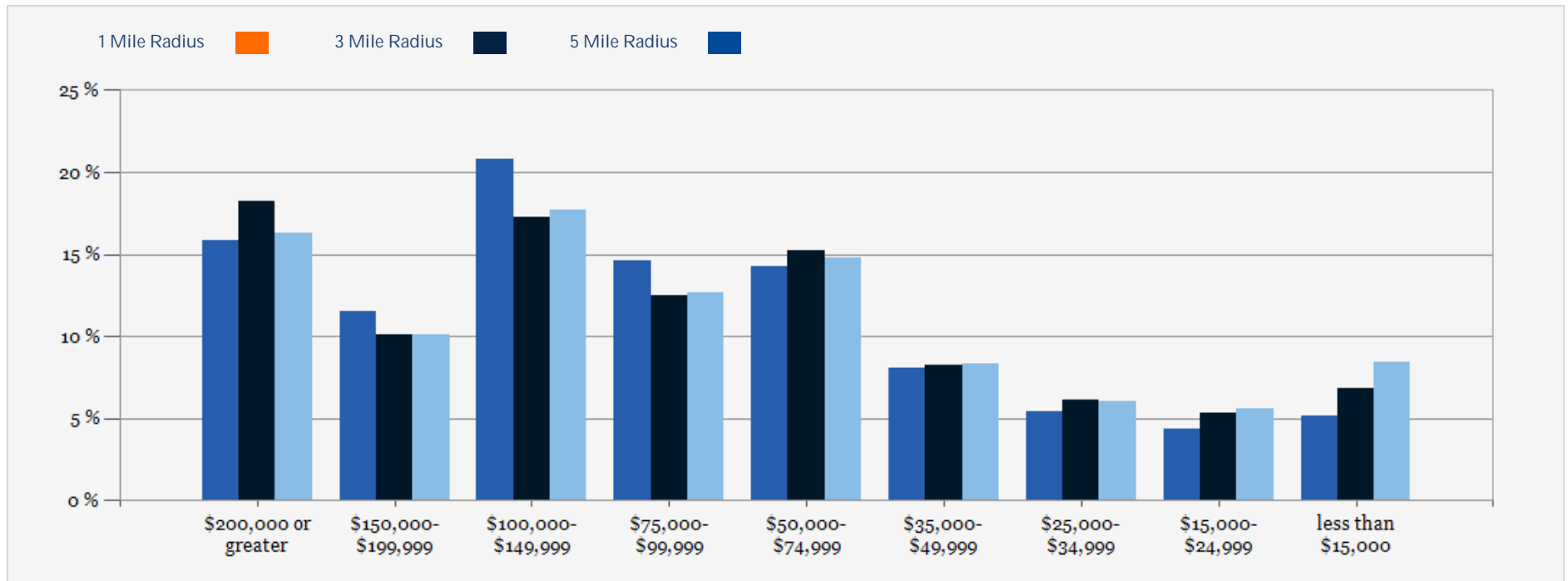
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,921	20,837	43,826
2023 Population Age 35-39	1,856	20,883	42,810
2023 Population Age 40-44	1,804	19,964	40,492
2023 Population Age 45-49	1,599	18,154	36,948
2023 Population Age 50-54	1,627	18,633	38,785
2023 Population Age 55-59	1,524	17,499	37,227
2023 Population Age 60-64	1,474	16,075	35,126
2023 Population Age 65-69	1,248	12,899	28,925
2023 Population Age 70-74	907	10,204	23,165
2023 Population Age 75-79	642	6,737	15,917
2023 Population Age 80-84	401	4,150	10,083
2023 Population Age 85+	361	3,501	9,408
2023 Population Age 18+	19,455	218,652	463,530
2023 Median Age	37	36	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,457	\$82,857	\$84,006
Average Household Income 25-34	\$126,391	\$116,731	\$116,436
Median Household Income 35-44	\$114,111	\$100,647	\$98,439
Average Household Income 35-44	\$153,672	\$151,402	\$145,105
Median Household Income 45-54	\$112,611	\$111,695	\$108,198
Average Household Income 45-54	\$150,157	\$169,268	\$158,592
Median Household Income 55-64	\$105,695	\$105,540	\$101,043
Average Household Income 55-64	\$138,400	\$163,198	\$149,911
Median Household Income 65-74	\$77,350	\$78,599	\$74,500
Average Household Income 65-74	\$104,867	\$122,024	\$112,045
Average Household Income 75+	\$79,108	\$89,802	\$83,308

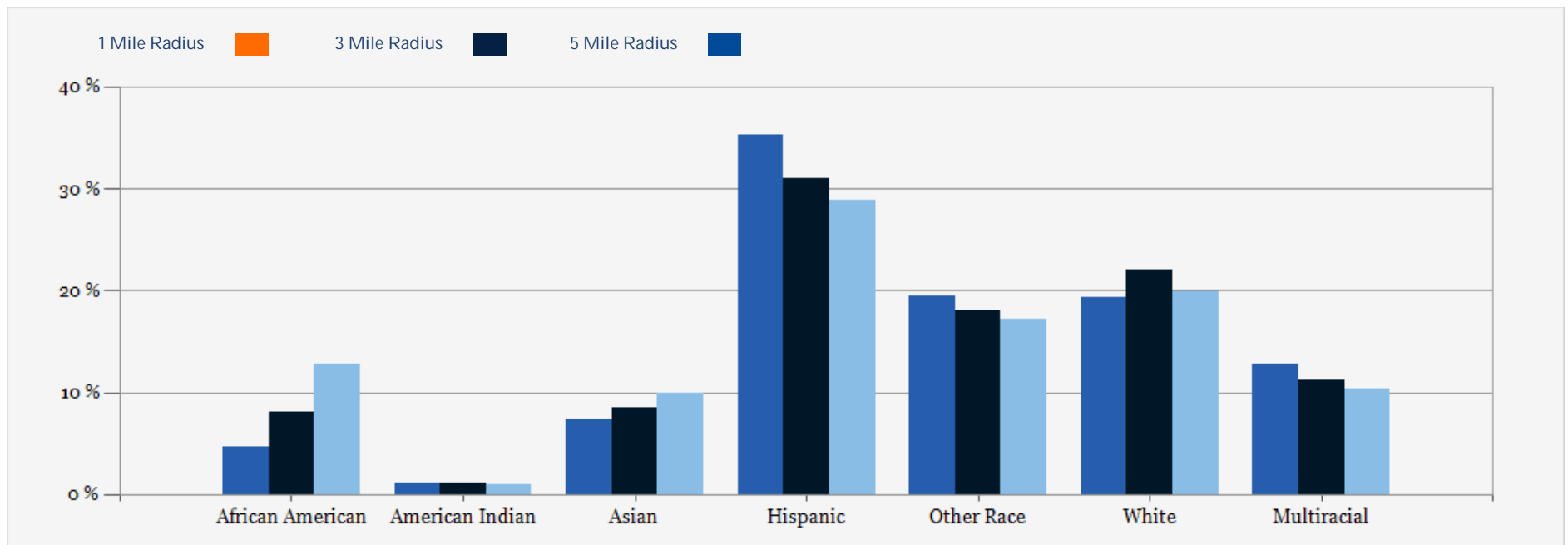
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,893	21,507	44,972
2028 Population Age 35-39	1,871	20,625	42,922
2028 Population Age 40-44	1,769	20,084	40,983
2028 Population Age 45-49	1,709	18,929	38,645
2028 Population Age 50-54	1,519	17,250	35,454
2028 Population Age 55-59	1,502	17,242	36,153
2028 Population Age 60-64	1,362	15,292	33,116
2028 Population Age 65-69	1,257	13,755	30,585
2028 Population Age 70-74	1,022	10,974	24,860
2028 Population Age 75-79	748	8,218	19,015
2028 Population Age 80-84	493	5,201	12,375
2028 Population Age 85+	413	4,259	11,038
2028 Population Age 18+	19,384	220,136	466,726
2028 Median Age	39	38	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,122	\$96,398	\$96,753
Average Household Income 25-34	\$144,375	\$137,837	\$136,491
Median Household Income 35-44	\$129,903	\$114,372	\$112,332
Average Household Income 35-44	\$176,112	\$172,493	\$166,490
Median Household Income 45-54	\$123,168	\$125,860	\$120,530
Average Household Income 45-54	\$169,103	\$189,789	\$178,784
Median Household Income 55-64	\$117,924	\$119,840	\$114,327
Average Household Income 55-64	\$159,540	\$184,927	\$171,755
Median Household Income 65-74	\$90,914	\$94,681	\$89,007
Average Household Income 65-74	\$126,184	\$146,646	\$135,149
Average Household Income 75+	\$97,572	\$112,012	\$104,148

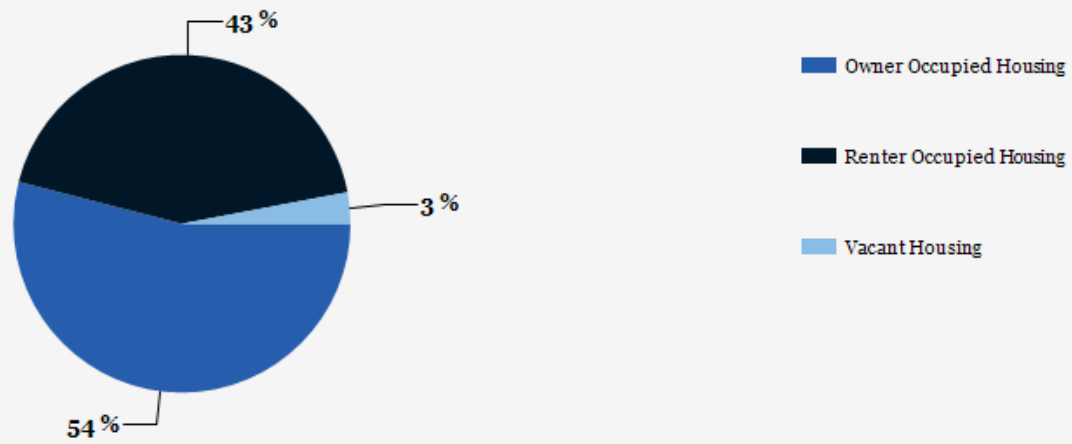
## 2023 Household Income



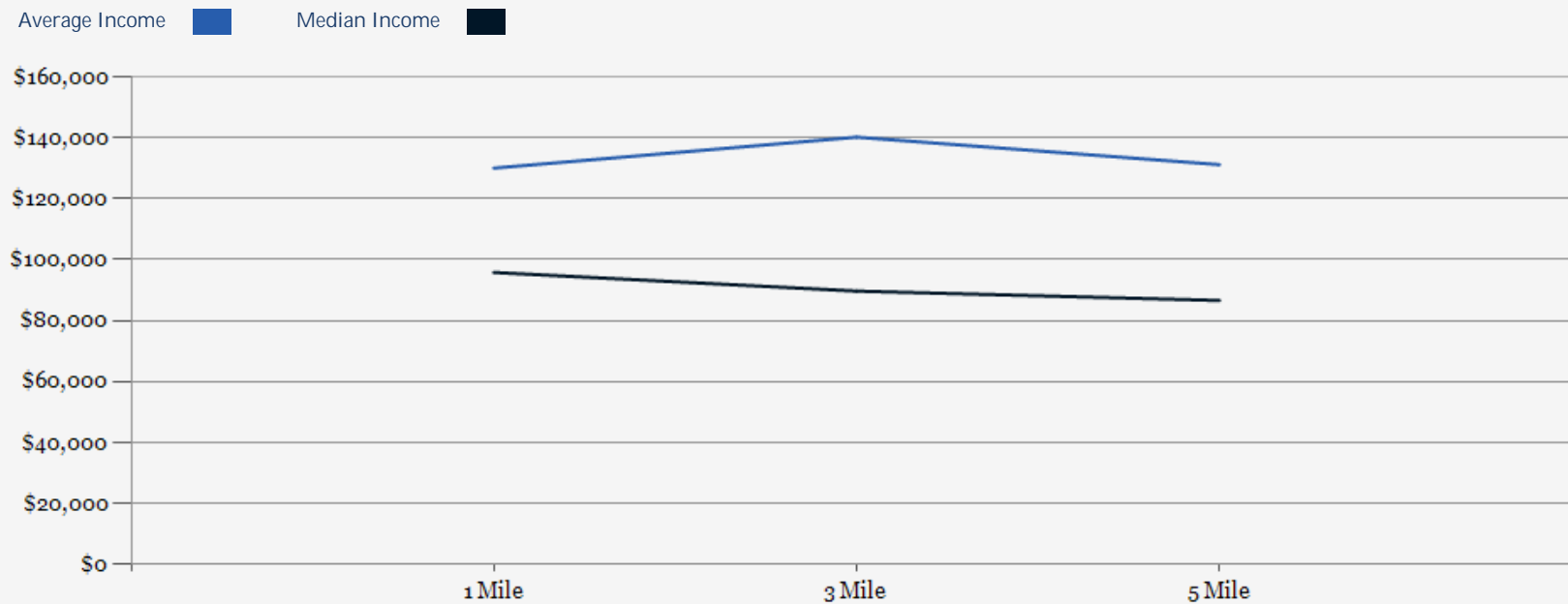
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median





*Exclusively Marketed By:*

**THE ALTEMUS COMPANY**  
**ROBERT LASWELL**  
1537 Pontius Avenue, 2nd Floor  
Los Angeles, CA 90025  
310.500.0716 or 310.424.3522  
License #00594151  
Email: [boblaswell@aol.com](mailto:boblaswell@aol.com)  
[www.AltemusCompany.com](http://www.AltemusCompany.com)