

OFFERING MEMORANDUM

5155 W. ROSECRANS AVE HAWTHORNE | CA 90250

±44,290 SF Office Owner-User
or Investment Opportunity &
Two High-Value Cell Towers in
Hawthorne, CA

SUBJECT
PROPERTY

The Ultimate Branding Opportunity
Approximately 11 million impressions per month!



TABLE OF CONTENTS

01 EXECUTIVE
SUMMARY

02 PROPERTY
OVERVIEW

03 MARKET
OVERVIEW

Exclusively
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EXECUTIVE SUMMARY

BUILDING
TOP SIGNAGE
AVAILABLE

OPPORTUNITY
FOR SIGNAGE

11 MILLION IMPRESSIONS
PER MONTH!



5155 W. ROSECRANS IS A PRIME BRANDING OPPORTUNITY IN THE SOUTH BAY

- Unobstructed views in every direction
- Existing cell tower income
- Secure parking
- Incredible building top signage opportunity
- Hundreds of thousands of cars drive past this building daily



PROPERTY OVERVIEW

INVESTMENT OVERVIEW

PROPERTY DETAILS

ADDRESS	5155 W. Rosecrans Ave, Hawthorne, CA 90250
BUILDING SIZE	±44,290 SF
LOT SIZE	±30,492 SF
YEAR BUILT	1980
APN	4147-025-012, 013
PARKING	96 Covered/Gated and 45 Surface Parking Spaces
ZONING	CR (Regional Commercial)
TENANCY	Partially occupied M2M, can be delivered vacant for owner-user or developer
PRICE	\$8,200,000



INVESTMENT HIGHLIGHTS

Unparalleled Exposure for your Brand

5155 W. Rosecrans Ave isn't just a building: it's a high-definition brand statement. Situated at the epicenter of the South Bay's most critical transit artery, this asset captures the eyes of over 120 million commuters annually.

Strategic Connectivity: The "7-Minute" Advantage

An incredible number of influential companies, elite dining, and shopping all within less than 2 miles. In addition, LAX International Airport less than 10 minutes away.

Owner-User Opportunity

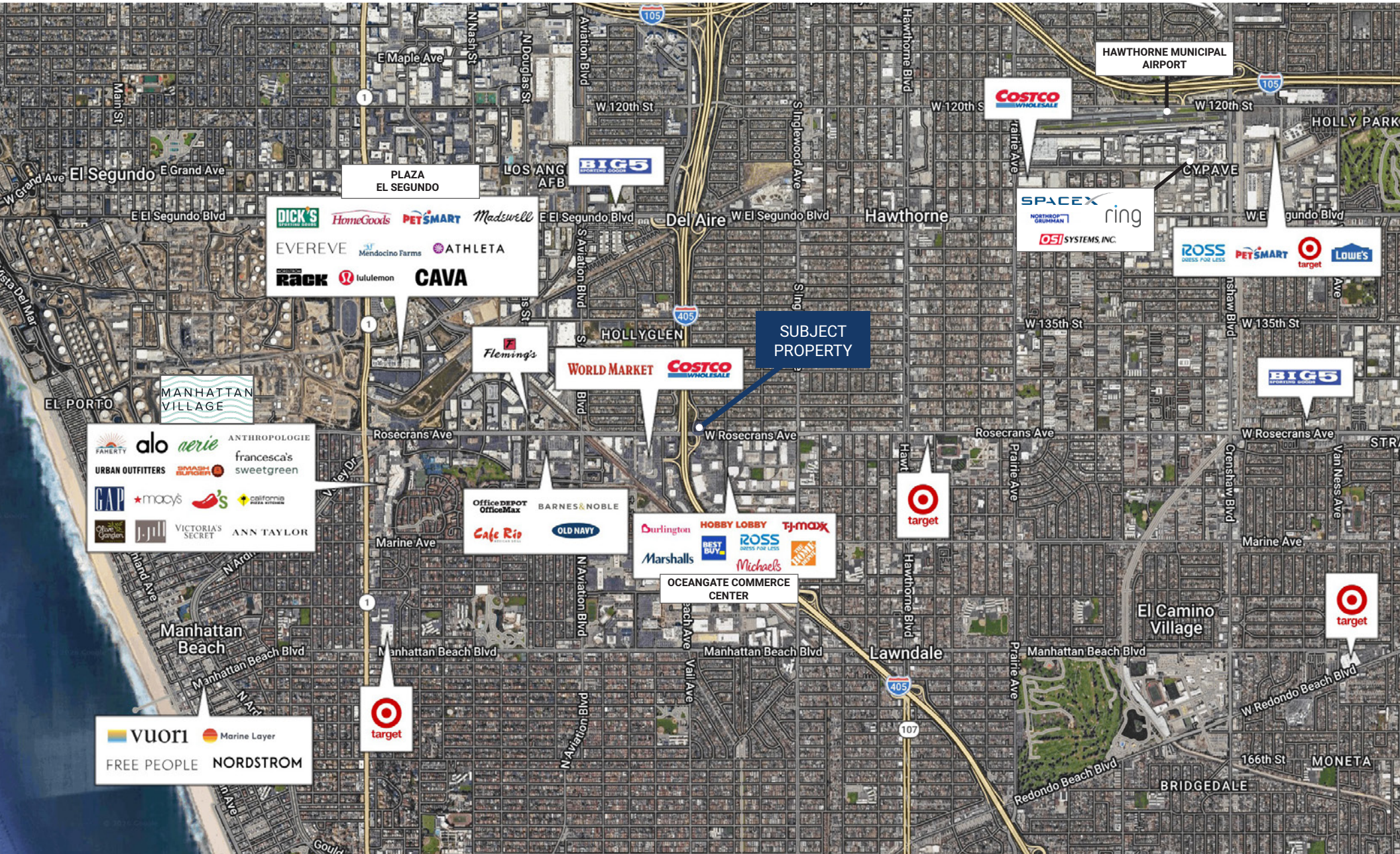
With month-to-month tenants and existing income from cell towers, 5155 Rosecrans presents great flexibility for an owner-user to occupy some or all the building and enjoy in-place income streams.



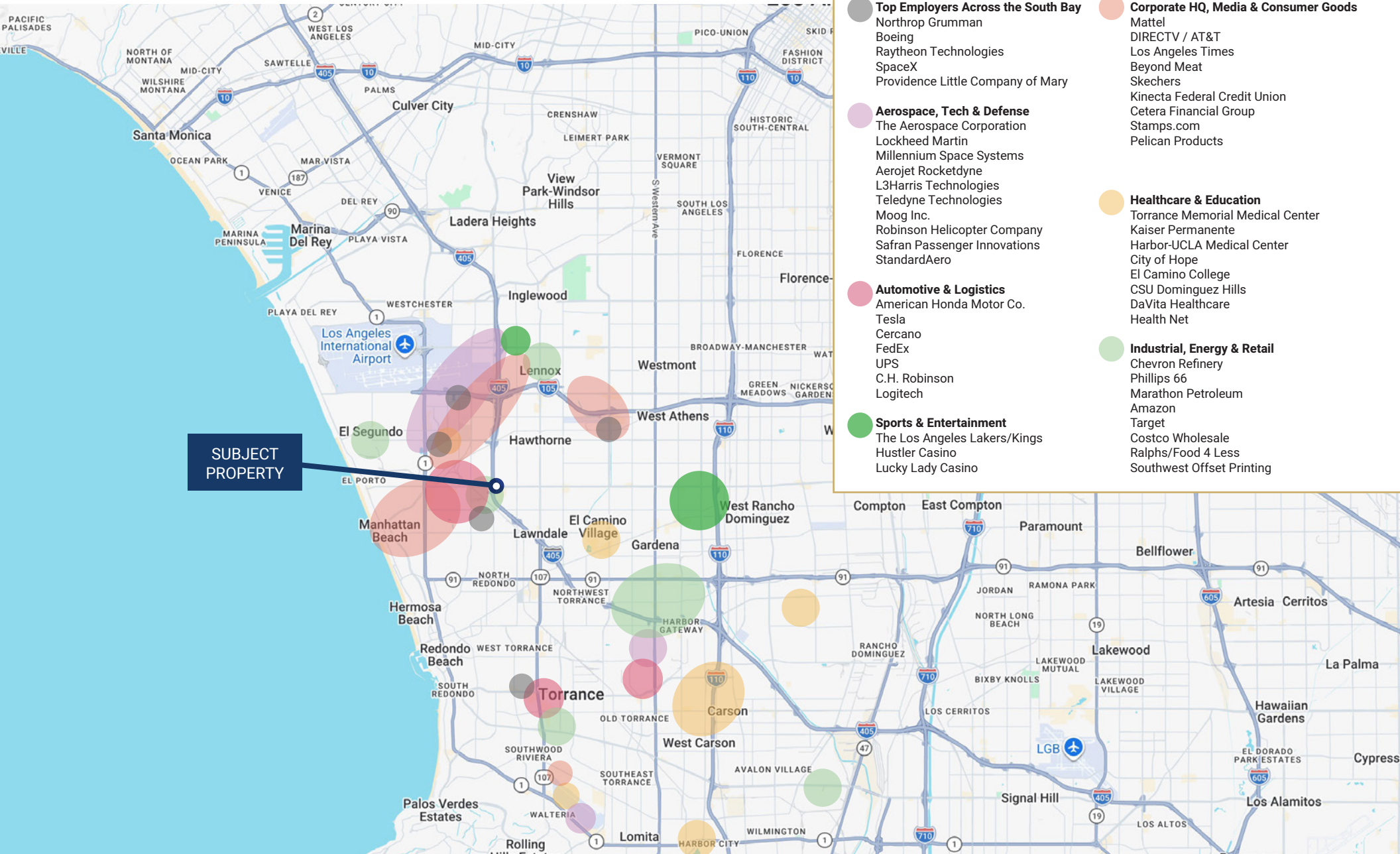




PROPERTY OVERVIEW



PROPERTY OVERVIEW





MARKET OVERVIEW

THE AEROSPACE & DEFENSE RENAISSANCE

The South Bay of Los Angeles has solidified its status as the premier global hub for aerospace, defense, and deep-tech innovation, driven by a massive resurgence in federal defense spending and a rapidly expanding commercial space sector. With national defense appropriations reaching **\$900 billion in 2026** and projected to climb to **\$1.5 trillion by 2027**, the region is experiencing a historic influx of capital and corporate migration.

Historically anchored by titans like **Northrop Grumman, Raytheon, and Lockheed Martin**, the South Bay is now the chosen home for the next generation of industry disruptors. Giants such as **SpaceX and Anduril Industries** (currently executing a \$1 billion regional expansion) have catalyzed a “gravity effect,” drawing in hundreds of specialized contractors, autonomous systems developers, and satellite technology firms.

Hawthorne and El Segundo specifically have transformed into a high-octane “Silicon Beach” for heavy industry, where the demand for high-visibility, functional flex and office space is at an all-time high. For an owner-user, 5155 W. Rosecrans represents more than just a real estate acquisition—it is a strategic foothold in a supply-constrained corridor where your brand will stand shoulder-to-shoulder with the innovators shaping the future of global security and space exploration.

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