

13663

PRAIRIE AVENUE
HAWTHORNE, CA



1 Building | 4,807 Square Feet | 2 Story | Value-Add or Owner-User Investment Opportunity

OFFERING MEMORANDUM

Marcus & Millichap

13663
PRAIRIE AVENUE
HAWTHORNE, CA

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Marcus & Millichap

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Marcus & Millichap



INVESTMENT SUMMARY

Marcus & Millichap is pleased to exclusively present the opportunity to acquire 13663 Prairie Avenue (the "Property"), a two-story, ±4,807 square foot office asset in the City of Hawthorne. This Property offers a compelling value-add or owner-user opportunity with significant upside featuring excellent street frontage, strong visibility, and prominent signage potential. The Property is conveniently located with immediate access to both the I-405 and I-105 Freeways, Los Angeles International Airport (LAX), Sofi Stadium/Intuit Dome, and a robust mix of nearby food, beverage, and daily-needs retail amenities. Situated within the highly sought-after South Bay market of Los Angeles County, the Property is zoned C-2 and C-3, allowing for a broad range of commercial uses (e.g. office, retail, healthcare, etc.).

PROPERTY OVERVIEW



**TWO-STORY, VALUE-ADD OR
OWNER-USER OFFICE BUILDING
WITH IN-PLACE INCOME**



**OWNER-USER OPTIONALITY TO
OCCUPY ROUGHLY ±57% OF THE
PROPERTY TODAY AND UP TO ±100%
IN THE FIRST YEAR OF OWNERSHIP**



**OUTSTANDING VISIBILITY AND
SIGNAGE ON PRAIRIE AVENUE**



**±4,807 SQUARE FEET, OFFICE BUILDING
WITH SIX SUITES ON 0.10 ACRES OR
4,344 SQUARE FOOT LOT**



**SEVEN (7) ON-SITE PARKING STALLS
(SIX SURFACE AND ONE COVERED)**



**FLEXIBLE C-2 & C-3 ZONING
DESIGNATION**

OFFERING OVERVIEW

Address	13663 Prairie Avenue, Hawthorne, CA 90250
Rentable Building Area	±4,807 Square Feet
Land Area	±4,334 Square Feet (±0.10 Acres)
Sale Type	AUCTION - February 23rd, 2026
Minimum Bid	\$250,000
County	Los Angeles
Assessor's Parcel Number (APN)	4045-030-039
Stories	2
Number of Buildings	1
Parking	7 Stalls - Six (6) Surface and One (1) Covered Garage Stall
Year Built	1965
Zoning	C-3 General Commercial & C-2 Local Commercial

NEARBY/WALKABLE AMENITIES

- **Daily Needs:** Northgate Market anchored shopping center with a CVS
- **Diverse Food & Beverage Offerings:** Mexican, Brazilian, Thai, American, amongst others
- **Jim Thorpe Park**



ZONING OVERVIEW

C-3 GENERAL COMMERCIAL CLASSIFICATION L

PERMITTED USES

- Any use permitted in the C-2 zone; provided, however, that when any use permitted in the C-2 zone is established in the C-3 zone, all the provisions, regulations, requirements and restrictions of the C-2 zone shall apply thereto;
- Accessory structures and uses that complement or are reasonably related to the existing or proposed permitted uses when located on the same site as the main primary building and use;
- Automobile parts sales (including incidental storage when contained wholly within a building);
- Automobile repair-minor, subject to the issuance of a conditional use permit;
- Aviaries;
- Awning shops, custom made from prepared materials;
- Bakeries, operating with not more than ten persons in the processing;
- Boat sales, new and used, including only incidental repairing;
- Bookbinding;
- Cannabis businesses, subject to all of the provisions of Chapter 17.90;
- Car washes, subject to a conditional use permit;
- Ceramic products manufacturing and sales when sold only from the property at retail (but not including bricks, drainage, building or conduit tile), using only previously pulverized clay and batch kilns as distinguished from shuttle, tunnel or beehive kilns, and such kilns shall not exceed a total capacity of one hundred thirty cubic feet;
- Electrical transmission substations;
- Electroplating, when accessory to silversmiths and goldsmiths;
- Gas stations, including accessory repairs, retail, and take out restaurants, subject to the issuance of a conditional use permit;
- Glass shop;
- Glass studios-stained glass;
- Hospitals, excluding animal hospitals;
- Lighting and lamps;
- Live-work units, subject to limitations in Section 17.32.030;
- Photocopying;
- Printing and blueprinting;
- Short-term rentals in legal non-conforming structures, subject to Chapter 17.74, except that vacation rentals shall not be permitted;
- Smog check only, subject to the issuance of a conditional use permit;
- Solar panels for electric power generation, water heating, space heating or space cooling as an accessory use to structures or uses on the same property and subject to the special limitations described in Section 17.28.030(L);
- Studios, recording, dance;
- Swimming pools, commercial;

- Trade schools, and similar uses, such uses subject to a conditional use permit;
- Other similar retail and service establishments catering directly to the customer when interpreted to meet performance standards as set forth in Chapter 17.10 and not specified as prohibited in Section 17.28.025.



ZONING OVERVIEW

C-2 LOCAL COMMERCIAL CLASSIFICATION

PERMITTED USES

- Accessory structures and uses that complement or are reasonably related to the existing or proposed permitted uses when located on the same site as the main primary building and use;
- Ambulance service
- Antique shops;
- Automotive parts and accessories installation and minor service, subject to a conditional use permit and special limitations described in Section 17.26.030(N);
- Bakeries;
- Banks, lending institutions, and other full-service financial institutions;
- Bars and cocktail lounges, subject to a conditional use permit;
- Bicycle shops, including repairs;
- Boat sales, new and used, including only incidental repairing;
- Bookstores;
- Bowling alleys;
- Boxing gym;
- Brewery, low intensity (subject to limitations described in Section 17.75.010);
- Business and professional offices;
- Cannabis businesses, subject to all of the provisions of Chapter 17.90;
- Car washes, steam;
- Conservatories of music, dance, drama and instrument instruction;
- Consignment shops;
- Day care facilities (subject to limitations described in Section 17.25.030(P));
- Decorator shops (interior);
- Department stores;
- Drugstores;
- Dry cleaning and pressing, not including self-serve laundries or laundromats or establishments with cleaning plants on premises;
- Employment agencies;
- Engineering consultant;
- Family entertainment center (subject to a conditional use permit);
- Food market and grocery stores;
- Health clubs;
- Hospitals, emergency only;
- Hotels or motels, but not apartment hotels, subject to a conditional use permit. A market feasibility study prepared by a city-approved consultant shall be submitted with a conditional use application;
- Laboratories, x-ray;
- Martial arts studio;
- Massage establishment, subject to a conditional use permit;

- Medical-dental buildings and clinics;
- Mortuaries, subject to the issuance of a conditional use permit;
- Movie theaters;
- Parking lots, when improved and maintained in the manner specified by this code or by the uniform standards established by the city council by resolution; provided, however, that no such area shall be used for a car, truck, trailer or boat sales area or for the accessory storage of cars, trucks, boats or trailers;
- Passenger terminals;
- Personal cosmetic services;
- Printing establishments, including newspapers;
- Public parking garages, but not repairing;
- Recycling facility (subject to a conditional use permit and Section 17.26.030(P));
- Restaurants (with or without outdoor dining areas), including drive-thru subject to a conditional use permit, take-out and walk-up restaurants and cafeterias; no drive-in;
- Schools, elementary, junior high and high schools (public or nonprofit private), all such uses subject to a conditional use permit;
- Short-term rentals in legal non-conforming structures, subject to Chapter 17.74, except that vacation rentals shall not be permitted;
- Solar panels for electric power generation, water heating, space heating or space cooling as an accessory use to structures or uses on the same property and subject to the special limitations described in Section 17.26.030(O);
- Stationery stores, including incidental printing;
- Studio;
- Telephone exchanges;
- Thrift shops, subject to special limitations described in Section 17.26.030(Q);
- Tobacco specialty store (subject to a conditional use permit and the limitations described in Section 17.26.030);
- Trade school, commercial;
- Trade school, industrial (subject to a conditional use permit);
- Vehicle autobroker, subject to special regulations described in Section 17.25.030 if a display area is required;
- Vehicle leasing or rental agencies, subject to a conditional use permit and special regulations described in Section 17.25.030;
- Vehicle sales (new or used), subject to a conditional use permit and special regulations described in Section 17.25.030;
- Wireless antennae sites, and similar uses subject to a conditional use permit;
- Other similar retail and service establishments catering directly to the customer when interpreted to meet performance standards as set forth in Chapter 17.10 and not specified as prohibited in Section 17.26.025.

RENT ROLL

Suite	Tenant	Rentable Square Feet	% of Building	Lease Commencement	Lease End	Monthly Rent	Monthly Rent PSF	In-Place Annual Rent	Pro-Forma Monthly Rent	Market Rent PSF	Pro-Forma Annual Rent
A	Rebhi Shanti	729	15%	12/31/24	MTM	\$900	\$1.23	\$10,800	\$1,459	\$2.00	\$17,507
B	Karra Ideozu	878	18%	1/8/25	MTM	\$1,055	\$1.20	\$12,660	\$1,756	\$2.00	\$21,067
C	AVAILABLE	564	12%	-	-	N/A	N/A	\$0	\$1,128	\$2.00	\$13,535
D	AVAILABLE	564	12%	-	-	N/A	N/A	\$0	\$1,128	\$2.00	\$13,535
E	AVAILABLE	755	16%	-	-	N/A	N/A	\$0	\$1,510	\$2.00	\$18,125
F	Kimlynn La Deane Hammond-Dawson	993	21%	5/1/23	MTM	\$1,155	\$1.16	\$13,860	\$1,986	\$2.00	\$23,833
Garage	AVAILABLE	324	7%	-	-	N/A	N/A	\$0	\$81	\$0.25	\$971
TOTAL		4,807	100%						\$9,048	\$1.88	\$108,571
OCCUPIED TOTAL		2,600	54%			\$3,110	\$1.20	\$37,320			

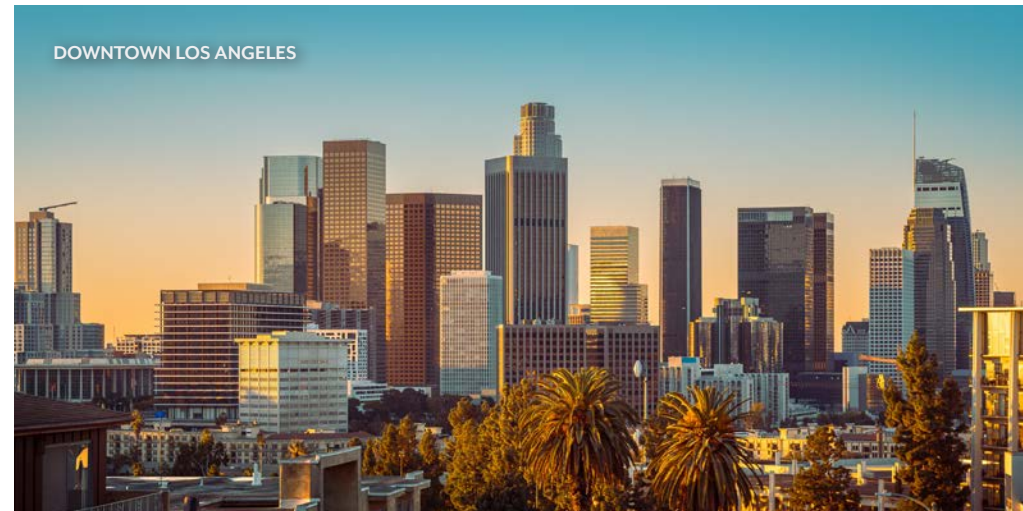
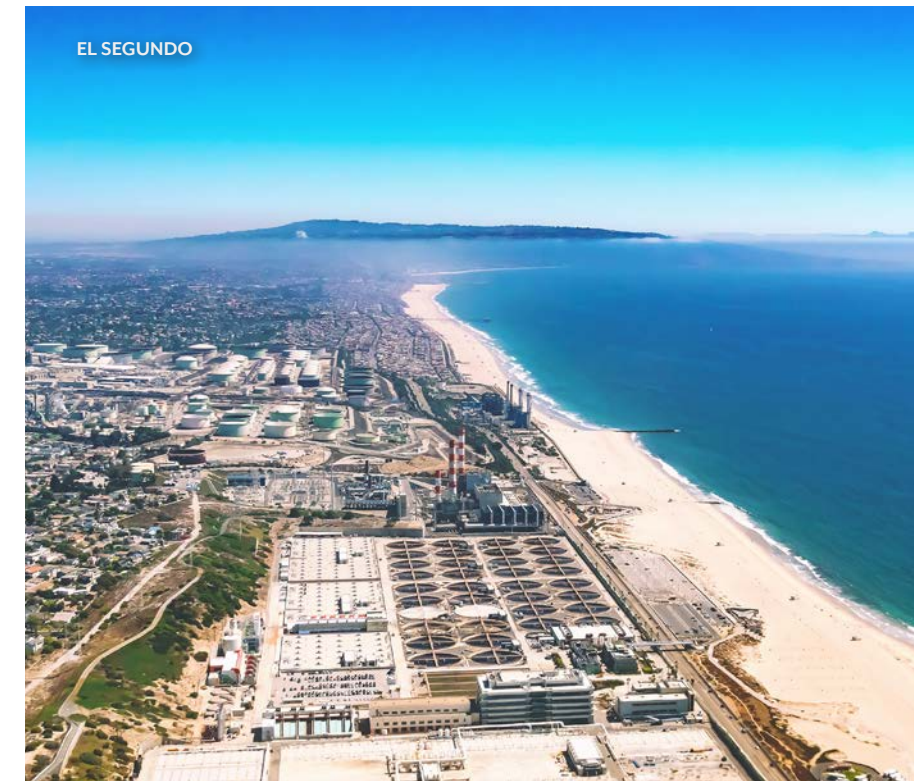
OPERATING STATEMENT

	In-Place	Pro-Forma	PSF	Notes
REVENUE				
Rental Revenue	\$37,320	\$108,571	\$22.59	
EXPENSES				
Management Fee	\$6,000	\$6,000	\$1.25	Based upon Historical Operating Statements
Common Area Maintenance	\$500	\$515	\$0.11	Based upon Historical Operating Statements
Utilities - Electric	\$360	\$665	\$0.14	Based upon Historical Operating Statements
Utilities - Water	\$3,000	\$5,545	\$1.15	Based upon Historical Operating Statements
Utilities Garbage	\$3,000	\$5,545	\$1.15	Based upon Historical Operating Statements
Insurance	\$3,000	\$3,090	\$0.64	Based upon Historical Operating Statements
Landscaping	\$1,200	\$1,236	\$0.26	Based upon Historical Operating Statements
Property Taxes	\$10,888	\$10,996	\$2.29	2025/2026 Tax Bill Inflated 1.0% to Reflect CY 2026
Total Expenses	\$27,948	\$33,592	\$6.99	
Net Operating Income	\$9,372	\$74,979	\$15.60	

I AREA OVERVIEW

Hawthorne is a centrally located city in the South Bay region of Los Angeles County, offering a compelling combination of proximity, economic vitality, and long-term growth drivers. Situated just minutes from Los Angeles International Airport (LAX), major employment centers, and the Pacific coastline, Hawthorne has evolved from a traditional aerospace hub into a diverse, innovation-oriented community.

The city benefits from exceptional regional access, bounded by major transportation corridors including the I-405, I-105, and I-110 freeways, providing direct connectivity to Downtown Los Angeles, Silicon Beach, El Segundo, Manhattan Beach, and the broader Southern California market. Public transportation options, including Metro rail and bus lines, further enhance commuter accessibility.



I AREA OVERVIEW

Hawthorne's economy is anchored by a strong mix of aerospace, technology, manufacturing, and logistics employers. The city is notably home to SpaceX's global headquarters, reinforcing Hawthorne's reputation as a center for advanced engineering and high-skilled employment. Nearby employment nodes in El Segundo, Playa Vista, and the South Bay support consistent housing demand and workforce stability.

Hawthorne also offers a growing amenity base, including neighborhood retail, dining, parks, and community services, while benefiting from proximity to premier lifestyle destinations such as Manhattan Beach, Redondo Beach, SoFi Stadium, and the greater Westside. Moreover, ongoing public and private investment continue to enhance the city's infrastructure and streetscape.

NOTABLE EMPLOYERS

SPACEX
6,094 Employees

Full-scale aerospace manufacturing and engineering campus including:

- Spacecraft & Rocket Manufacturing,
- Engineering & R&D
- Headquarters Functions (Core Operational Center)
- Mission Operations & Integration



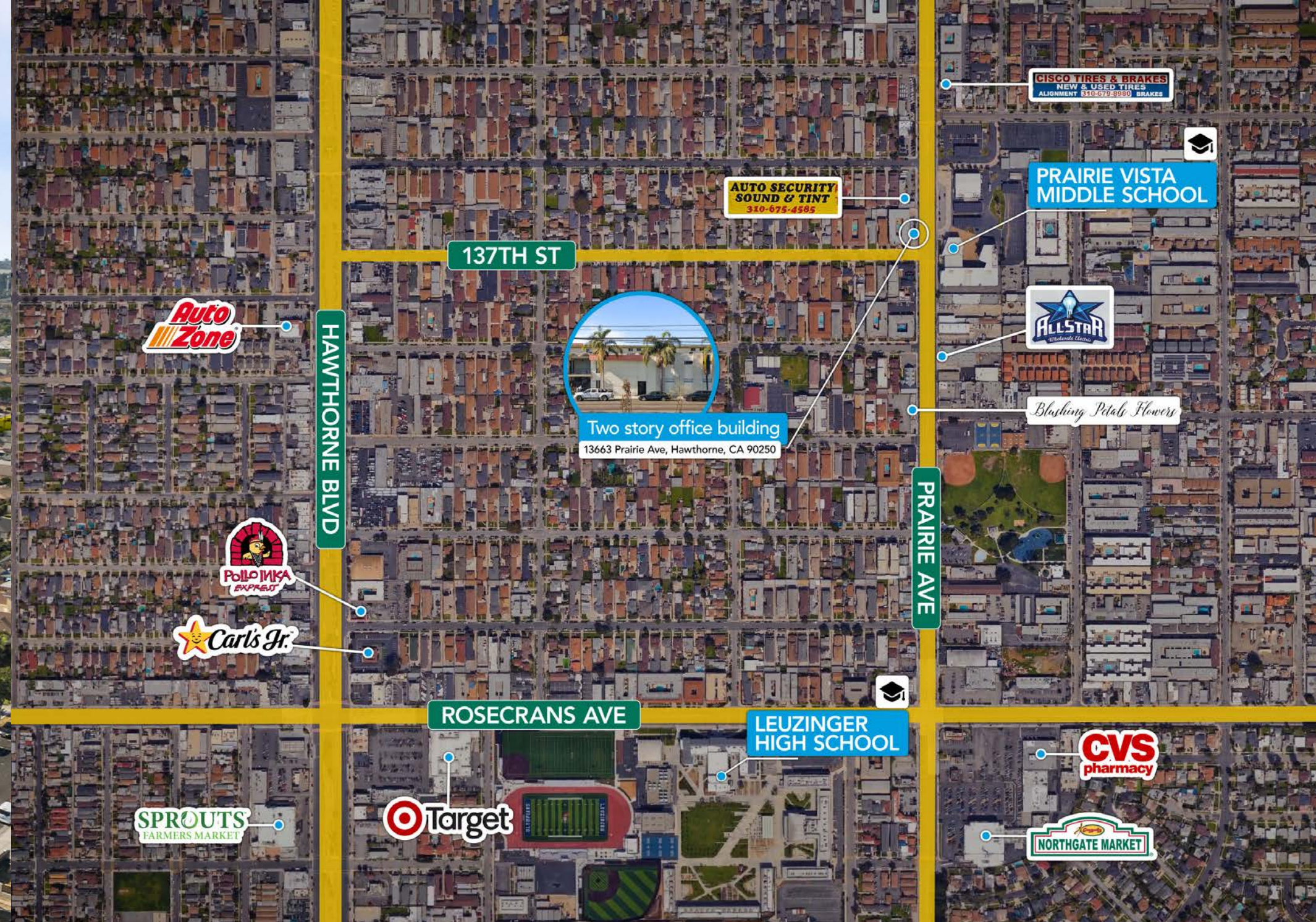
Tesla Design Center

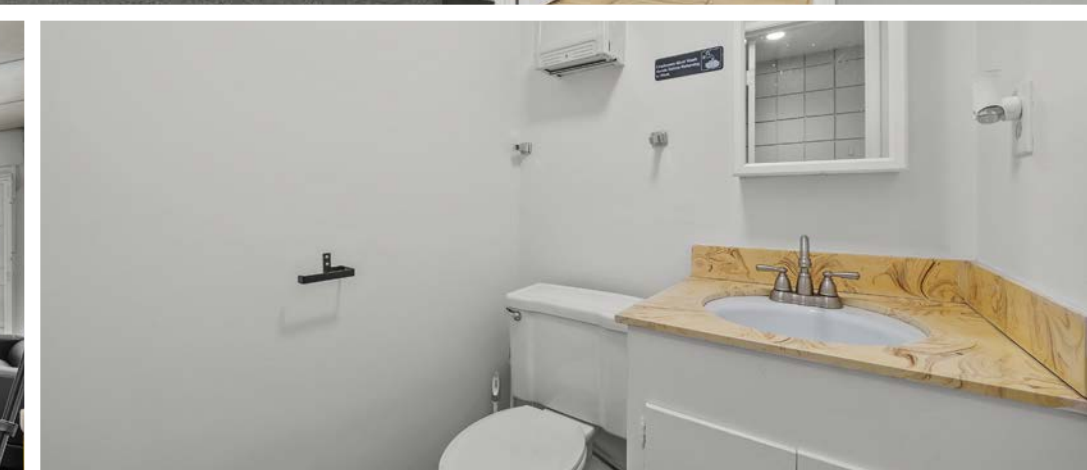
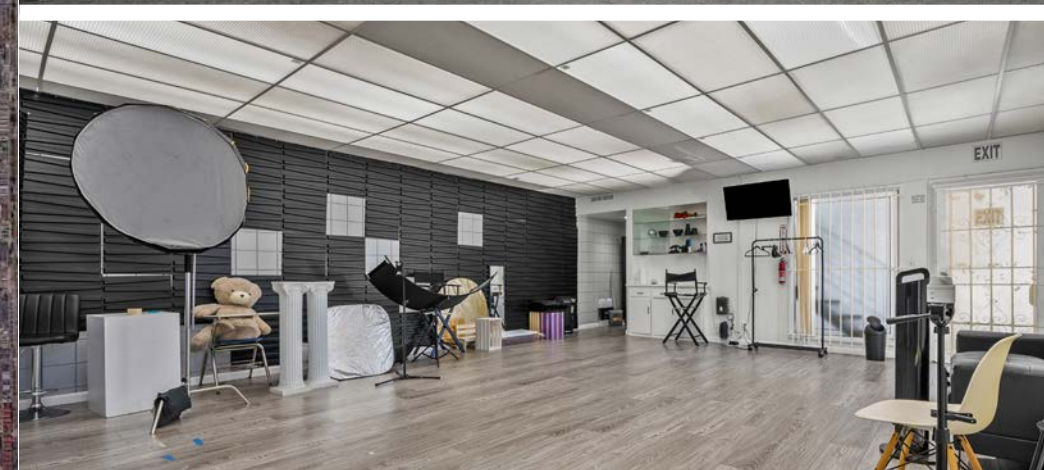
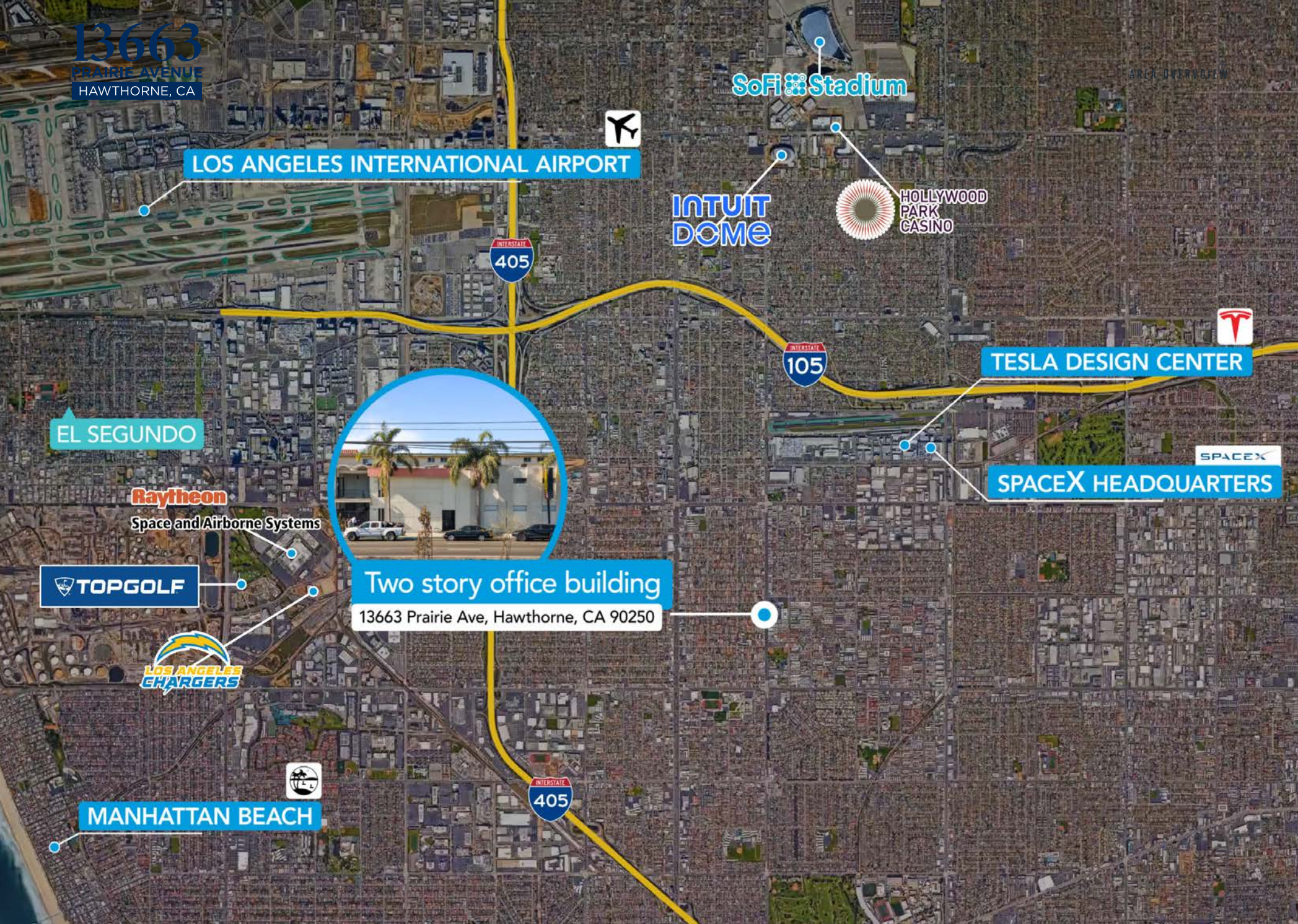
Product and vehicle design facility located just 2-miles from the subject Property



TWO STORY OFFICE BUILDING

13663 Prairie Ave, Hawthorne, CA 90250







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HAWTHORNE, CA

EXCLUSIVELY LISTED BY

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