

OFFERING MEMORANDUM

16414-16424 HAWTHORNE BLVD



LAWNDALE, CA 90260

km Kidder Mathews

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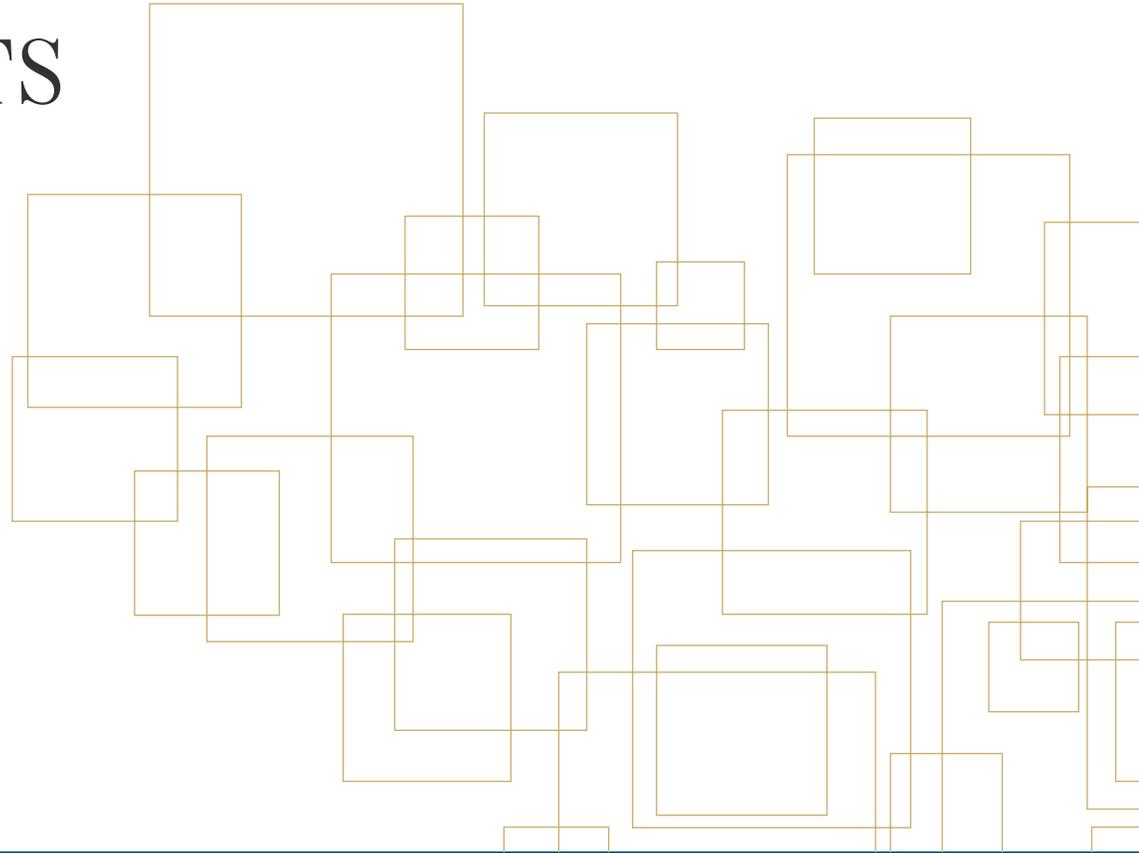
EXECUTIVE
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KIDDER MATHEWS
OVERVIEW



*Exclusively
Listed by*

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This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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PREMIER OWNER USER RETAIL OPPORTUNITY

Kidder Mathews is pleased to offer a generational owner-user or investment opportunity positioned along one of the South Bay's premier & high-performing retail corridors.

- 16414-16424 Hawthorne Blvd. is a prime retail property comprising two buildings totaling 10,844/SF. The flexible, open floor plan provides owner-users, investors, and developers with a compelling opportunity to reposition this high-visibility retail asset.
- Owner-user retail opportunity, as well as a value-add deal for a new developer to lease the vacant space at market rent (\$20.00 PSF).
- The Pro-Forma Cap rate is assuming a year 2 rent of \$20.00 or \$1.67/SF NNN not including (tenant improvements/downtime/capital expenditures etc.).
- The most recent comparable sale on Hawthorne Blvd. is a Veterinarian Hospital. The building is 6,400 SF on a 9,437 SF lot that sold for \$1,200,000 (\$187.50/SF). It is roughly 1.3 miles from 16414-16424 Hawthorne Blvd. Steve's site is newer construction and has better curb appeal, which makes it a more attractive asset.
- The property is well positioned for an owner-user to acquire the property and move into the entire 10,844/SF. It would also be a value-add opportunity for a new owner to purchase and lease the building to a tenant in the next 6-12 months before refinancing.



PROPERTY INFORMATION

PROPERTY ADDRESS	16414-16424 Hawthorne Blvd Lawndale, CA 90260
LEASE TYPE	NNN
ASKING RENTAL RATE	Call broker for pricing
STARTING LIST PRICE	\$2,450,000
BUILDING SIZE	10,844 SF
YEAR BUILT	1948/1972
LOT SIZE	15,721 SF (0.36 acres)
PARKING	16+ spaces
PARCEL NO (APN)	4075-007-006, 4075-007-007, 4075-007-008

EXECUTIVE SUMMARY



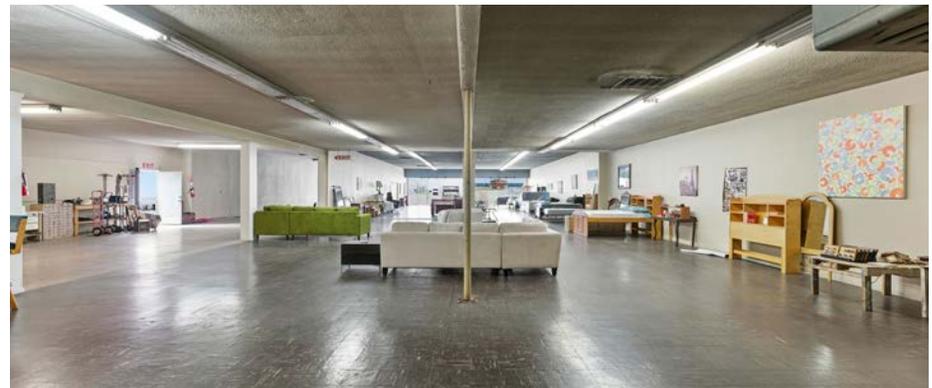
SUBJECT
PROPERTY

HAWTHORNE BLVD

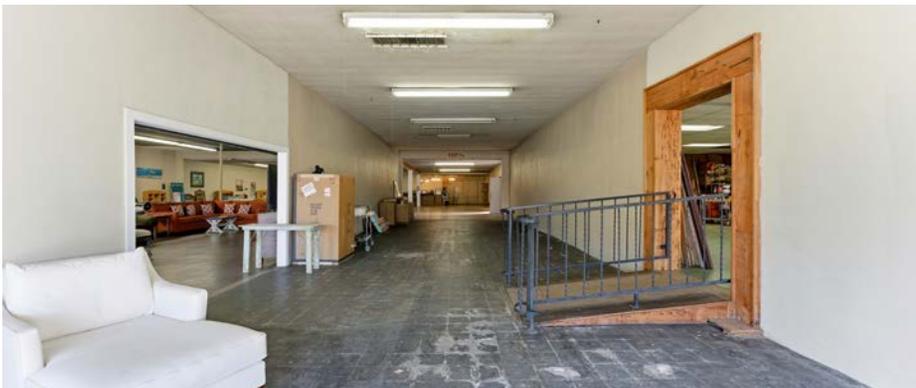
EXECUTIVE SUMMARY



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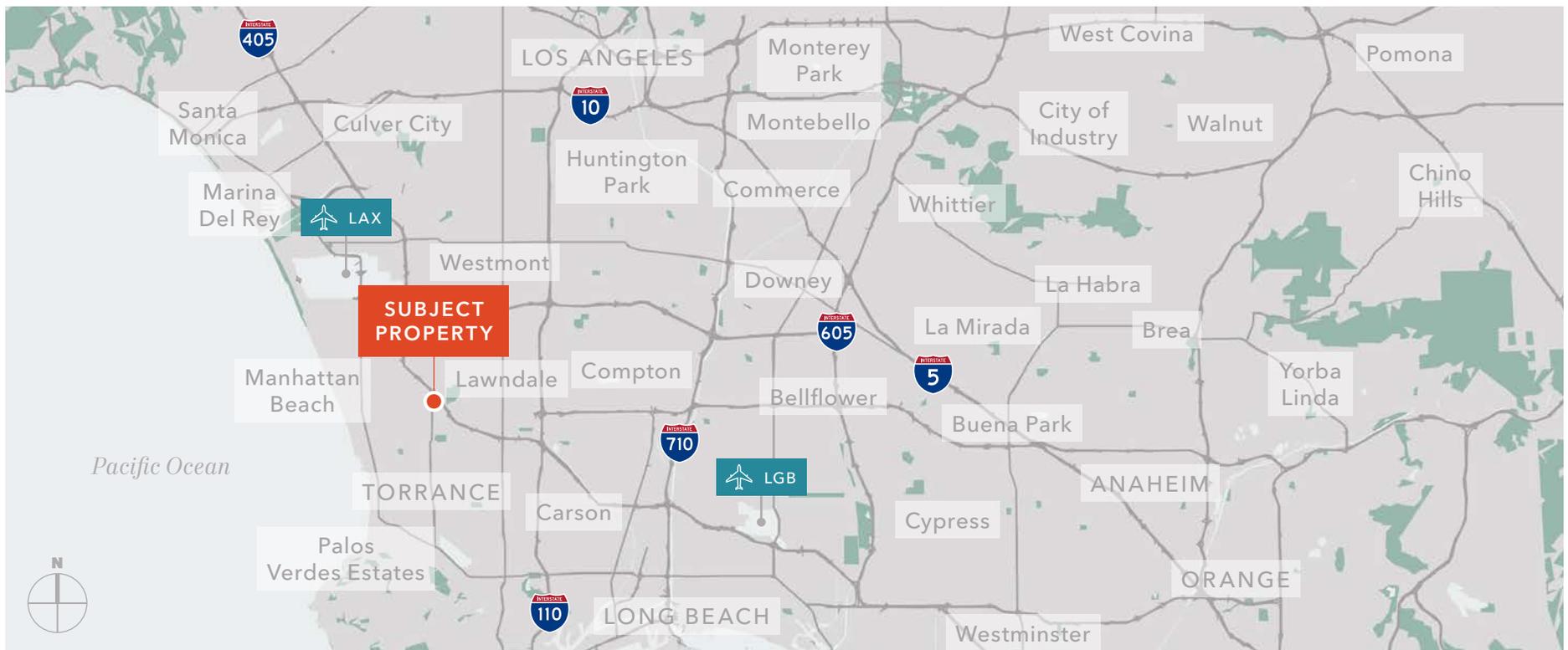
TAXES

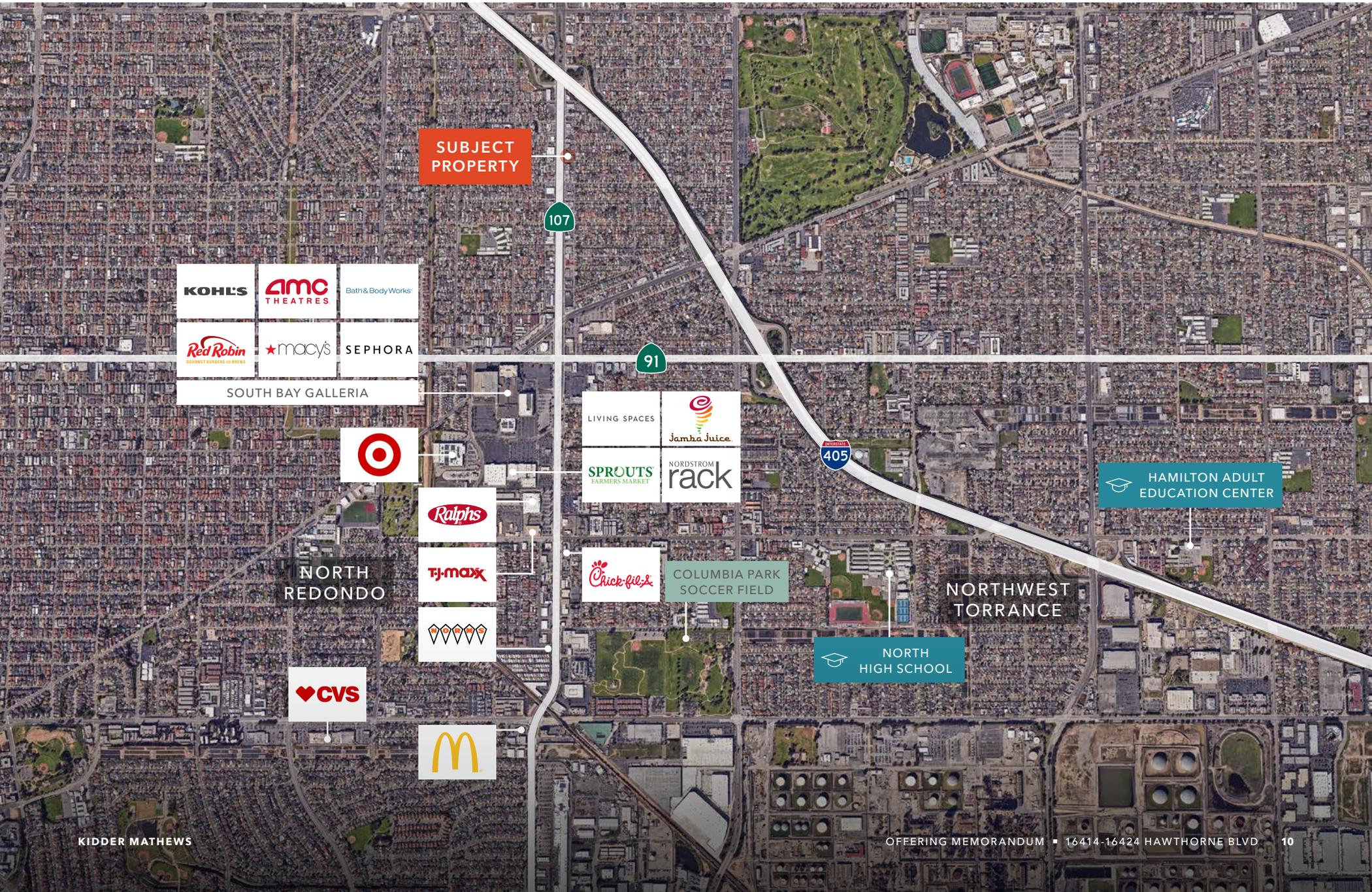
REAL ESTATE TAX ASSESSMENTS

PROPERTY ADDRESS	16414 Hawthorne Blvd Lawndale, CA 90260
2025 PROPERTY TAX	\$2,535
ASSESSED VALUE	\$90,391

PROPERTY ADDRESS	16418 Hawthorne Blvd Lawndale, CA 90260
2025 PROPERTY TAX	\$6,767
ASSESSED VALUE	\$303,033

PROPERTY ADDRESS	16424 Hawthorne Blvd Lawndale, CA 90260
2025 PROPERTY TAX	\$2,710
ASSESSED VALUE	\$132,290





SUBJECT PROPERTY

107

91

405

KOHL'S	AMC THEATRES	Bath & Body Works
Red Robin	macy's	SEPHORA
SOUTH BAY GALLERIA		



NORTH REDONDO



LIVING SPACES	Jamba Juice
SPROUTS FARMERS MARKET	NORDSTROM rack



COLUMBIA PARK SOCCER FIELD

NORTHWEST TORRANCE

NORTH HIGH SCHOOL

HAMILTON ADULT EDUCATION CENTER

DEMOGRAPHICS



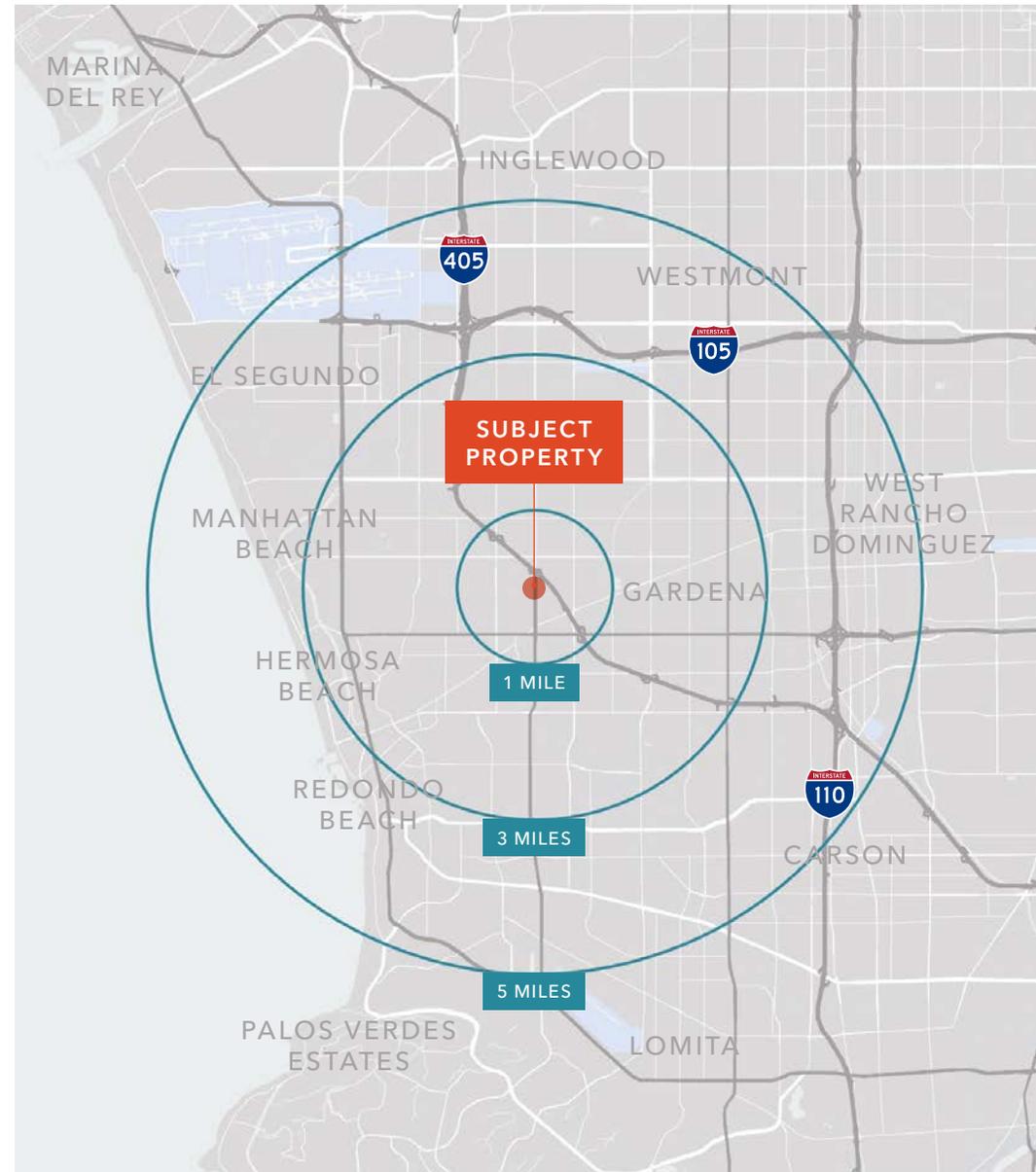
Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	38,040	280,773	605,017
2020 CENSUS	37,611	289,311	615,124
2025 ESTIMATED	35,914	280,595	596,333
2030 PROJECTED	34,020	263,747	566,093



Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$104,642	\$118,643	\$114,725
2030 MEDIAN PROJECTED	\$105,094	\$119,002	\$115,101
2025 AVERAGE	\$134,290	\$160,933	\$155,028
2030 AVG PROJECTED	\$134,916	\$161,396	\$155,478



TYLER GRIFFITH

Associate Vice President



Tyler Griffith specializes in the leasing and sale of single-tenant, multi-tenant, and mixed-use retail properties within the Greater Los Angeles area.

Tyler actively works to assist his clientele by attaining and creating value-add opportunities with a focus on commercial retail centers. He is partnered with a team of professionals with over a decade of experience in facilitating premier real estate transactions, including tax-deferred 1031 & 1033 exchanges locally and out of state.

During his 5+ year career, he has provided a consultative approach to site selection, acquisition, and investment of commercial properties throughout the Western United States and Canada. Representing regional and national tenants to maximize the profitability of the real estate holdings within its marketplace. Tyler believes in building and maintaining long-term relationships to better serve the valued clients he does business with. Prior to joining Kidder Mathews, Tyler worked with Brentwood Developments where he held responsibility for managing a portfolio of retail and urban mixed-use developments. Handling both fiscal and operational aspects, evaluating the market to execute strategic business plans for stabilizing the company's privately owned assets.

Originally from Edmonton, AB, he attended the Eller College of Management Business School at the University of Arizona, earning a Bachelor of Science degree in business management with a minor in sports management. In addition to his studies, he has been a member of the Eller Entrepreneurship Society and the U of A Hockey Alumni Association.

HARVEY BEESEN, SIOR

Executive Vice President



Harvey is an executive vice president with over 40 years of commercial real estate experience.

Since 1990, Harvey has teamed with Luke Staubitz and Andrew Dilfer, focusing on the South Bay/LAX industrial real estate submarkets.

EDUCATION

Fairfax High School - Graduate

UCLA - Guest Lecturer

AFFILIATIONS & MEMBERSHIPS

CoStar - Power Broker - Multiple Years

Past President - Los Angeles Air Cargo Association 2007 - 2009

Past Chairman - Los Angeles Air Cargo Association 2009 - 2011

Member - Society of Industrial and Office Realtors

Member - AIR CRE

COMMUNITY INVOLVEMENT

Board Member - Concern Foundation

Board Member - Los Angeles Air Cargo Association

Honorary Civilian Commander - March Air Reserve Base

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US.

Our team boasts over 900 local market specialists and top-producing professionals – serving out of 19 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the Western U.S.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

500+

NO. OF BROKERS

ASSET SERVICES

54M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

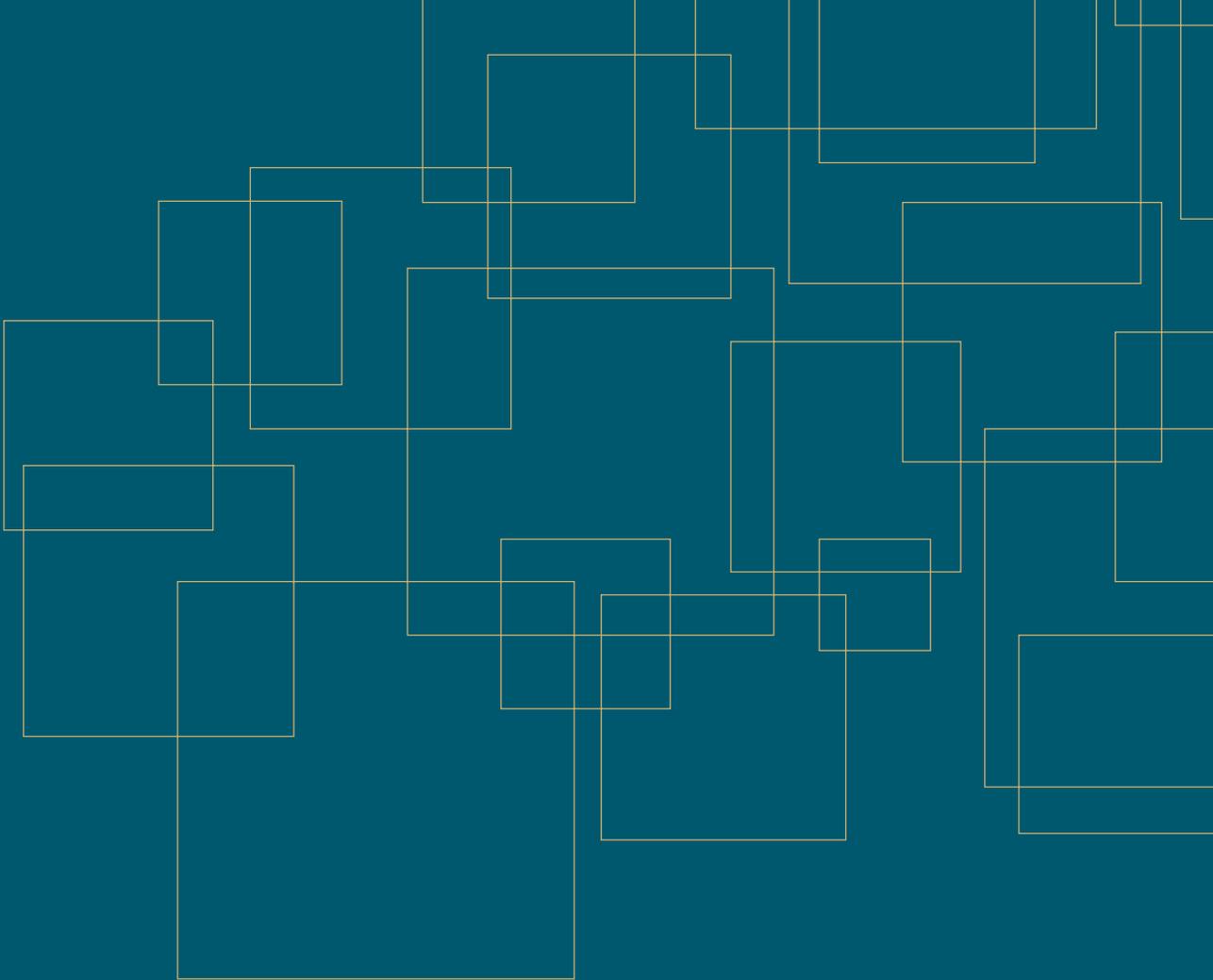
VALUATION ADVISORY

2,700

AVERAGE ANNUAL ASSIGNMENTS

42/23

TOTAL NO. OF APPRAISERS/MAI'S



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