

4755 W 130th Street

Hawthorne, California 90250

About The Property

4755 130th Street presents a unique opportunity for an operator to launch an educational program in a fully equipped, ready-to-use facility. Featuring 18 private classrooms, a full kitchen, an auditorium, and a spacious schoolyard, the property offers ample space for learning, recreation, and community engagement. With a plug-and-play setup, this facility is primed for immediate occupancy, allowing for a seamless transition into an inspiring educational environment.

Terms for use are subject to a provider contract. Contact us today to learn more!

Space Notes

Year Built: **1948**
Zoning: **C-3, R-3**
Lot Size (Sqft): **79,527**
Space Size (Sqft): **38,865**
Per Tax Assessor*

Parking Spaces **51 Spaces**
+ 4 Handicap

Features & Furnishings

18 Private Classrooms
Full Kitchen
Auditorium
Large Schoolyard
Desks
Chairs
Private Offices
Faculty Room
Library

WOODY STAHL

(310) 710-3829
WOODY@LYONSTAHL.COM
DRE - 01399621

BRETT LYON

(310) 780-1899
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DRE - 01717818

For Lease

SEEKING NEW OPERATOR FOR PREVIOUSLY EXISTING SCHOOL



Prospective Tenants

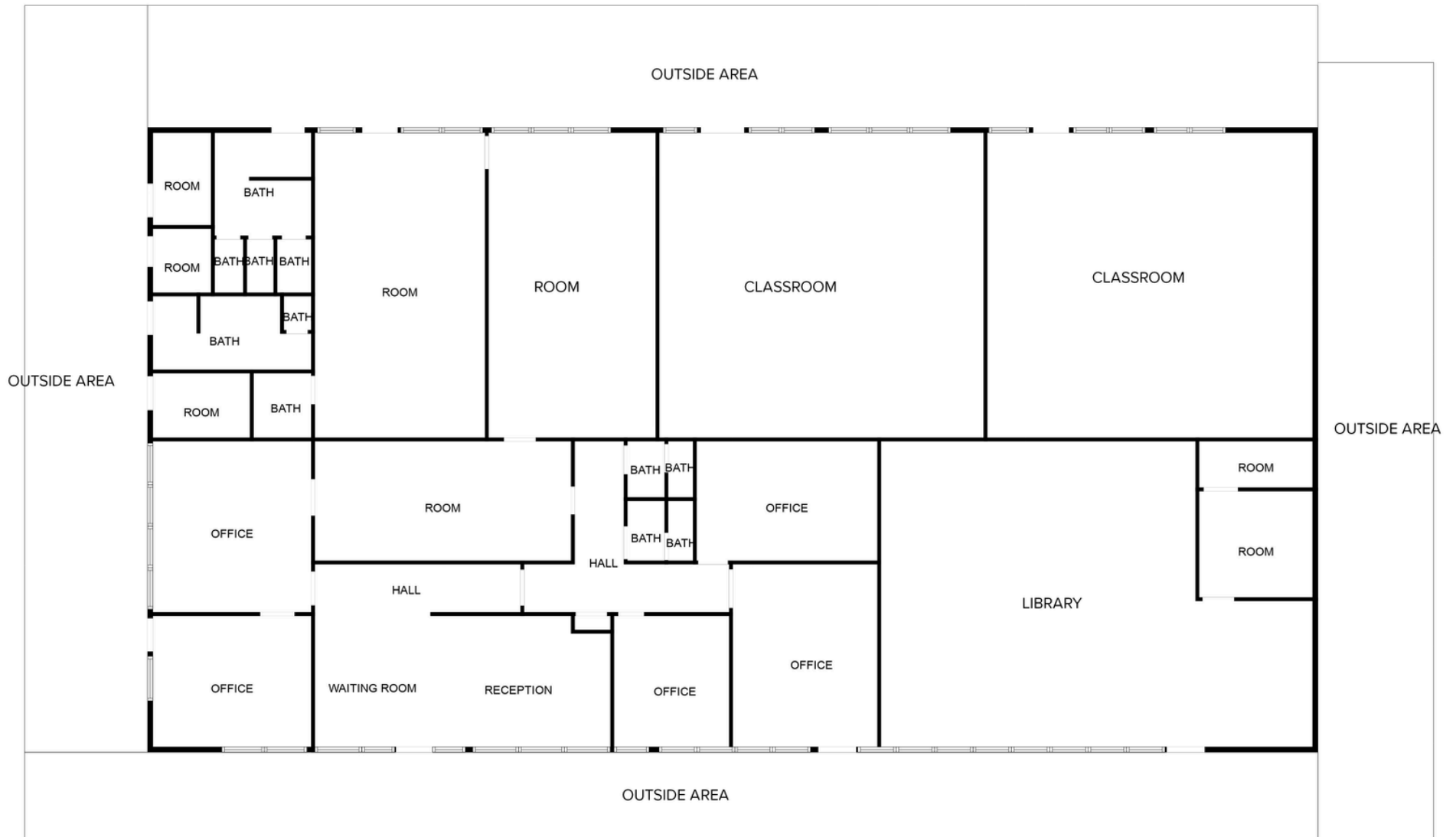
- Early Childhood Education (Preschools, Daycare, Head Start Programs)
- Private & Independent Schools (Charter, Religious, Montessori, College Prep)
- Special Education & Therapeutic Schools (Learning Differences, Autism, Behavioral Support)
- Higher Education & Vocational Schools (Trade Schools, ESL Programs, Professional Exam Prep)
- Arts & Specialty Schools (Music, Dance, Theater, Martial Arts, Sports Training)
- Religious & Community Centers (Sunday Schools, Language Schools, After-School Programs)
- Corporate & Professional Training Centers (Workforce Development, Test Prep, Tutoring)



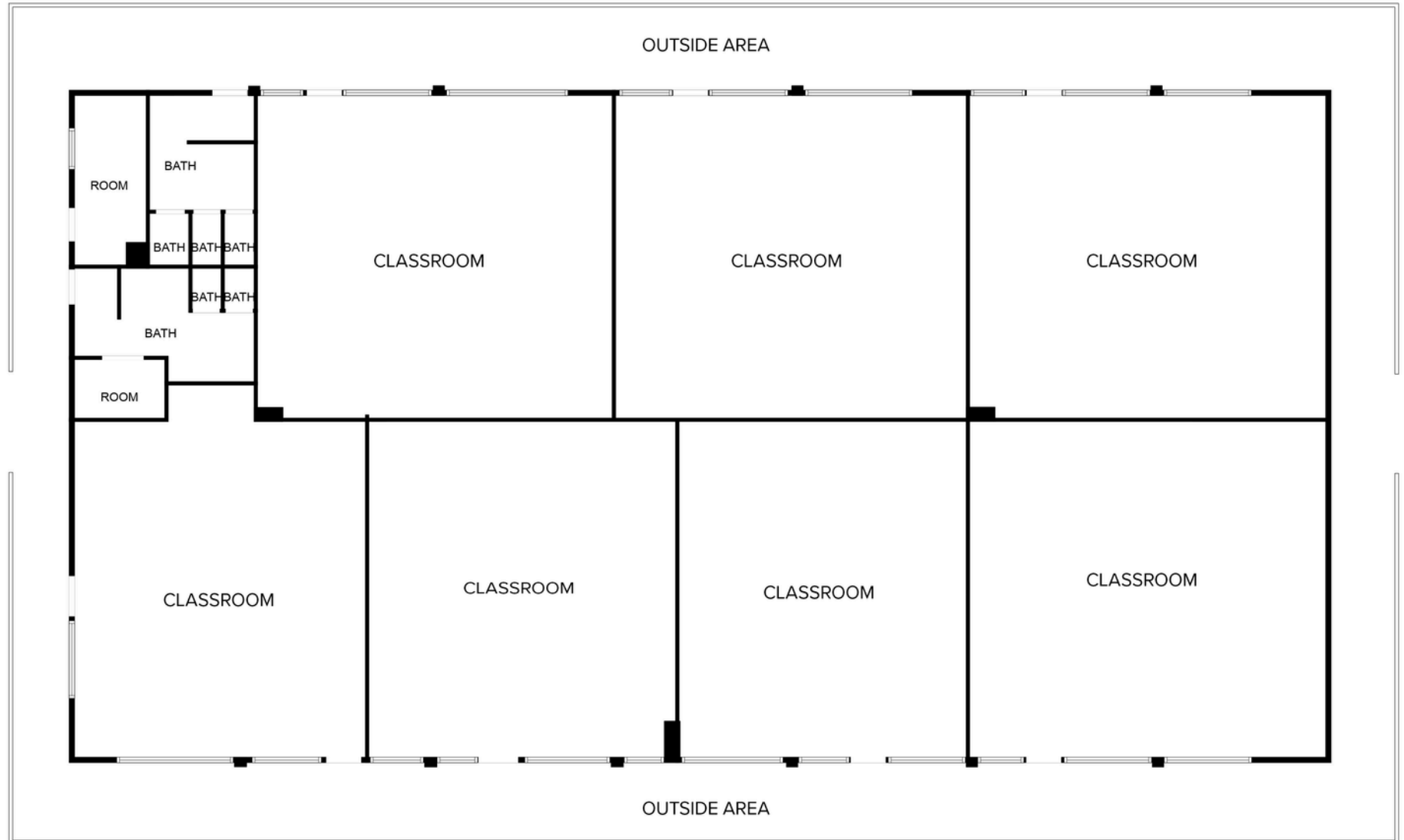
Floor Plan (East Building)



Floor Plan (East Building) 1st Floor



Floor Plan (East Building) 2nd Floor

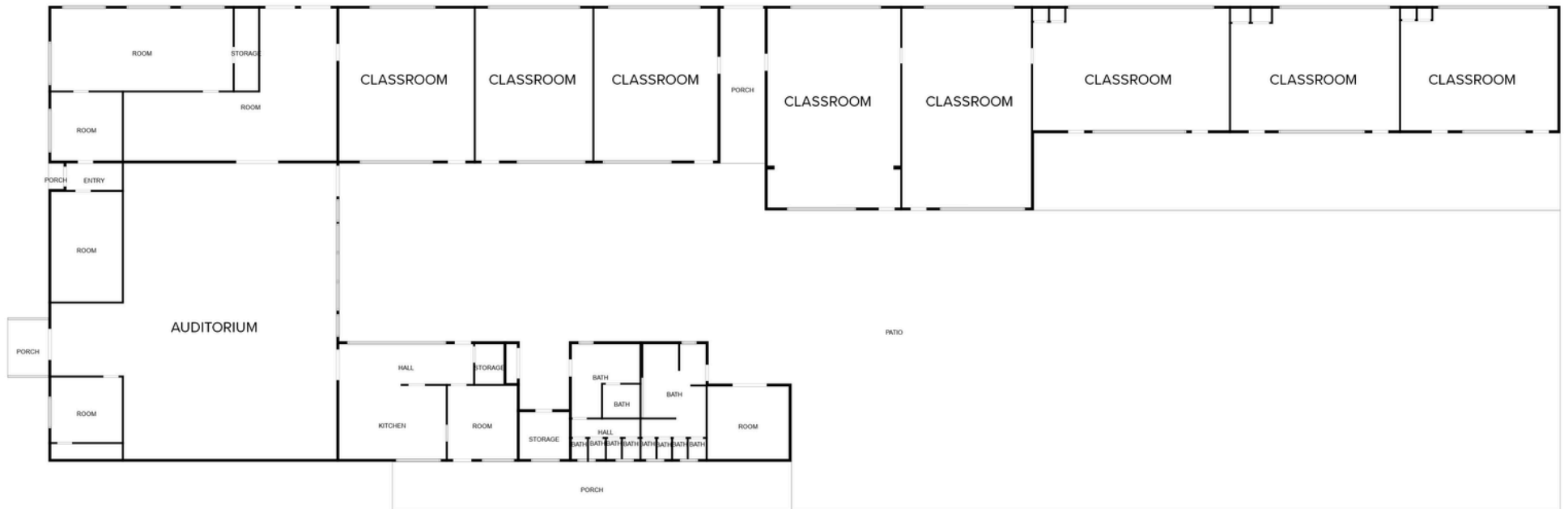




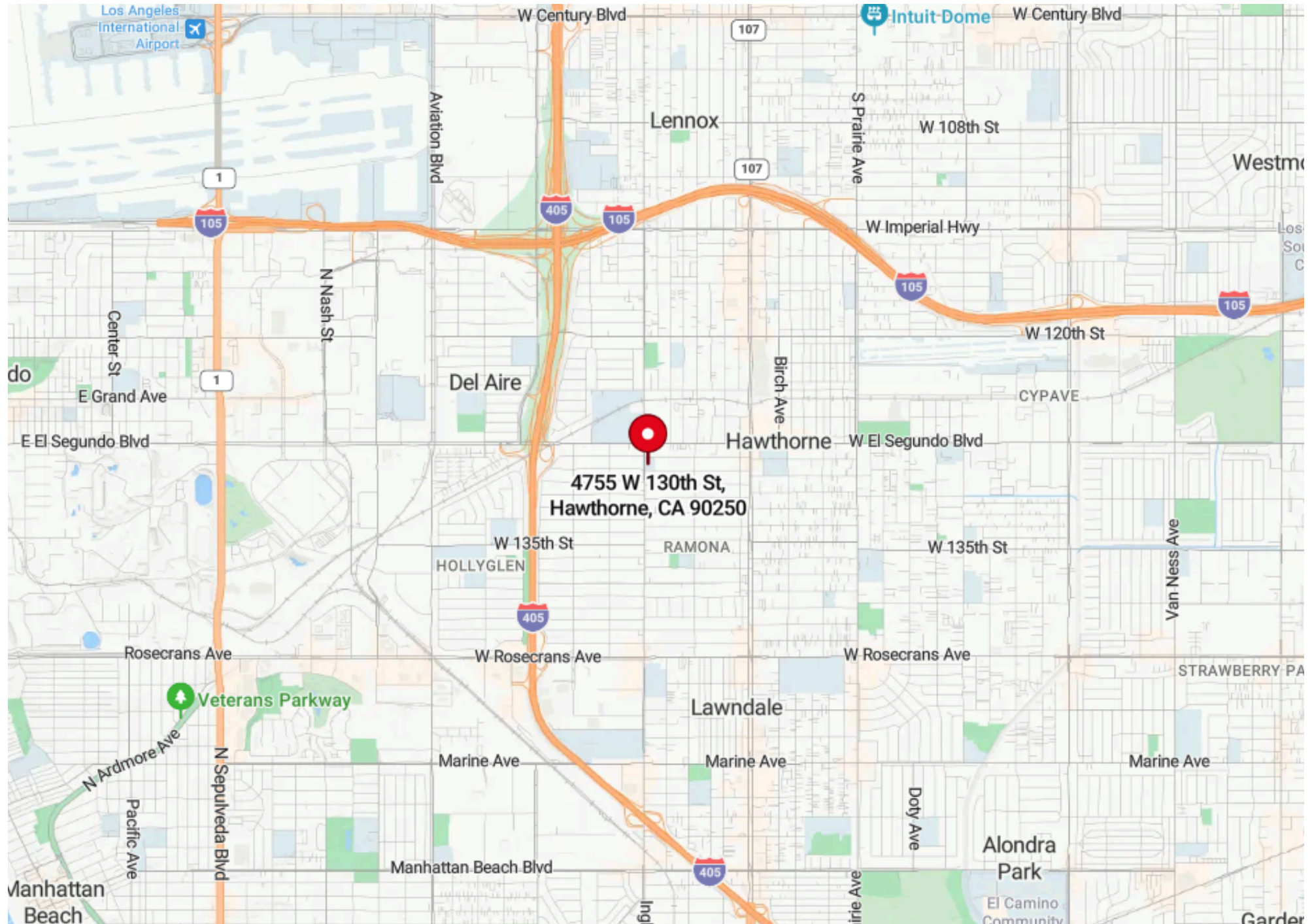
Floor Plan (West Building)



Floor Plan (West Building)







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