

For Sale

12341

HAWTHORNE BLVD



HAWTHORNE, CA 90250

CBRE
Boyett Team



12341

HAWTHORNE BLVD

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The background image shows a two-story brick building with a red brick facade. On the left, a white building with electrical panels is partially visible. In front of the brick building, a red pickup truck is parked, and to its right, a black GMC truck is partially visible. The sky is blue with some light clouds. A semi-transparent brown banner with a geometric pattern is overlaid at the bottom, containing the page number and title.

01

EXECUTIVE
SUMMARY

THE OFFERING

The Boyett Team at CBRE is pleased to present a rare opportunity to acquire 12341 Hawthorne Blvd, an approx. 8,600 square foot single-tenant retail building situated on a signalized corner in the heart of Hawthorne, CA.

Offered at just \$215 per square foot, this property represents an exceptional value-add opportunity for an investor or a turnkey solution for an owner-user looking to establish a flagship presence in the thriving South Bay market.

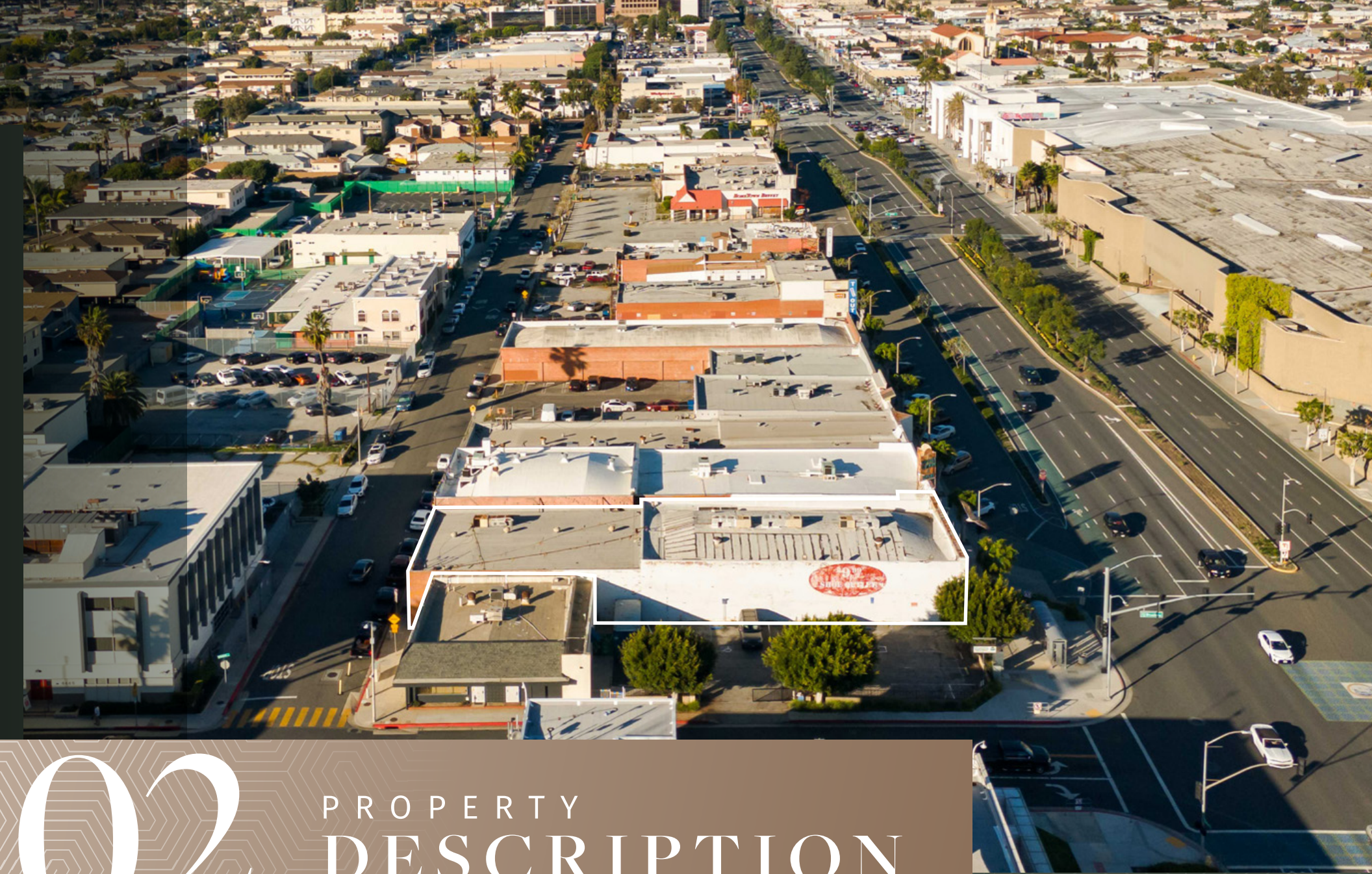
Ideally situated at the northeast corner of Hawthorne Blvd and W Broadway, the property boasts excellent visibility and frontage along one of the region's most heavily trafficked commercial corridors. The building features high ceilings, an open floor plan suitable for a variety of retail or showroom uses, and a large rear stock area. The property is C Zoned, allowing for a multitude of retail and commercial uses. Buyer to verify any specific uses with the city.

This asset is strategically located just north of El Segundo Blvd and minutes from the I-405 and I-105 freeways, providing seamless connectivity to major employment hubs including SpaceX, the new Ring headquarters, and SoFi Stadium. With the property currently vacant, a new owner has the immediate ability to renovate to suit their specific needs or lease the asset at market rates to a single tenant on a Triple Net (NNN) basis, capitalizing on the area's rapid appreciation and dense population of over 700,000 residents within a 5-mile radius.



INVESTMENT HIGHLIGHTS

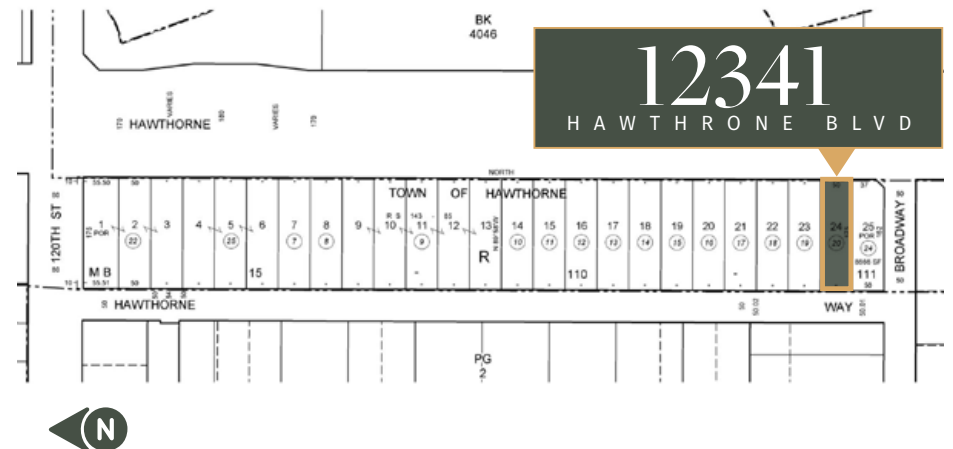
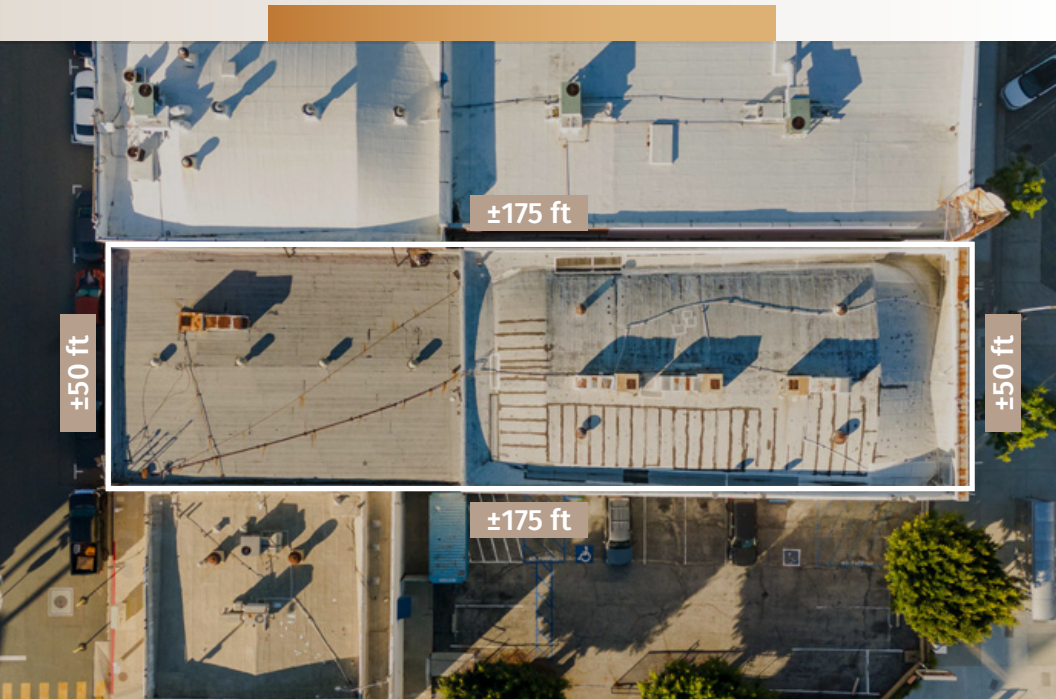
- + Rare Owner-User or Value-Add Opportunity: Delivered vacant, allowing for immediate occupancy or repositioning for a long-term NNN tenant.
- + Below Replacement Cost: Attractively priced at \$215.12 PSF, significantly below the cost of new construction and comparable sales in the area.
- + Prime Signalized Hard Corner: Located at the intersection of Hawthorne Blvd and Broadway with exposure to over 40,000+ vehicles per day.
- + Flexible Zoning & Layout: Expansive 8,600 SF footprint with high ceilings offers potential for retail, showroom, medical office, or creative flex use.
- + Rapidly Gentrifying Submarket: Hawthorne has seen a massive influx of investment due to its central location and business-friendly environment.
- + Strong Demographics: Densely populated trade area with an average household income exceeding \$108,000 within a 5-mile radius.



02

PROPERTY DESCRIPTION

Address	12341 Hawthorne Blvd, Hawthorne, CA 90250
Asking Price	\$1,850,000
Building Size	8,600 SF
Price/SF	\$215.12
Lot Size	Approx. 8,712 SF
Occupancy	Currently Vacant (Delivered Empty)
Frontage	High visibility on Hawthorne Blvd & Broadway





03

HAWTHORNE OVERVIEW

HAWTHORNE OVERVIEW

Located in the dynamic South Bay submarket, 12341 Hawthorne Blvd benefits from the “Silicon Beach South” effect, where a concentration of major aerospace and tech giants is driving rapid economic growth. The property is surrounded by high-demand, affluent communities including Manhattan Beach, Redondo Beach, and El Segundo, creating a built-in customer base with significant disposable income.

A Thriving & Growing Market: Hawthorne has evolved into a premier business hub, fueled by the presence of industry titans like SpaceX, Ring (Amazon), and Northrop Grumman. This economic vitality has transformed the local landscape into a thriving commercial corridor that supports sustained tenant demand and long-term asset appreciation. The neighborhood is not just up-and-coming; it is already established as a destination for innovation and commerce.

Exceptional Tenant Appeal: Ideally positioned to attract top-tier tenants, the property offers immediate access to a highly skilled local workforce and a dense consumer population. National retailers, medical service providers, and creative office users are actively seeking space in this supply-constrained market to serve the growing community. Investors can expect strong interest from credit-worthy tenants looking to capitalize on the area’s density, wealth, and strategic location.

- + **Aerospace & Tech Hub:** Proximity to SpaceX (HQ), Northrop Grumman, Raytheon, and the new Ring headquarters.
- + **Entertainment & Retail:** Minutes from the world-class SoFi Stadium, YouTube Theater, and the Intuit Dome (future home of the Clippers).
- + **Connectivity:** Immediate access to I-405 and I-105 freeways and Los Angeles International Airport (LAX).





04

LOS ANGELES
OVERVIEW

LOS ANGELES OVERVIEW

Los Angeles, officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented

in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

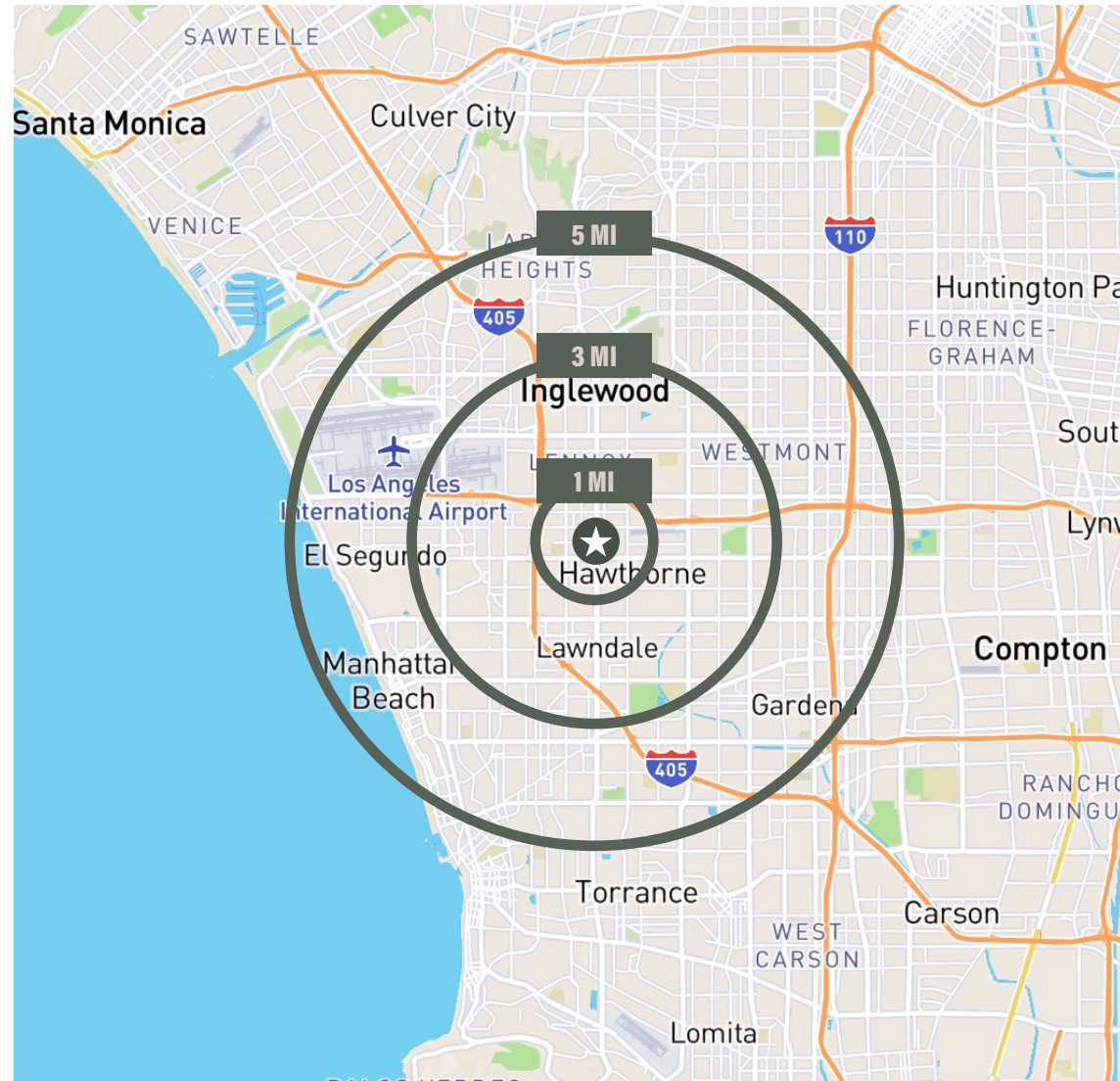
The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York.

The L.A. five county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	48,088	261,905	707,997
2030 Population - Five Year Projection	46,884	257,039	697,581
2020 Population - Census	49,988	272,318	731,151
2010 Population - Census	50,257	273,944	712,496
2020-2025 Annual Population Growth Rate	-0.74%	-0.74%	-0.61%
2025-2030 Annual Population Growth Rate	-0.51%	-0.37%	-0.30%
HOUSEHOLDS			
2025 Households - Current Year Estimate	16,468	90,628	254,779
2030 Households - Five Year Projection	16,450	91,172	256,559
2020 Households - Census	16,518	90,542	254,030
2010 Households - Census	16,026	86,868	243,379
2020-2025 Compound Annual Household Growth Rate	-0.06%	0.02%	0.06%
2025-2030 Annual Household Growth Rate	-0.02%	0.12%	0.14%
2025 Average Household Size	2.90	2.87	2.75
HOUSEHOLD INCOME			
2025 Average Household Income	\$97,525	\$112,811	\$132,301
2030 Average Household Income	\$109,388	\$126,278	\$146,903
2025 Median Household Income	\$76,064	\$82,611	\$90,941
2030 Median Household Income	\$83,114	\$93,934	\$103,884
2025 Per Capita Income	\$33,321	\$39,085	\$47,685
2030 Per Capita Income	\$38,300	\$44,841	\$54,108
HOUSING UNITS			
2025 Housing Units	17,101	94,328	267,211
2025 Vacant Housing Units	633	3,700	12,432
2025 Occupied Housing Units	16,468	90,628	254,779
2025 Owner Occupied Housing Units	4,307	35,440	112,405
2025 Renter Occupied Housing Units	12,161	55,188	142,374
EDUCATION			
2025 Population 25 and Over	32,685	181,222	494,272
HS and Associates Degrees	17,727	91,307	229,718
Bachelor's Degree or Higher	8,107	52,273	183,126
PLACE OF WORK			
2025 Businesses	1,128	11,193	27,907
2025 Employees	8,565	158,443	308,864



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