

3136 W. ROSEGRANS AVENUE

HAWTHORNE, CA 90250

6 PARCEL DEVELOPMENT

Large Multifamily Residential Site



3136 W. ROSECRANS AVENUE

HAWTHORNE, CA 90250

JEFF CURTIS

Broker, Keller Williams DTLA

310.467.1978

jeff@jeffcurtisteam.com

BRE Lic: 01364089

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical 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. Keller Williams 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, PCBs or asbestos, the compliance with local, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

DESIGN BY CRESC

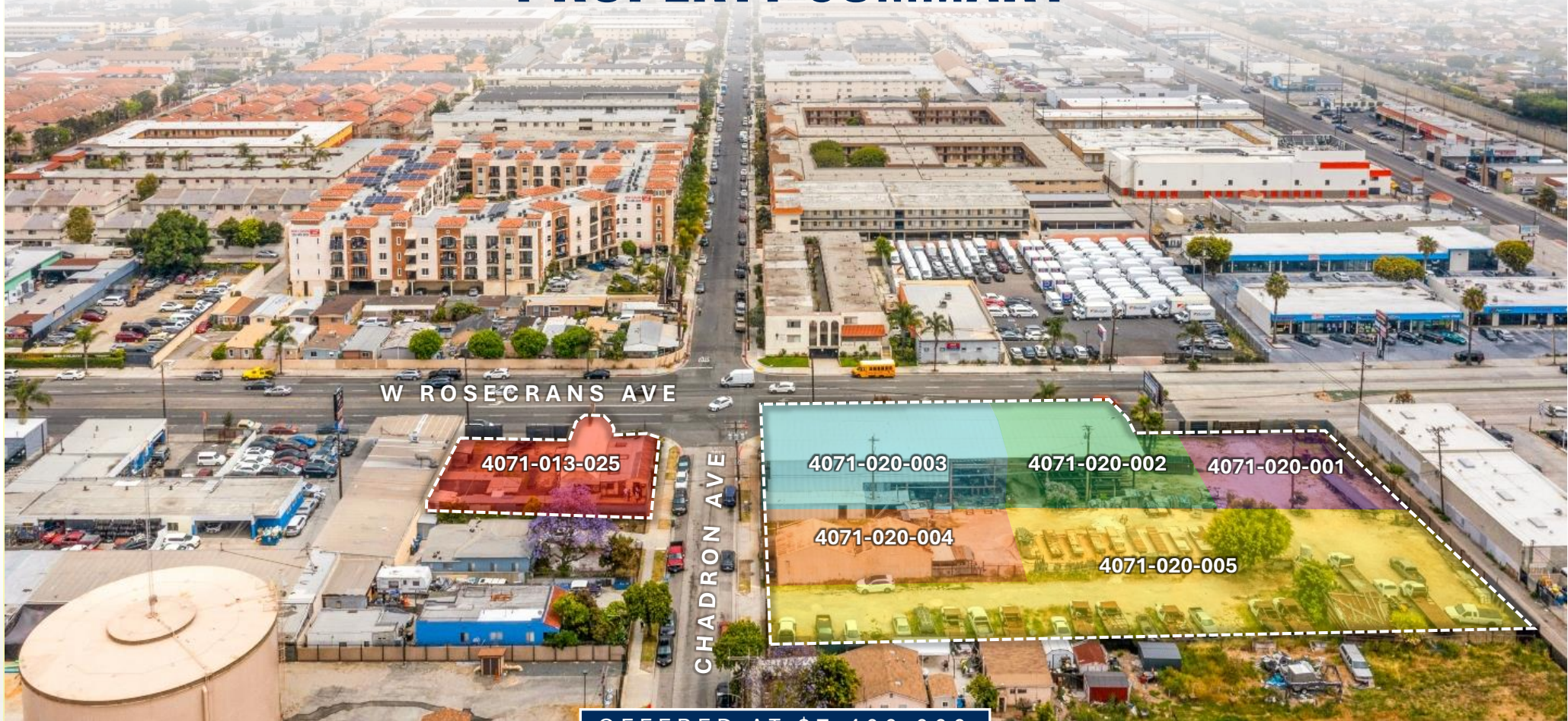
kw DOWNTOWN LA
KELLERWILLIAMS. REALTY



1

EXECUTIVE SUMMARY

PROPERTY SUMMARY



OFFERED AT \$7,400,000

	ADDRESS	CITY	LOT SF	APN	ZONING	USE CODE
1	3136 W. Rosecrans Ave	Hawthorne, CA 90250	8,523	4071-020-001	R-3	Industrial
2	3138 W. Rosecrans Ave	Hawthorne, CA 90250	8,298	4071-020-002	R-3	Industrial
3	3152 W. Rosecrans Ave	Hawthorne, CA 90250	8,422	4071-020-003	R-3	Industrial
4	14312 Chadron Ave	Hawthorne, CA 90250	5,598	4071-020-004	R-3	Manufacturing
5	14314 Chadron Ave	Hawthorne, CA 90250	25,648	4071-020-005	R-3	Industrial
6	3208 W. Rosecrans Ave	Hawthorne, CA 90250	8,407	4071-013-025	R-3	Office
TOTALS			64,896			



3136 W. ROSECRANS AVENUE



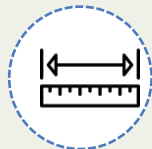
INVESTMENT HIGHLIGHTS



LARGE HIGH DENSITY RESIDENTIAL SITE



5 CONTIGUOUS + 1 SEPARATE LOT FOR OFFICE/ADMIN USE



275 FEET OF FRONTAGE ON ROSECRANS AVE

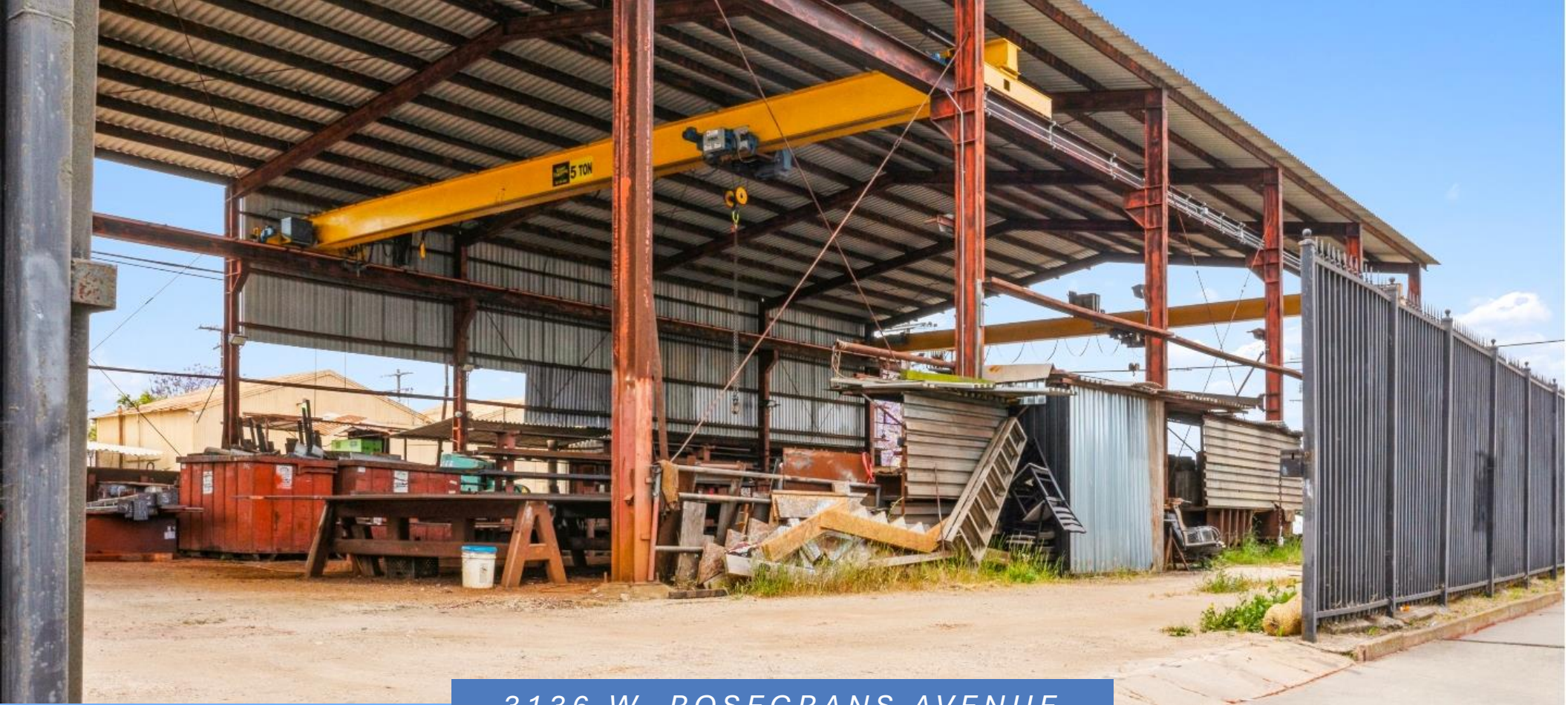


POSSIBLE SB 35 AFFORDABLE HOUSING DENSITY BONUS WITH
QUALIFYING PROJECT

OFFERING SUMMARY

OFFERED AT \$7,400,000

Excellent development opportunity. Five contiguous R-3 High Density Residential lots with 275 feet of frontage on Rosecrans Ave., with an additional parcel across the street zoned Industrial. Possible SB 35 affordable housing density bonus with qualifying project. Currently operating as a metal fabrication facility. Buyer to verify zoning and potential uses with city of Hawthorne. Many nearby industrial facilities including SpaceX, Boeing, Lockheed Martin and many others. Close to freeways and other transportation.



3136 W. ROSECRANS AVENUE





Hawthorne Airport

SpaceX Wilkie

Chester Washington Golf Course

Ace Hardware

Public Storage

CRENROSE PLAZA Shopping Mall

3136 W. ROSECRANS AVENUE HAWTHORNE, CA 90250

W ROSECRANS AVE

CHADRON AVE

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with various buildings, streets, and parking lots. A large, white, semi-transparent number '2' is centered over the image. The background shows a mix of commercial and residential structures under a clear blue sky with some light clouds.

2

ZONING SUMMARY

R-3 HIGH DENSITY RESIDENTIAL

ZONING OVERVIEW

The principal objective and purpose to be served by this classification and its application are to establish areas permitting a greater population density than is allowed in more restrictive classifications and to permit accommodations and care for a limited number of individuals who may or may not constitute a family unit as defined in this title while, at the same time, by means of the standards and requirements set forth herein, maintaining a desirable family living environment by establishing a minimum lot area, lot dimensions, yards, setbacks and open spaces proportionate to the size of the lot.

A related consideration for the city in establishing these standards and requirements is to more efficiently and economically design, install, and maintain public service facilities in terms of size and capacity to adequately and permanently meet the needs resulting from the intensity of land use allowed in this zoning classification.



[VISIT ZONING PAGE](#)

R-3 HIGH DENSITY RESIDENTIAL

ZONING OVERVIEW

Table of Uses and General Standards for R-3 Zone¹

	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Front Setback ²	Side Setback Interior ³ /Street ⁴	Minimum Rear Setback ⁵	Maximum Lot Coverage	Maximum Building Height ⁶	Minimum Open Space Per Unit ⁷
Uses permitted in R-1 or R-2 subject to standards of that zone	See 17.14 (R-1) and 17.16 (R-2)								
Multifamily dwelling units (min. 3 units)	1,452/unit	50	100	15	5/10	5	80%	45	150
Fire station	5,000	50	100	15	5/10	5	60%	22	—
Public parking	5,000	50	100	15	0	0	—	0	—
Residential care facility, large (CUP)	See 17.20.190								
Single-room occupancy	See 17.101.040								
Employee housing	Subject only to those restrictions that apply to other residential uses of the same type in this zone.								
Residential care facility, small									
Supportive housing									
Transitional housing									

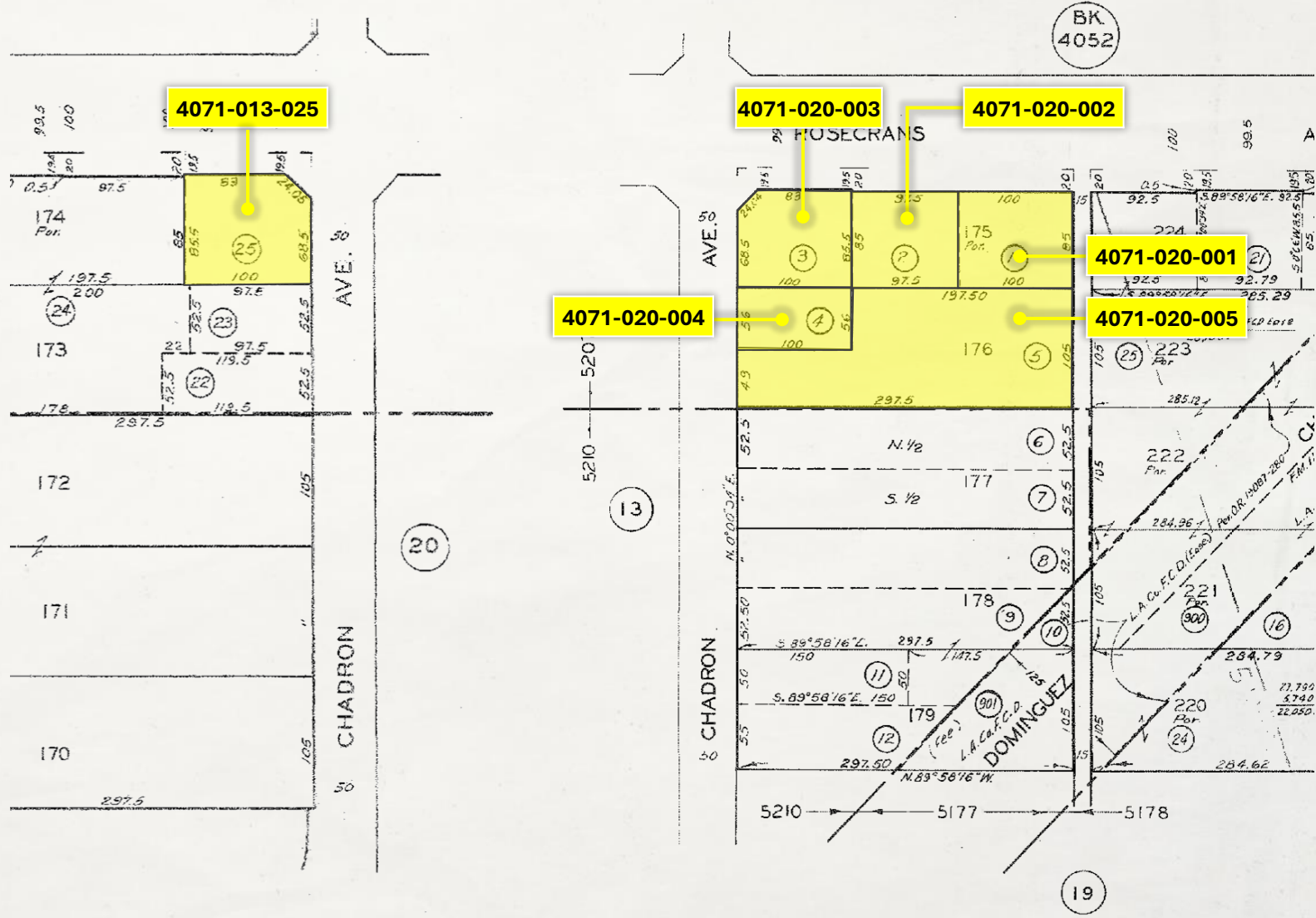
CUP = Conditional Use Permit required; - = Not Applicable

Notes:

- ¹ Units are feet except lot size and open space, which are square feet.
- ² For garage facing street, minimum setback of 18 feet required.
- ³ Side setback is 10% of lot width up to 5 feet, but not less than 3.5 feet.
- ⁴ Side yard adjacent to a street shall have a minimum width of 20% of lot width, up to 10 feet.
- ⁵ On through lots the rear setback shall be the same as required for front setback.
- ⁶ Twelve feet maximum on lots less than 40 feet average width and less than 5,000 square feet.
- ⁷ Not more than 50% may be private open space.

PARCEL MAP

3136 W. ROSECRANS AVENUE



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with various buildings, streets, and parking lots. A large, white, semi-transparent number '3' is centered over the image. The background shows a mix of commercial and residential structures under a clear blue sky with some light clouds.

3

THE LOCATION



HAWTHORNE, CA

Premiere South Bay Location

Incorporated in 1922, the City of Hawthorne currently has a population of nearly 87,000 within a six square mile area. Ideally located near the Los Angeles International Airport, connected by rail to the Port of Los Angeles and downtown Los Angeles, and surrounded by the San Diego (I-405), Harbor (I-110), and Glenn M. Anderson (I-105) Freeways, the City of Hawthorne could easily be termed the "Hub of the South Bay."



85,410
POPULATION

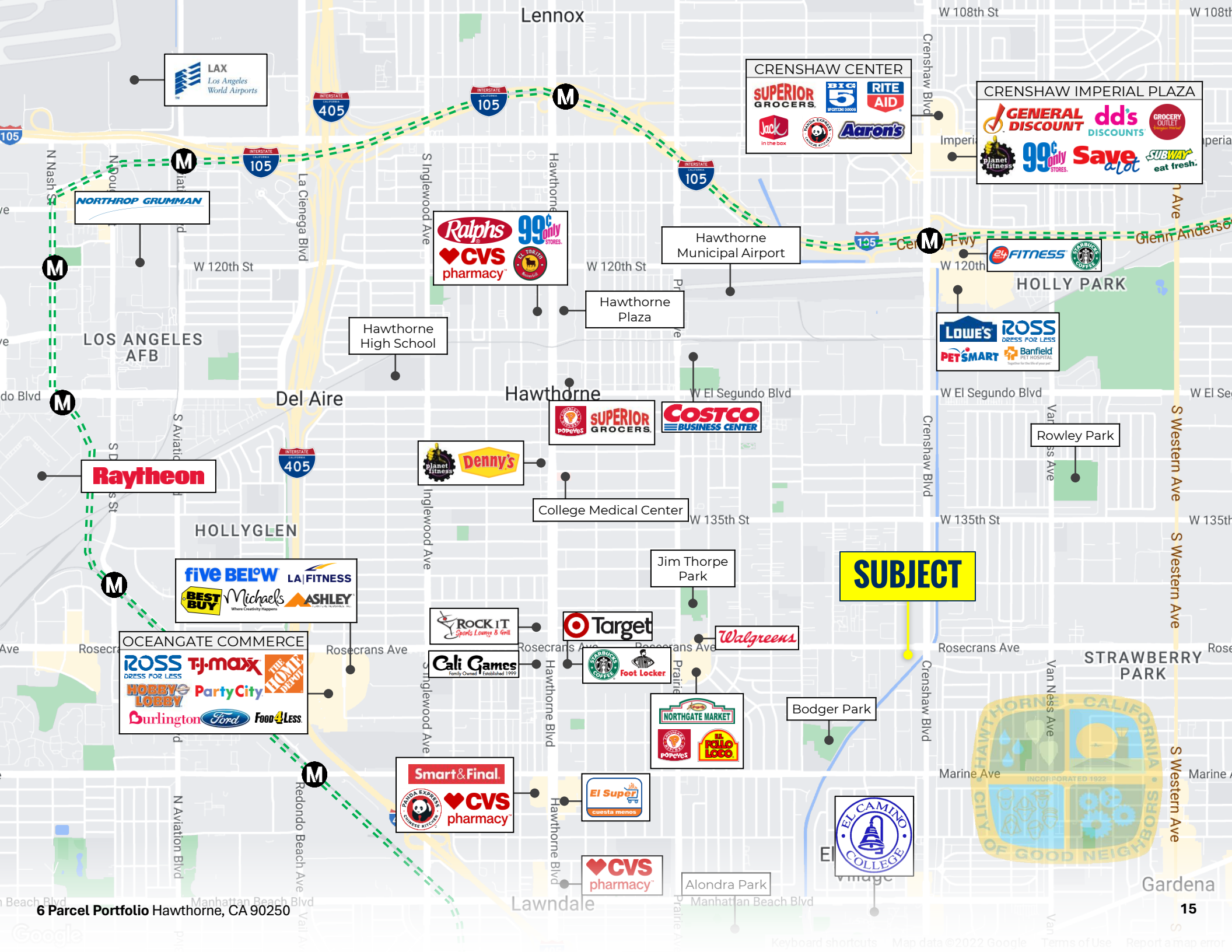


\$602,100
MEDIAN HOME VALUE



\$57,849
AVG HH INCOME

By virtue of its location, Hawthorne affords easy, quick access to all that Southern California offers; culture, sports, entertainment, mountains, and beaches. Temperatures in the area are always among the most pleasant in the Los Angeles basin.



Lennox

W 108th St

W 108th



Hawthorne Municipal Airport



W 120th St

W 120th St

W 120th

HOLLY PARK

LOS ANGELES AFB

Hawthorne High School

Hawthorne Plaza



Del Aire

Hawthorne

W El Segundo Blvd

W El Segundo Blvd

W El Segundo

Rowley Park

Raytheon



College Medical Center

W 135th St

W 135th

SUBJECT

Jim Thorpe Park



Bodger Park

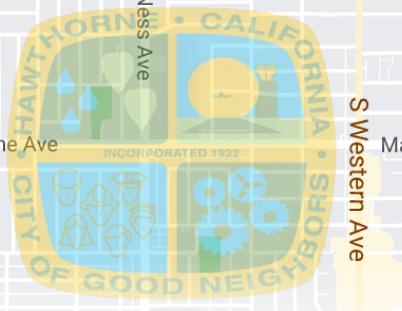
Rosecrans Ave

STRAWBERRY PARK



Marine Ave

Marine Ave



Lawndale

Alondra Park



6 Parcel Portfolio Hawthorne, CA 90250

LOCAL ECONOMY

Aerospace

Southern California has always had a bustling aerospace industry, and even with the end of the Cold War companies like Northrop Grumman, Raytheon, Boeing, Lockheed Martin and Alcoa Inc. remain major employers in South Bay. The Los Angeles Air Force base is also responsible for creating many of the jobs in the area. There are many high skilled, high paying jobs available from these companies.

SpaceX Headquarters

SpaceX Headquarters is located in the Los Angeles suburb of Hawthorne, California. The large three-story facility, originally built by Northrop Corporation to build Boeing 747 fuselages, houses SpaceX's office space, mission control, and Falcon 9 manufacturing facilities.

The area has one of the largest concentrations of space sector headquarters, facilities, and/or subsidiaries in the U.S., including Boeing/McDonnell Douglas main satellite building campuses, Aerospace Corp., Raytheon, NASA's Jet Propulsion Laboratory, United States Space Force's Space Systems Command at Los Angeles Air Force Base, Lockheed Martin, BAE Systems, Northrop Grumman, and AECOM, etc., with a large pool of aerospace engineers and recent college engineering graduates.



AVIATION & AEROSPACE



FINANCIAL SERVICES



HEALTHCARE



HOSPITALITY & TOURISM



INTERNATIONAL TRADE



OIL & ENERGY



REAL ESTATE



TECHNOLOGY



COMPANY HEADQUARTERS

- Century Media Records, independent rock label
- OSI Systems, electronics manufacturer
- SpaceX has its headquarters at the Hawthorne Municipal Airport.
- Tesla Motors has its design center at the Hawthorne Municipal Airport.
- Northrop Corporation, founded in 1939 and headquartered in Hawthorne, became a major manufacturer of aircraft during World War II, as well as a major subcontractor to other aircraft companies. Jack Northrop developed his famous flying wings, which ultimately led to the B-2 stealth bomber. Northrop also produced the P-61 Black Widow fighter in its Hawthorne plant, which was on the south side of Northrop Field (present-day Hawthorne Airport). The facility is still in use as an aircraft plant, producing fuselage sections for Boeing 747s and 787s.

27,000 Employees

NORTHROP GRUMMAN

17,700 Employees

LOCKHEED MARTIN

16,768 Employees

BOEING

7,000 Employees

Raytheon



SPACEX HEADQUARTERS



TESLA DESIGN CENTER



KONAMI DIGITAL

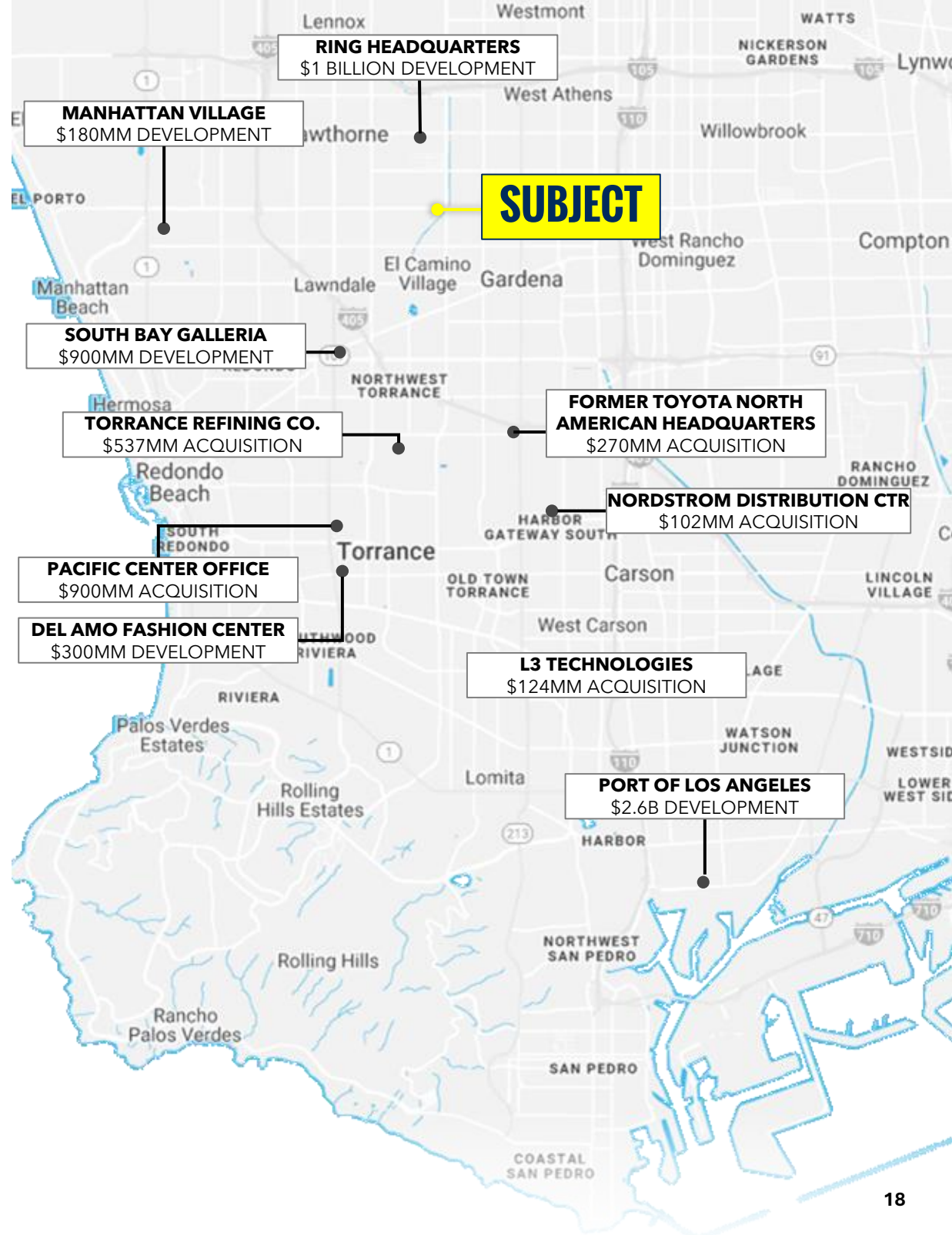
SOUTH BAY

ECONOMIC SNAPSHOT

The South Bay continues to create new jobs and retail hubs through strategic development within the Bay's most high-traffic shopping centers. Redondo Beach's South Bay Galleria recently received approval for its 622,043-square-foot renovation, which Mayor Bill Brand called "the biggest project in the history of Redondo Beach."

The expansion, slated for 2023, will include a 150-room hotel, 300 apartment units, a skate park and 249,723 square feet of public space. The Manhattan Village Shopping Center, a 573,000-square-foot mall located in Manhattan Beach, is undergoing a much-needed \$150 million renovation. The redevelopment will include a 75,000-square-foot extension with new amenities, a central plaza, bike-friendly paths and more retail and restaurants.

Morgan Stanley recently acquired the 512,000-square-foot Bridge Point South Bay building within four miles of Park Emerald. The entire property has already been preleased to Nordstrom, providing more jobs in the region. Toyota Torrance is in the process of vacating its space, which means that a new tenant will provide as many as 4,000 new jobs.



SOUTH BAY GALLERIA ■ MIXED-USE MAKEOVER



The enclosed shopping mall, built in 1985 by Forest City, occupies a 30-acre property at the southwest corner of Artesia and Hawthorne Boulevards. QIC, which purchased the mall in 2017, is planning to construct multiple buildings on surrounding parking lots that will feature a 150-room hotel, 300 apartments (including up to 30 affordable units), and an additional 217,000 square feet of retail space - up to 175,000 square feet of which could be used for offices. The existing mall, which features nearly 1 million square feet of rentable space, will be retained and remodeled.

The project, designed by Gensler, will include approximately six acres of landscaped outdoor space opening directly onto a grand staircase entering into the mall. Standalone buildings would be built along the perimeter of the site, with the proposed hotel to rise along Artesia and two apartment buildings along Hawthorne. Plans call for building 1,621 parking spaces to serve the new apartments, commercial space, and hotel - adding to the more than 4,000 vehicle stalls already located next to the Galleria.

3136 W. ROSECRANS AVENUE
HAWTHORNE, CA 90250

JEFF CURTIS

Broker, Keller Williams DTLA

310.467.1978

jeff@jeffcurtisteam.com

BRE Lic: 01364089

kw DOWNTOWN LA
KELLERWILLIAMS. REALTY

DESIGN BY CRESC