



KAMINSKY

REAL ESTATE GROUP



14522 AVIS AVE,
LAWNDALE



14522 AVIS AVENUE, LAWNDALE

2 UNITS | 4 BEDS | 2 BATHS | 1,534 SQFT BLDG | 7,254 SQFT LOT

ASK PRICE: \$849,000

PROUDLY OFFERED BY

ED KAMINSKY

310.427.2414 ek@itzsold.com

dre #00958114 itzsold.com

QUICK STATS

2 Units

4 Bedrooms

2 Bathrooms

1957

YEAR BUILT

1,534

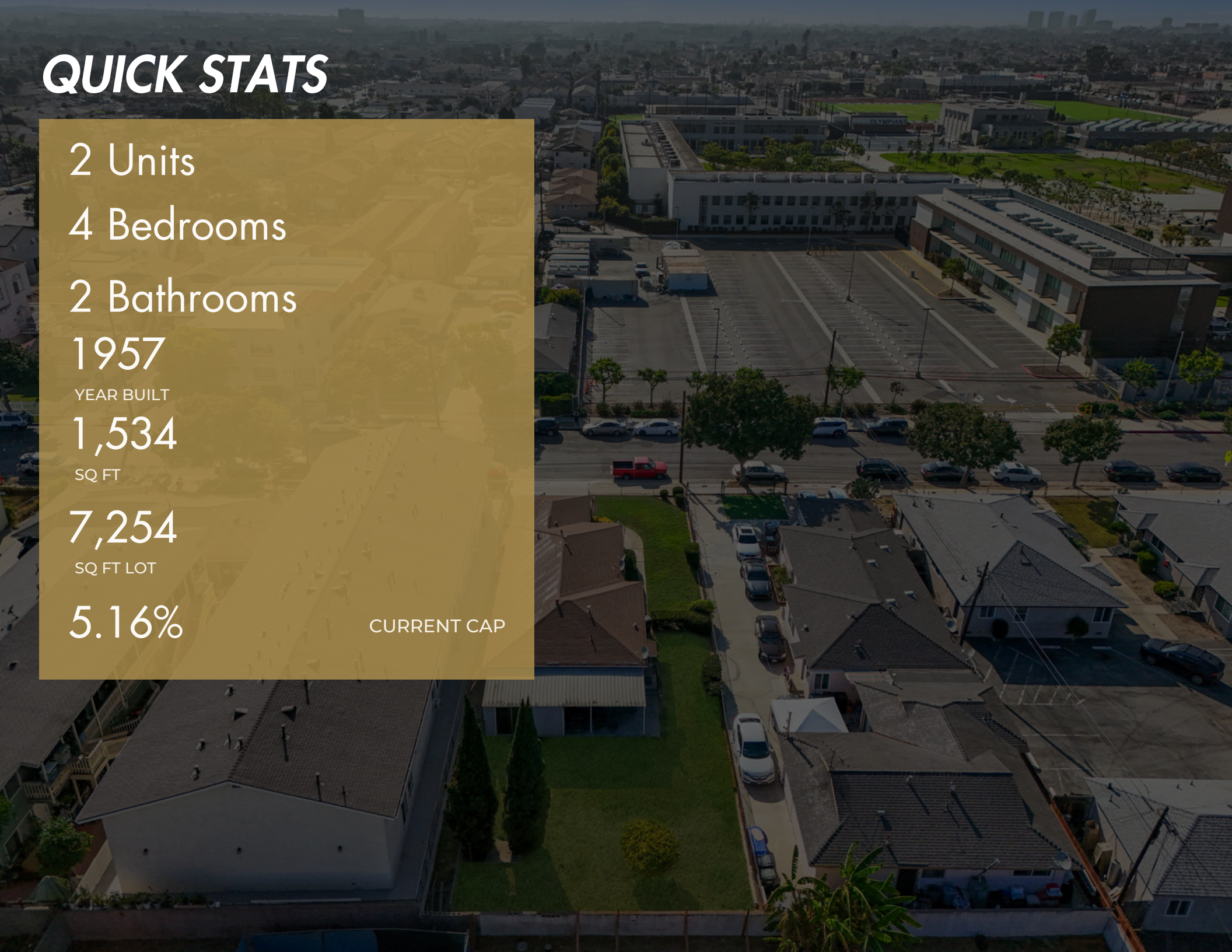
SQ FT

7,254

SQ FT LOT

5.16%

CURRENT CAP



INVESTMENT HIGHLIGHTS

14522 AVIS AVENUE | LAWNDALE, CA 90260

Dual-Income Duplex in the Heart of the South Bay

If you're looking for a Southern California rental property with steady income, future upside, and a beach-adjacent location, this Lawndale duplex deserves your attention. Tucked into a quiet residential street just minutes from Manhattan Beach and LAX, 14522 Avis Ave checks the right boxes for both new and seasoned investors.

Property Overview

- Duplex property located at 14522 Avis Ave, Lawndale, CA 90260, Los Angeles County, South Bay region.
- Listed at \$849,000.
- Built in 1957, with a living area of 1,534 sq ft on a 7,254 sq ft lot.
- Two units: each unit has 2 bedrooms and 1 bath, and both are currently fully occupied.
- Zoned LNR3YY (R-3 multi-family zoning), offering potential development upside.
- Price per square foot is approximately \$553/sq ft.

Investment Considerations & Risks

- Rent escalation risk: While fully occupied now, assess tenant lease terms and ability to increase rents.
- Zoning/development loss: Although R3 zoning offers upside, any redevelopment would require permits, cost, and timeline — so upside is not immediate.
- Maintenance/obsolescence: Built in 1957—inspect infrastructure (roof, plumbing, HVAC, electrical) to avoid surprise capital expenditures.
- Market saturation / competition: Check comparable rental supply and vacancy trends in Lawndale to ensure stability.
- Exit strategy: Think ahead to hold period – if the area appreciates, the value-add could come via resale or repositioning; if interest rates rise, that could impact value.

Strategic Recommendation

If your objective is stable cash flow with upside, this property fits well given its current occupancy, location in the South Bay, and zoning potential. To maximize value, I would recommend:

- Conduct full due-diligence on actual rents, leases, expense history, and cap-rate comparisons in the market.
- Evaluate near-term improvements (e.g., cosmetic upgrades, improving unit finishes) to raise rents.
- Explore zoning/development feasibility early (architectural/engineering review) to understand true upside.
- Consider holding for 5-10 years to capture both rental yield and potential appreciation or redevelopment value.

South Bay Appeal

Lawndale is often called the “Heart of the South Bay,” and for good reason. You're within a 10-minute drive to Manhattan Beach, El Segundo tech offices, and the 405 freeway. Tenants love this area for its proximity to jobs, transit, and coastal lifestyle — all without the sky-high prices of neighboring cities.

Attractive Financials

Gross scheduled income: \$43,800 with a 5.16% cap rate on current rental rates. Total Operating expenses: \$8,054.

Property Details

Address	14522 Avis Avenue Lawndale, CA 90260
Units	2
Beds	4
Baths	2
Year Built	1957
Site Size	7,254 SQ FT

Real Estate Taxes

Parcel Number	4077-015-002
District Current	Lawndale
Market Value Current	USD
Tax Rate	0.690%



PROPERTY PHOTOS

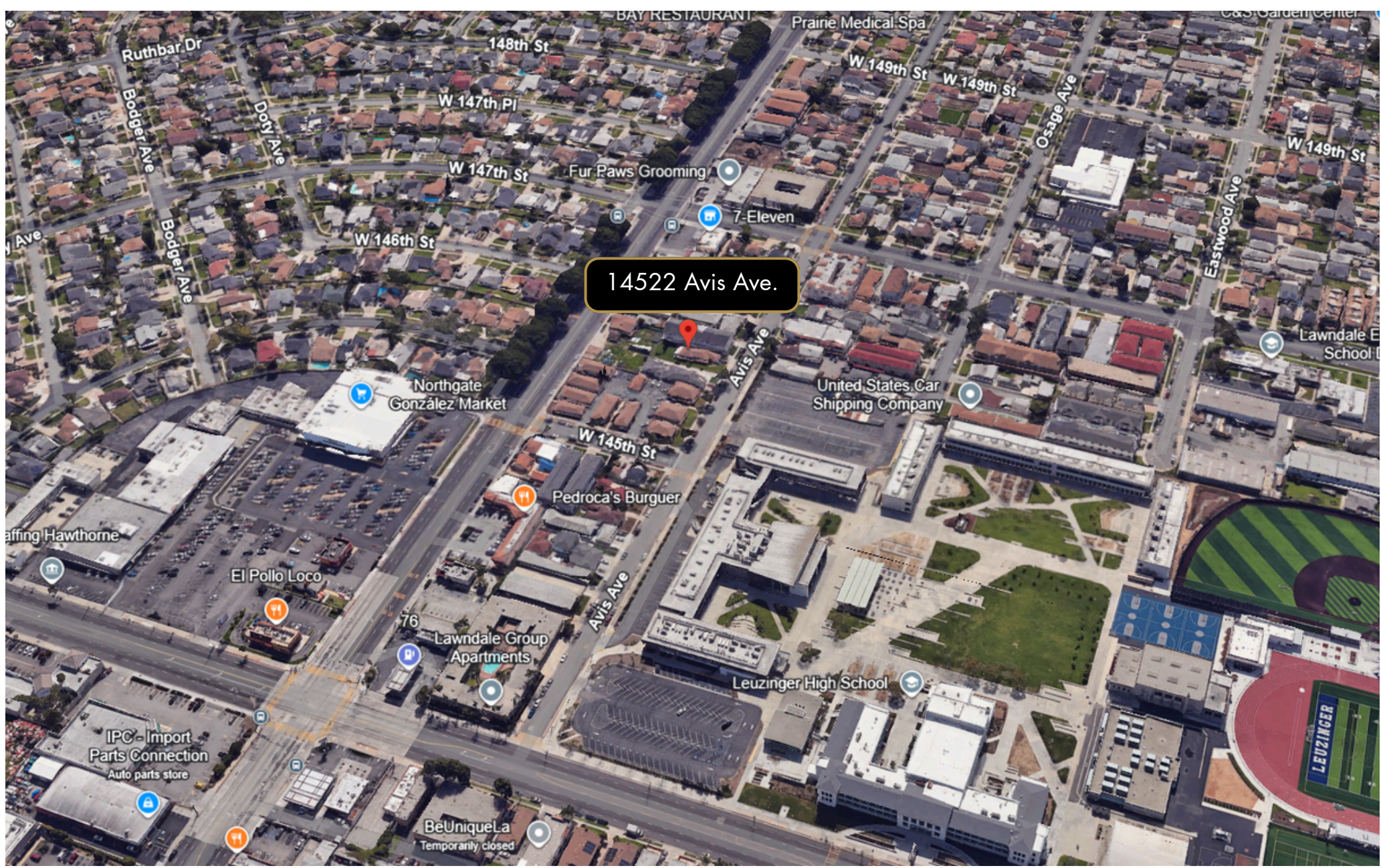


PROPERTY DESCRIPTION

Welcome to 14522 Avis Ave, an inviting Lawndale duplex offering the perfect blend of comfort, convenience, and investment potential. This property features two well-appointed units, each with 2 bedrooms and 1 bath, currently fully occupied. Whether you're an investor seeking reliable cash flow or a buyer looking to live in one unit while renting the other, this duplex is a versatile opportunity in a highly desirable rental market. A true highlight is the generous backyard, rare in this neighborhood, that provides tenants or future owner-occupants with valuable outdoor living space. Picture evenings hosting barbecues, kids playing, or simply enjoying the fresh air in a private setting. For those seeking lifestyle benefits, this outdoor feature sets the property apart from other local rentals. Adding to the appeal is the R3 zoning combined with the large lot size, which offers the exciting possibility for future development or expansion.

This flexibility makes the property not only a strong income generator today but also a prime candidate for increased value down the line. Location is everything, and 14522 Avis delivers. Just minutes from schools, shopping, dining, and public transportation, residents enjoy a commuter-friendly lifestyle with easy access to the beach cities, LAX, and major freeways. Strong neighborhood demand and historically low vacancies ensure long-term stability and appreciation potential. This property is truly investment-ready, delivering immediate income from day one with tenants already in place. Whether you're looking to build wealth through rental income, secure a comfortable residence with added financial upside, or both, this duplex is ready to meet your goals. Don't miss the chance to own a property that combines livability, location, and long-term value.





LOCAL MAP // 14522 AVIS AVENUE, LAWNDAL



LAWNDALE OVERVIEW

Location & Accessibility

Lawndale is a small but strategically located city in the South Bay region of Los Angeles County, bordered by Hawthorne, Redondo Beach, and Torrance. It's just minutes from LAX, Manhattan Beach, and the 405 Freeway, offering prime access to Greater Los Angeles without the cost premium of its neighbors.

Neighborhood Vibe

Lawndale is often referred to as the "Heart of the South Bay" — a residential community with a mix of single-family homes, duplexes, and small apartment buildings. The vibe is suburban, diverse, and community-oriented, with a growing number of young professionals and families attracted by affordability and location.

Real Estate & Investment

Lawndale offers an attractive entry point into South Bay real estate.

- Home prices are significantly lower than in neighboring beach cities like Hermosa or Manhattan Beach.
- The area has a healthy renter population, making it appealing for multi-family and duplex investors.
- Zoning (especially R-3 and mixed-use corridors) presents opportunities for value-add or redevelopment.

Demographics & Economy

- Population: ~32,000 residents
- Median Household Income: ~\$65,000–\$70,000
- Median Age: ~34 years
- Diverse and bilingual community with strong ties to education, service industries, and aerospace employment in nearby El Segundo and Hawthorne.

Schools & Amenities

Lawndale is served by the Centinela Valley Union High School District and Lawndale Elementary School District. While schools are improving, savvy investors will note that neighboring districts (Torrance, Redondo Beach) still command a premium.

Other highlights:

- Alondra Park & Golf Course
- Close to SpaceX, SoFi Stadium, and Silicon Beach employers
- Increasing investment in public infrastructure and city services

Outlook

Lawndale is transitioning. While still more affordable than its surroundings, it's increasingly viewed as a next-up investment zone for those priced out of beach cities. As South Bay demand continues to rise, Lawndale offers a compelling mix of value, location, and long-term upside.



14522 Avis Ave.

LOCAL MAP // 14522 AVIS AVENUE, LAWNDAL



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