

OFFERING MEMORANDUM

4720 W IMPERIAL HWY

HAWTHORNE, CA 90250

*Fully built-out daycare
child-development center*



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Mathews

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*Exclusively
listed by*

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An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is located on the left side of the page.

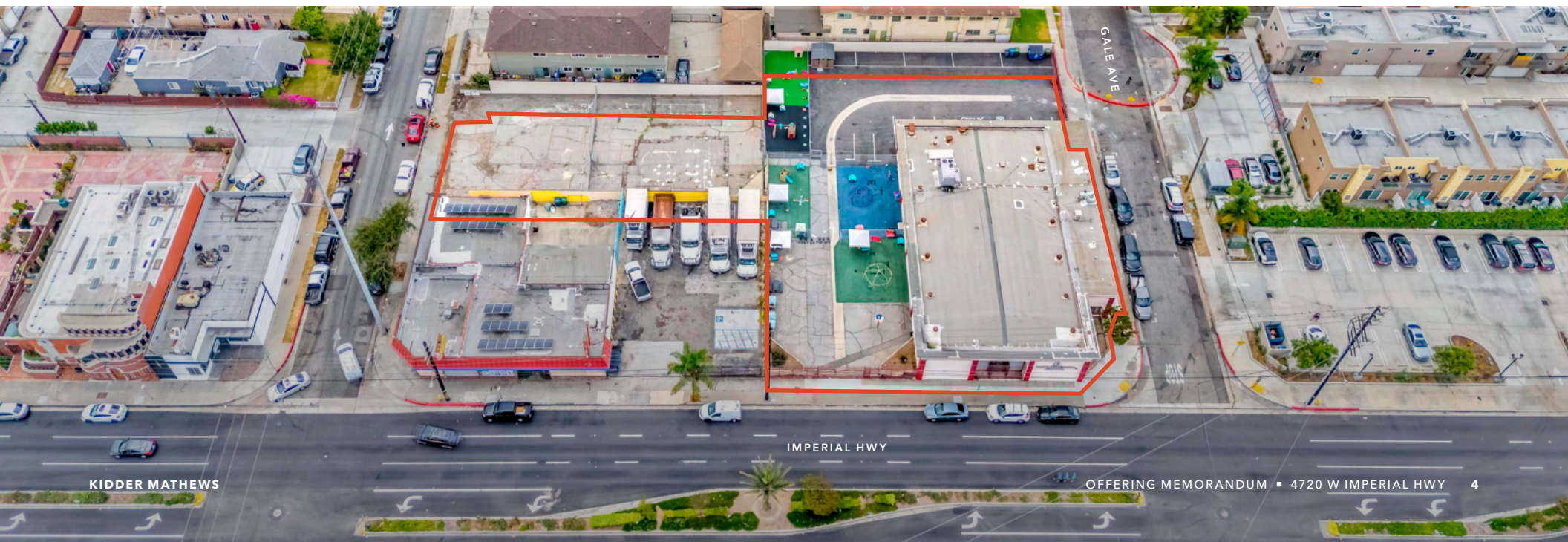
EXECUTIVE SUMMARY

Section 01

PREMIER CORNER LOT WITH HIGH UPSIDE POTENTIAL

4720 W Imperial Hwy is a rare offering—a fully operational childcare center nestled within a high-growth epicenter. The property combines income-generating use today with transformative potential for tomorrow, all within a city that's redefining itself as a powerhouse of sports, transit, entertainment, and investment.

ADDRESS	4720 W Imperial Hwy Hawthorne, CA 90304
PRICE	\$4,200,000
APNS	4044-003-008, 4044-003-007, 4044-003-004, 4044-003-003
BUILDING AREA	±7,466 SF
LOT AREA	±30,056 SF
YEAR BUILT	1957
ZONING	HAC2YY
FRONTAGE	140' on Imperial Hwy 171' on Gale Ave
PARKING	10 surface spaces



INVESTMENT HIGHLIGHTS



Move-In Ready Childcare Facility

Includes dedicated classrooms, offices, kitchen, dining area, storage, bathrooms, and secure outdoor play area—designed for seamless transition to continued daycare use.



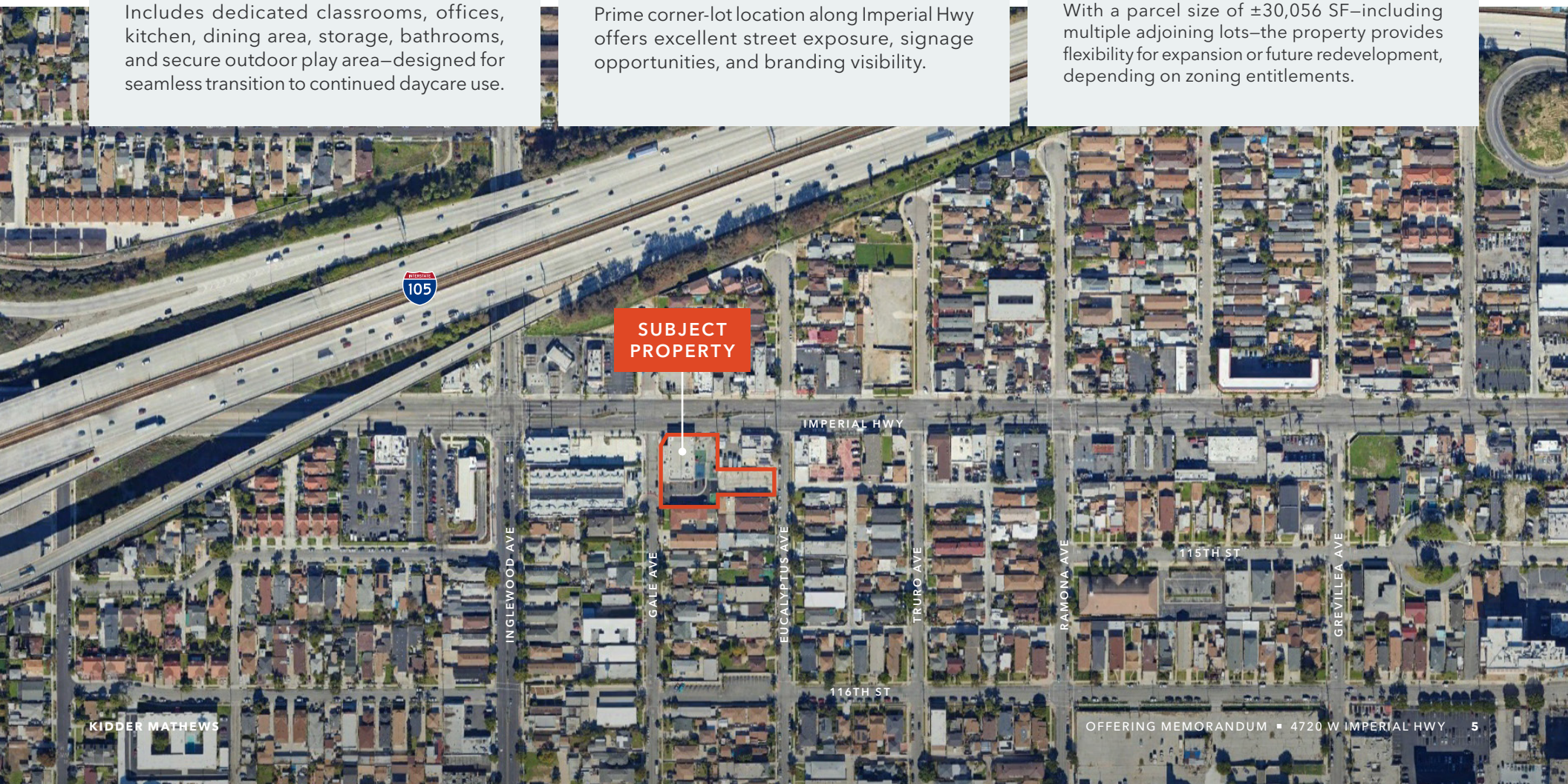
Unmatched Corner Visibility

Prime corner-lot location along Imperial Hwy offers excellent street exposure, signage opportunities, and branding visibility.



High Redevelopment Potential

With a parcel size of $\pm 30,056$ SF—including multiple adjoining lots—the property provides flexibility for expansion or future redevelopment, depending on zoning entitlements.





RENT ROLL

Section 02

RENT ROLL

Tenant	Size (SF)	LEASE TERM			RENTAL RATES					
		Lease Start	Lease End	Begin	Monthly Rent	Current	Annual	PSF	Recovery Type	Option
Motivating Minds University	7,466	3/1/2021	2/28/2026	3/1/2025	\$10,000	\$11,255	\$135,060	\$1.51	NNN	None
						PROFORMA RENTAL RATES				
						\$20,000	\$240,000	\$2.68		



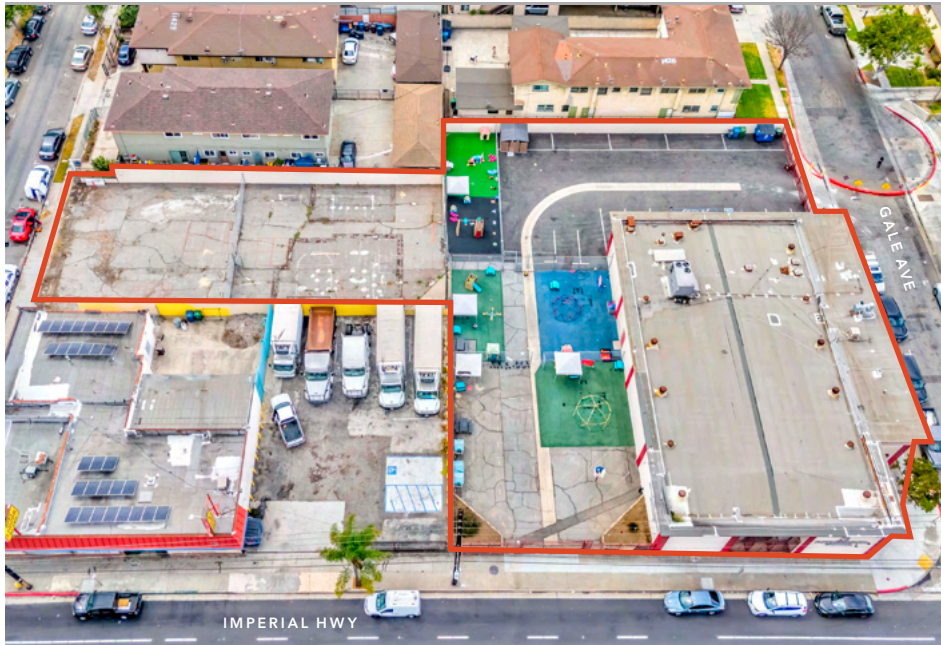


PROPERTY PHOTOS

Section 03



PROPERTY PHOTOS



An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a network of planes.

LOCATION OVERVIEW

Section 04



INGLEWOOD — A FOCUS ON ITS HERITAGE

A vibrant city in southwestern Los Angeles County, offers residents a gateway to major commercial centers and a convenient lifestyle.

This growing community boasts a population of over 104,205 (2024) and a median household income of \$72,171. Residents enjoy easy access to beaches, iconic attractions, and a thriving entertainment scene with options ranging from concerts at the Kia Forum to dinners at the Hollywood Park Complex. Inglewood is home to 18 schools throughout the Inglewood Unified School District and is proximity to several prestigious universities. The Los Angeles International Airport is directly accessible by Inglewood's Century Boulevard- one of the City's busiest commercial corridors. Proximity to the airport, the Los Angeles and Long Beach Harbors, and four major freeways allow for easy transportation throughout the Los Angeles area. A bike ride straight down Manchester to the beach is 8 miles. The city has also implemented bike lanes up/down Manchester Blvd.

The Inglewood submarket continues to redevelop at a rapid pace with several

commercial and mixed-use projects recently completed or under construction. The most notable of which includes the \$5 billion Sofi stadium which was completed in 2020 and is home to both of Los Angeles's football teams. The Los Angeles Clippers have a new arena in Inglewood as well. Clipper's ownership has planned a significant investment into the City of Inglewood as part of the arena deal, including affordable housing, and local youth programs. Spanning nearly 300 acres across 890,000-square-foot retail area and creative office space, Hollywood Park offers new sophisticated residences, public parks, a lake, surrounding it's two premier sports and entertainment venues - SoFi Stadium and YouTube Theater. Inglewood's newfound growth has impacted the multifamily market, with average asking rents increasing by 5.1% since the start of 2020 to \$1,731 per unit seen today.

Sources: ESRI, CoStar

MARKET OVERVIEW



INTUIT DOME

Inglewood is booming. Here's what's fueling the growth.

INTUIT DOME

Opened in 2024 at a cost of \$2 billion, this new state-of-the-art arena is home to the LA Clippers and will host major events like the NBA All-Star Game and the 2028 Summer Olympics.

HOLLYWOOD PARK STUDIOS

Soon to break ground, this major media and broadcast hub will also serve as the International Broadcast Center during the 2028 Olympics.

YOUTUBE THEATER

A 6,000-seat venue beneath SoFi Stadium, hosting concerts, esports, and live performances.

TRANSIT & CONNECTIVITY UPGRADES

The Metro K Line provides new rail access through Inglewood, connecting to LAX and key destinations across LA.

RAILS-TO-TRAILS PATH

A new 5.5-mile pedestrian and bike path increases connectivity and neighborhood recreational amenities.

RESIDENTIAL DEVELOPMENT PIPELINE

More than 570 new townhomes with affordable units, parks, and community amenities are planned nearby, reflecting surging residential demand.

PROPERTY VALUE TRAJECTORY

Inglewood continues to see accelerating appreciation, driven by major infrastructure, entertainment, and housing investments.



HOLLYWOOD PARK STUDIOS

LOCATION OVERVIEW



LOS ANGELES
INTL AIRPORT

INGLEWOOD

KIA FORUM

SOFI STADIUM
& YOUTUBE THEATER

HOLLYWOOD PARK

INTUIT DOME

LENNOX
MIDDLE SCHOOL

MORNINGSIDE
HIGH SCHOOL

SUBJECT
PROPERTY

HAWTHORNE
HIGH SCHOOL

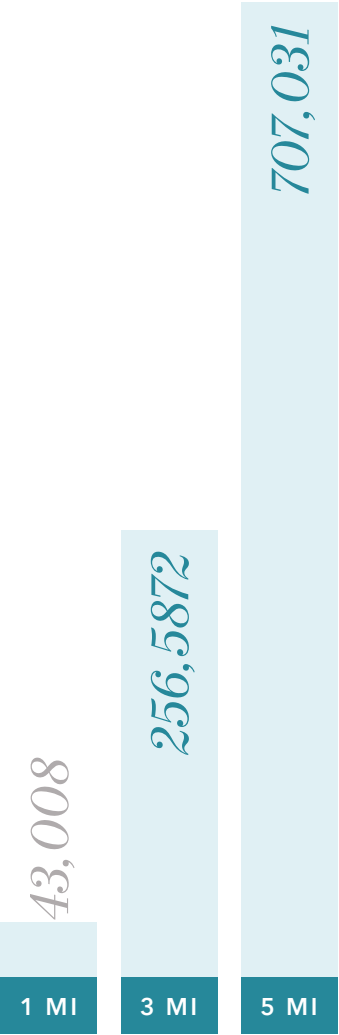
HAWTHORNE

HAWTHORNE
MUNICIPAL AIRPORT

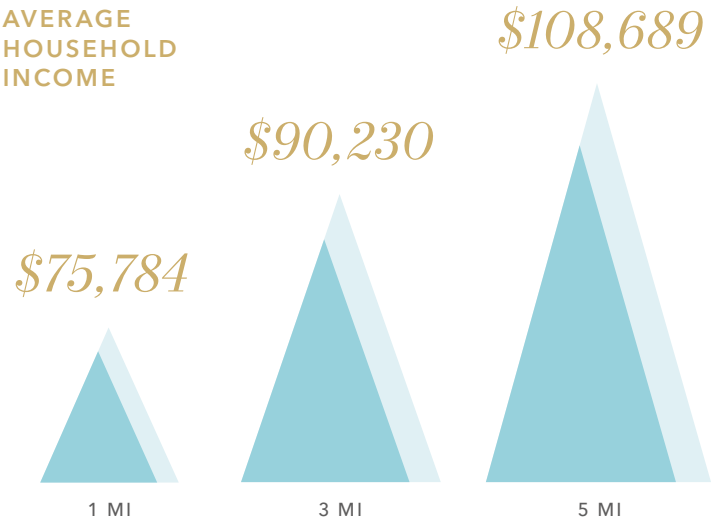


DEMOGRAPHICS

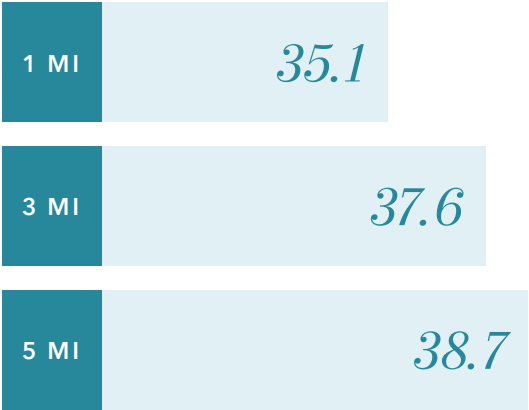
POPULATION



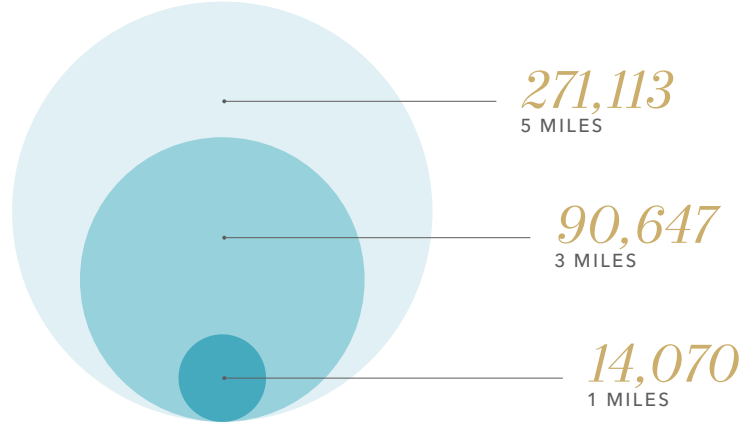
AVERAGE HOUSEHOLD INCOME



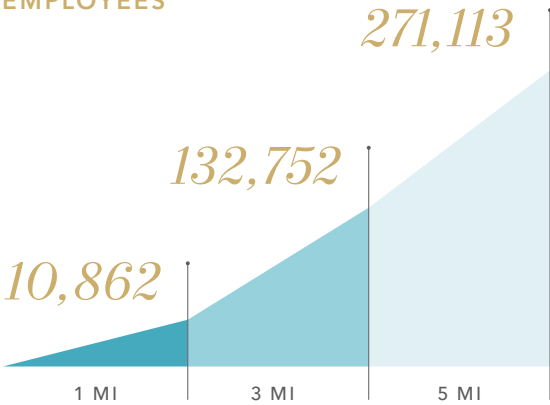
MEDIAN AGE



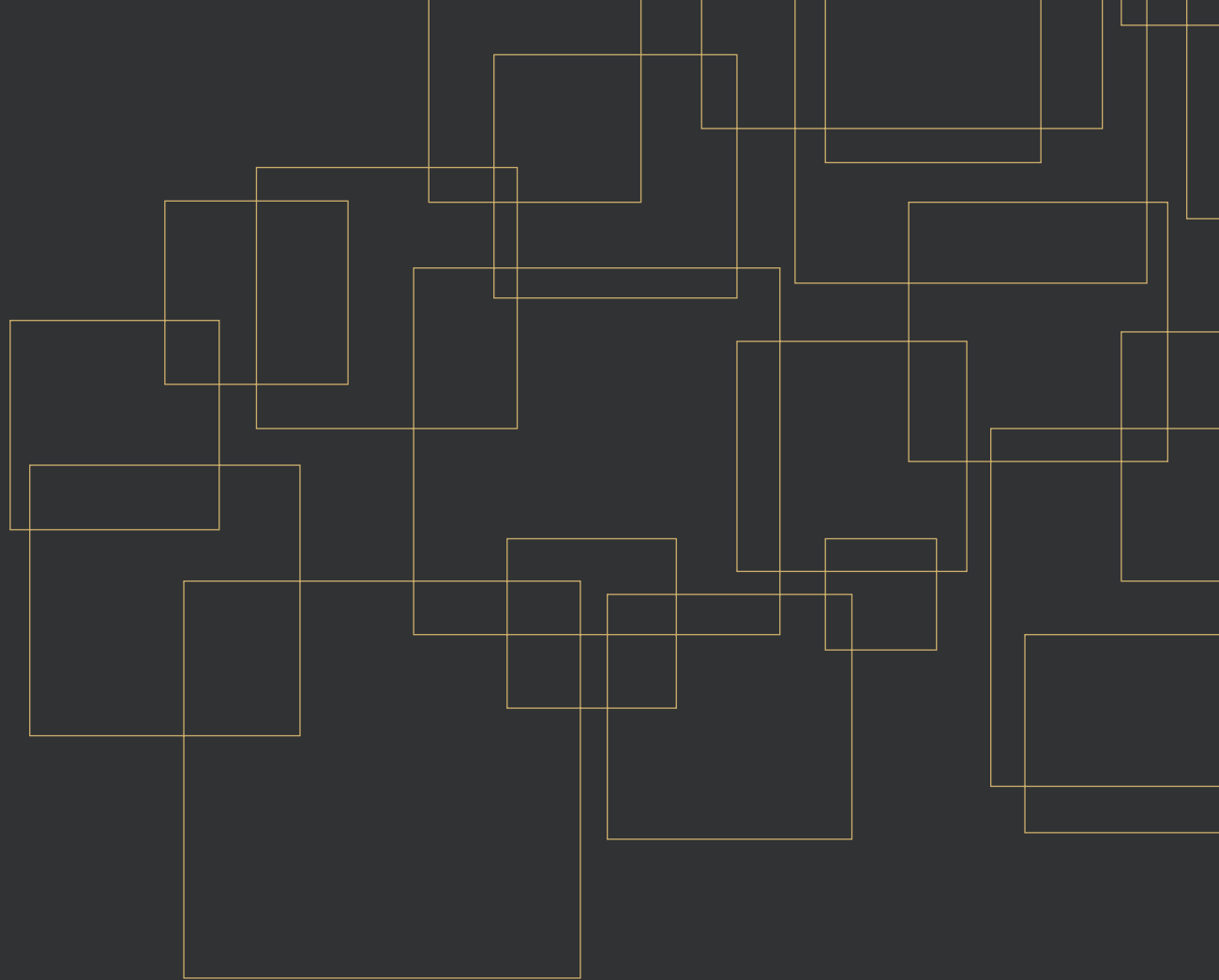
ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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