

TEAM
CONDON

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Hawthorne Mall



FOR SALE OR GROUND LEASE

Large Scale Redevelopment Opportunity

Approximately 1 Million SF of Improvements on 20 AC of Land

Seller Financing Available



THE OPPORTUNITY

Cushman & Wakefield of California, Inc., as Exclusive Advisor, is pleased to present the opportunity to either acquire the fee simple interest in, or create a new long-term ground lease for, the **Hawthorne Mall** (the “Property” or the “Mall”). With 935,025 square feet of existing improvements on approximately 20 acres of land, the Mall represents **one of the largest redevelopment opportunities in the Greater Los Angeles region**. The City of Hawthorne has created a Specific Plan for the Mall site that outlines a by-right mixed-use development with residential, office, and retail uses. The City has also committed to working with prospective buyers on alternative redevelopment plans, **including those for housing, commercial office or retail, R&D, light industrial, studio/production, medical, and other uses.**





EL SEGUNDO BLVD

HAWTHORNE BLVD

BIRCH AVE

W 120TH ST

PROPERTY DETAILS

| | |
|------------------------------|---|
| Address | 12000 Hawthorne Blvd., Hawthorne, CA 90250 |
| Jurisdiction | City of Hawthorne |
| Existing Improvements | 935,025 SF former regional mall with 2,636 striped parking stalls across a structured parking garage and an undermall garage |
| Year Built | 1976 |
| Occupancy | Currently vacant |
| Slab-to-Slab Height | 18' (36' in center) |
| Column Spacing | Predominantly 30'x28' and 24'x28' |
| Land Area | 20.53 acres (894,316 SF) |
| Zoning | HAC2 (see Downtown Hawthorne Specific Plan) |
| APNs | 4046-002-018, 4046-002-019, 4046-002-037, 4046-002-035, 4046-002-014, 4046-002-039, 4046-002-038, 4046-002-036, 8940-500-001 |



MANHATTAN BEACH



EL SEGUNDO



SANTA MONICA



Los Angeles Times



WEST EL SEGUNDO BOULEVARD

WEST 120TH STREET

CITY HALL



HAWTHORNE BOULEVARD



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Hawthorne Mall

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