



**Andrew "Andy" Adler**  
DRE LIC #01162080  
**805-722-2640**  
z97andy@gmail.com

**CONCEPTUAL ONLY**



**COMMERCIAL<sup>®</sup>**  
REA GROUP

**FOR SALE**  
Investment or Development Opportunity  
**17000 Hawthorne Blvd.**  
Lawndale, CA 90260

*Disclaimer: This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Recipient of this report must verify the information and bears all risk for any inaccuracies.*



**For SALE** with abundant parking and high visibility on Hawthorne Blvd, this 7,080 s.f. building on a 14,358 s.f. parcel is just a short distance to the South Bay Galleria in beautiful Lawndale, renowned for its Alondra Community Park and South Bay Wedding Center. With easy access and a corner location, this desirable property is ideally suited for a restaurant or other vibrant retail business requiring onsite customer parking. The ground level, single story interior is wide open, with abundant windows facing Hawthorne Blvd., so it's a "blank slate", ready for your imagined retail concepts (see renderings).

The property benefits from over 40,000 vehicles a day passing by and is just 2 blocks from the intersection of Hawthorne and Artesia, which sees 110,000 vehicles a day, and is one of the busiest intersections in the South Bay area. A retail business here will be in the great company of nearby national retailers such as Starbuck's, Boston Market, Walgreens, CVS, and Chase Bank. Prospective retailers can also look forward to the nearby South Bay Galleria's planned remodel and Metro Link's expansion to attract and generate an even greater customer base.

**For destination-oriented retailers, this location is just a few blocks away from the 405 Freeway.**

The owner has plans for a mixed-use development opportunity comprised of retail space on the ground floor, 35 apartments above, and underground parking below. For prospective developers, these plans can be made available and included in the purchase. The property is also located in a Qualified Opportunity Zone, which offers potential tax incentives to investors / developers.

This property is currently leased at \$12,500 / month NNN on a 2-year lease with two 2-year options..



*Conceptual*

**Andrew "Andy" Adler**  
 DRE LIC#01162080  
 805-722-2640  
 z97andy@gmail.com

**\$3,899,000**  
**Asking Sale Price**

Currently rented at \$12,500 / month NNN  
**Call For Lease / Sale Comps and Allowed Uses**



**FOR SALE**  
 Investment or Development Opportunity  
**17000 Hawthorne Blvd.**  
 Lawndale, CA 90260

*Disclaimer: This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Recipient of this report must verify the information and bears all risk for any inaccuracies.*



**Andrew "Andy" Adler**  
DRE LIC#01162080  
805-722-2640  
z97andy@gmail.com



**COMMERCIAL**<sup>®</sup>  
REA GROUP

**FOR SALE**

Investment or Development Opportunity

**17000 Hawthorne Blvd.**

**Lawndale, CA 90260**

*Disclaimer: This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Recipient of this report must verify the information and bears all risk for any inaccuracies.*



## **INVESTMENT HIGHLIGHTS**

**DEVELOPMENT OPPORTUNITY** Landlord has approved plans to build 35 apartment units with ground-floor retail and underground parking.

**OPPORTUNITY ZONE** Located in a Qualified Opportunity Zone offering potential tax incentives.

**SOUTH BAY GALLERIA REDEVELOPMENT** The subject property is only three blocks from the South Bay Galleria, which is in its first phase of remodeling.

**METRO EXPANSION** Metro is expanding its light rail to the South Bay, a \$1 billion project that will provide alternatives to traffic along the 405 Freeway corridor with a transit stop to be added just a few blocks from the subject property.

**HARD, SIGNALIZED CORNER** – the property benefits from a hard, signalized corner location with over 118 linear feet of frontage along both Hawthorne Blvd. & 170th St.

**MAJOR THOROUGHFARE** – Hawthorne Blvd is the main north/south commuter route in the trade area with over 50,000 vehicles passing by daily.



**Andrew "Andy" Adler**  
DRE LIC#01162080  
**805-722-2640**  
z97andy@gmail.com



**COMMERCIAL<sup>®</sup>**  
REA GROUP

**FOR SALE**  
Investment or Development Opportunity  
**17000 Hawthorne Blvd.**  
Lawndale, CA 90260

*Disclaimer: This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Recipient of this report must verify the information and bears all risk for any inaccuracies.*



CONCEPTUAL ONLY

Andrew "Andy" Adler  
DRE LIC#01162080  
805-722-2640  
z97andy@gmail.com



**COMMERCIAL**<sup>®</sup>  
REA GROUP

**FOR SALE**  
Investment or Development Opportunity  
**17000 Hawthorne Blvd.**  
Lawndale, CA 90260

*Disclaimer: This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Recipient of this report must verify the information and bears all risk for any inaccuracies.*



**Andrew "Andy" Adler**  
DRE LIC#01162080  
805-722-2640  
z97andy@gmail.com

## **SALIENT FACTS**

**Parcel # 4075-014-025**

**High Traffic Counts - Over 50,000 Vehicles Per Day**

**7,080 s.f. freestanding building**

**Large 14,358 SF Lot (.33 acres)**

**18+ Parking Spaces**

**2 Blocks from South Bay Galleria Mall**

**Walk Score: Very walkable (88)**

**Retail / Restaurant**

**Year Built: 1960**

**Parking ratio: 2.35 / 1,000 s.f.**

**Hawthorne frontage: 118 linear feet**

**Access: Access from three sides, including the rear alleyway**

**Zoning is NC / Neighborhood commercial, Lawndale. See attached for uses allowed in this zoning.**



**COMMERCIAL<sup>®</sup>**  
REA GROUP

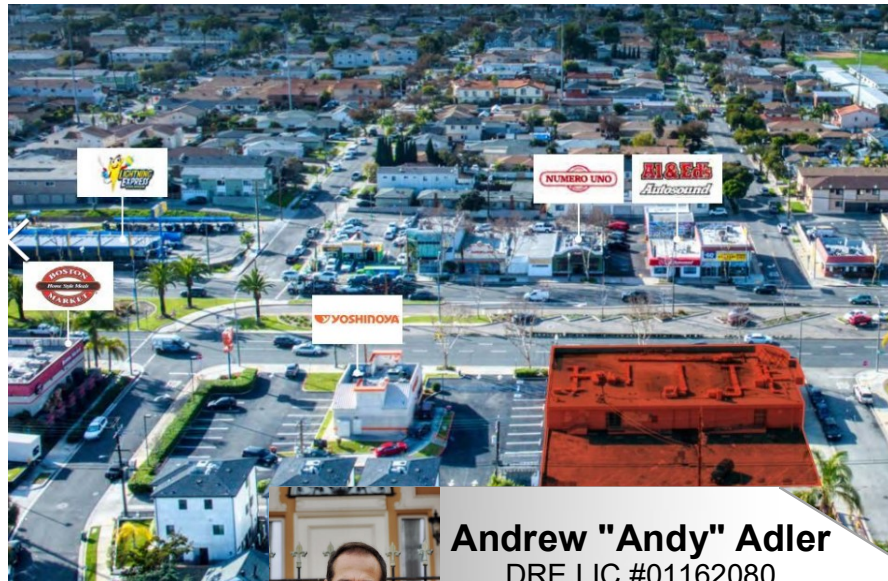
**FOR SALE**

Investment or Development Opportunity

**17000 Hawthorne Blvd.**

**Lawndale, CA 90260**

*Disclaimer: This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Recipient of this report must verify the information and bears all risk for any inaccuracies.*



**Andrew "Andy" Adler**  
DRE LIC #01162080  
**805-722-2640**  
z97andy@gmail.com



**COMMERCIAL<sup>®</sup>**  
REA GROUP

**FOR SALE**

Investment or Development Opportunity

**17000 Hawthorne Blvd.**

**Lawndale, CA 90260**

*Disclaimer: This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Recipient of this report must verify the information and bears all risk for any inaccuracies.*



**Andrew "Andy" Adler**  
DRE LIC#01162080  
**805-722-2640**  
z97andy@gmail.com

**21** | **COMMERCIAL**<sup>®</sup>  
REA GROUP

**FOR SALE**  
Investment or Development Opportunity  
**17000 Hawthorne Blvd.**  
Lawndale, CA 90260

*Disclaimer: This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Recipient of this report must verify the information and bears all risk for any inaccuracies.*