

FOR SALE

12 UNITS IN HAWTHORNE - BUILT 1986



13304 - 13308

ROSELLE AVENUE
Hawthorne, CA 90250

CREM
COMMERCIAL



Executive Summary

The CREM Group is pleased to exclusively present 13304–13308 Roselle Avenue, a 12-unit apartment complex located in Hawthorne, CA. The property consists of two adjacent six-unit buildings situated on separate parcels totaling 11,550 square feet of land with a combined building area of approximately 6,861 square feet. The unit mix is composed entirely of one-bedroom, one-bathroom units. Both buildings are individually metered for gas and electricity, and the property provides 22 total parking spaces, along with two on-site laundry rooms.

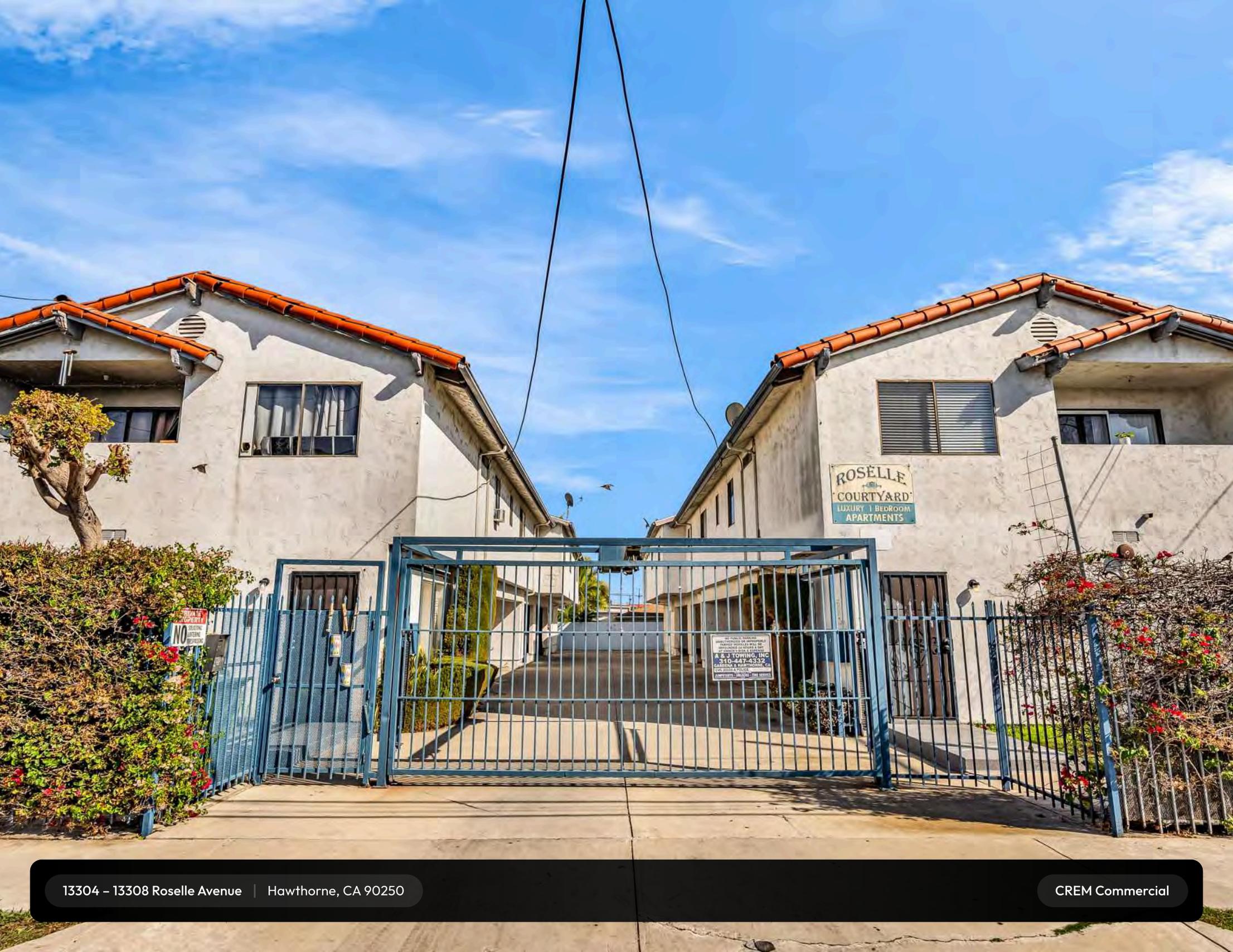


Built in 1986, the property is subject only to the statewide rent control provisions of AB 1482 and is exempt from the Los Angeles Rent Stabilization Ordinance (RSO). The buildings are fully stabilized with consistent occupancy and additional rental upside through continued renovation and rent adjustments. Given the oversized double lot and ample parking, there is also potential for the addition of accessory dwelling units (ADUs) to enhance long-term income and property value.

Hawthorne continues to be one of the most active and economically diverse submarkets in the South Bay, supported by a mix of aerospace, technology, medical, and logistics employers. Major nearby companies include SpaceX, Northrop Grumman, Raytheon, and Amazon, along with Centinela Hospital, Mattel, and the newly completed SoFi Stadium and Intuit Dome in neighboring Inglewood. The property is also located within close proximity to El Camino College and enjoys convenient access to Los Angeles International Airport and the 405, 105, and 110 freeways.

Residents benefit from nearby shopping, dining, and entertainment options including Del Amo Fashion Center, South Bay Galleria, and the growing restaurant and brewery scene throughout the South Bay. Recreational amenities include Alondra Park Golf Course, Manhattan Beach Pier, and Dockweiler Beach, all within a short drive. The property's central location provides easy access to surrounding cities such as El Segundo, Redondo Beach, Torrance, and downtown Los Angeles, making it an attractive investment opportunity with solid in-place income and additional value-add potential in one of the region's most stable rental markets.





ROSELLE
COURTYARD
LUXURY 1 BEDROOM
APARTMENTS

NO TOWING
UNLESS ADVISED BY MANAGEMENT
OR A SIGN ON THE TRUCK
A & J TOWING, INC.
310-447-4332
COMMERCIAL & RESIDENTIAL
CONCRETE & ASPHALT
CONCRETE - 100% - 100% - 100%

NO
PARKING
EXCEPT
AS NOTICED

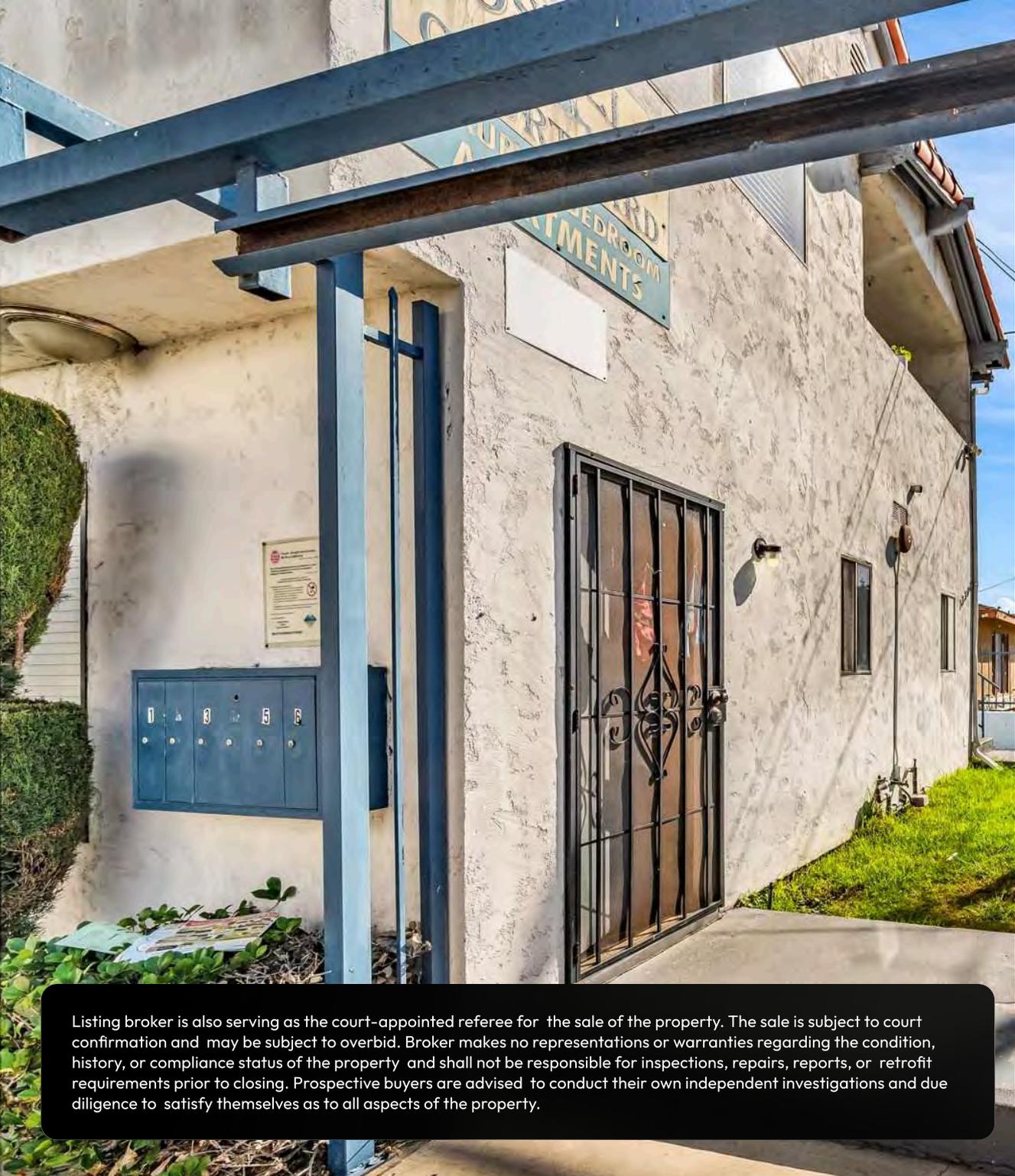


13304

13308

13304 - 13308 Roselle Avenue | Hawthorne, CA 90250

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Property Details

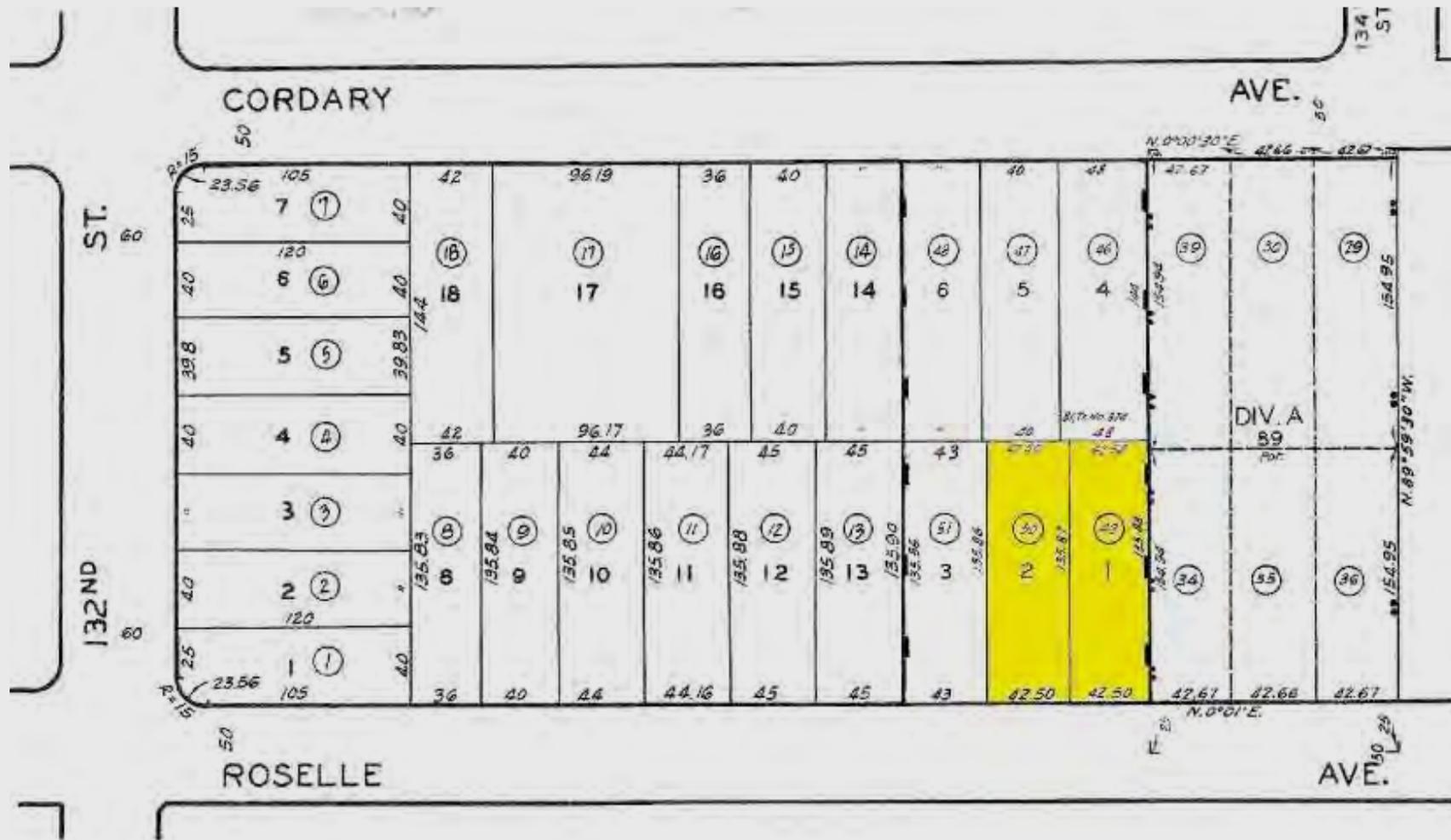
ADDRESS:	13304 - 13308 ROSELLE AVENUE HAWTHORNE, CA 90250
PRICE:	\$2,450,000
UNITS:	12
BUILDINGS:	2
PRICE/UNIT:	\$204,167
BUILDING SQ FT:	6,861
PRICE/SF:	\$357.09
LOT SIZE:	11,554
CURRENT CAP RATE:	5.66%
MARKET CAP RATE:	6.56%
CURRENT GRM:	10.44
MARKET GRM:	9.48
UNIT MIX:	12 (1 BED / 1 BATH)
YEAR BUILT:	1986
ZONING:	HAR3
APN:	4050-027-049, 050
PARKING:	22 SPACES
UTILITIES:	GAS & ELECTRIC SEPARATELY METERED, WATER MASTER METERED

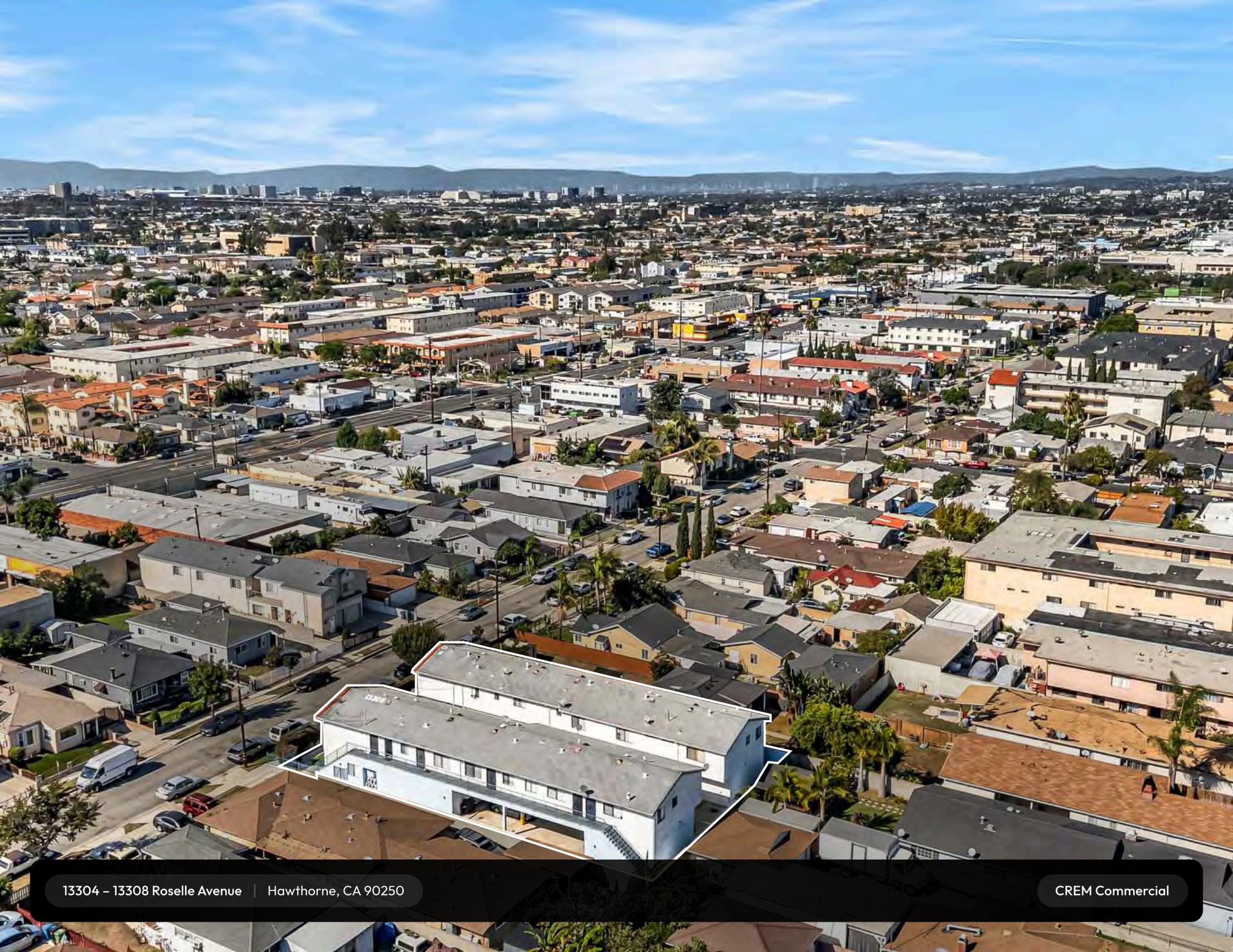
Listing broker is also serving as the court-appointed referee for the sale of the property. The sale is subject to court confirmation and may be subject to overbid. Broker makes no representations or warranties regarding the condition, history, or compliance status of the property and shall not be responsible for inspections, repairs, reports, or retrofit requirements prior to closing. Prospective buyers are advised to conduct their own independent investigations and due diligence to satisfy themselves as to all aspects of the property.

13304 - 13308 Roselle Avenue | Hawthorne, CA 90250

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Parcel Map





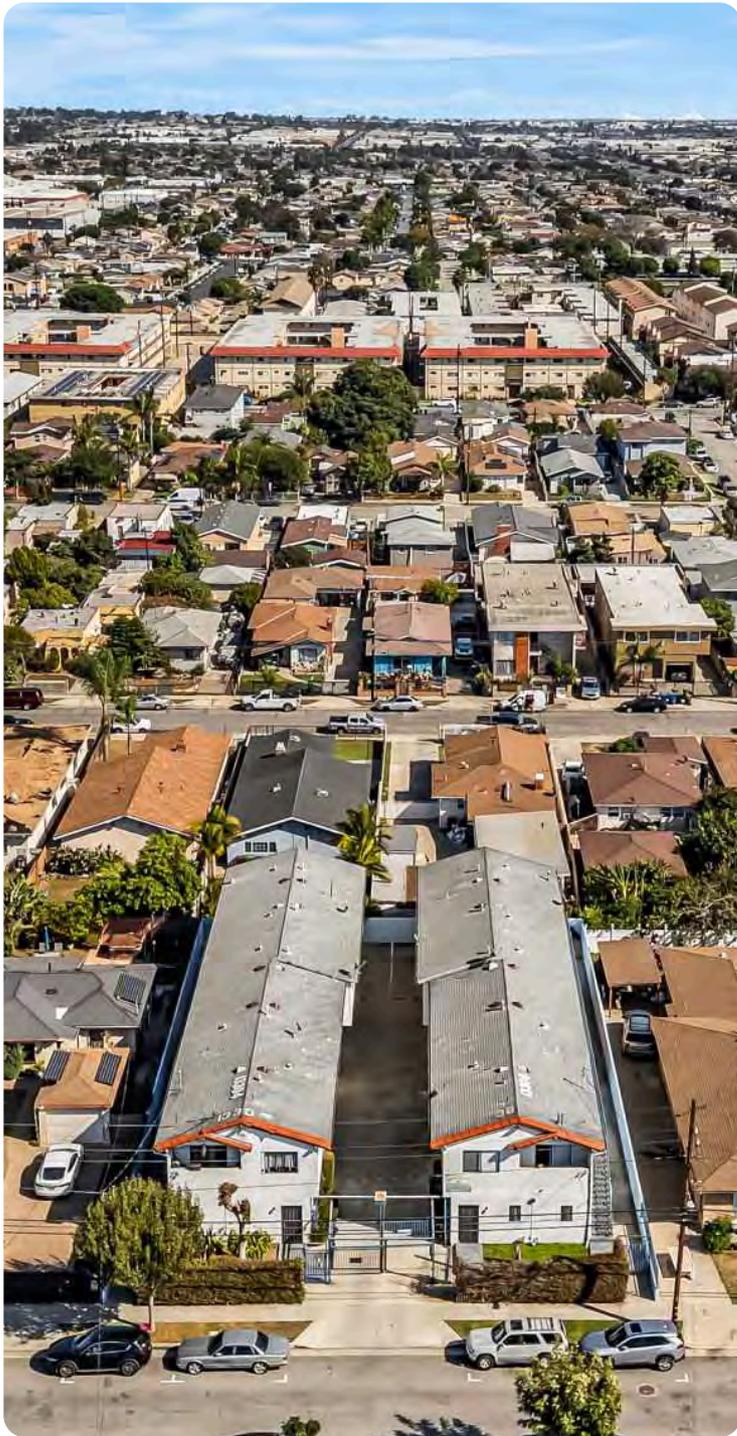
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13304 - 13308 Roselle Avenue | Hawthorne, CA 90250

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Investment Highlights

- ✔ The property is subject only to AB 1482 statewide rent control and is exempt from the Los Angeles Rent Stabilization Ordinance (RSO).
- ✔ Built in 1986, twelve one-bedroom, one-bathroom units across two adjacent six-unit buildings totaling approximately 6,861 square feet.
- ✔ Fully stabilized asset with consistent occupancy and further rental upside through interior upgrades and rent adjustments.
- ✔ Combined lot size of 11,550 square feet with 22 total parking spaces and two on-site laundry rooms.
- ✔ Individually metered for gas and electricity
- ✔ Oversized double lot offers potential for additional income through accessory dwelling unit (ADU) conversions.
- ✔ Centrally located in Hawthorne with convenient access to the 405, 105, and 110 freeways and Los Angeles International Airport.
- ✔ Surrounded by major South Bay employment centers including SpaceX, Northrop Grumman, Raytheon, Amazon, Mattel, and Centinela Hospital.
- ✔ Close to retail, dining, and entertainment destinations such as SoFi Stadium, Intuit Dome, Del Amo Fashion Center, and South Bay Galleria.



Location Overview

Hawthorne is a centrally located city within the South Bay region of Los Angeles County, offering a balanced mix of residential stability, employment accessibility, and long-term investment growth. Bordered by El Segundo, Inglewood, Gardena, and Manhattan Beach, the city provides quick access to major business districts, regional shopping centers, and the coastal corridor, making it an increasingly attractive submarket for both residents and investors.

The city's location near the 405, 105, and 110 freeways allows for seamless connectivity throughout Los Angeles County, including direct routes to Downtown Los Angeles, the Westside, and the beach cities. Los Angeles International Airport is less than 10 minutes away, creating strong housing demand among professionals in aviation, aerospace, and logistics industries.

Hawthorne benefits from a strong employment base anchored by major companies such as SpaceX, Northrop Grumman, Raytheon, Amazon, Tesla, and Centinela Hospital Medical Center. The nearby SoFi Stadium, YouTube Theater, and Intuit Dome have also brought significant investment and infrastructure improvements to the area, further driving demand for local housing. The city's diverse economy continues to expand through the growth of technology, creative office, and industrial sectors throughout the South Bay.

Residents enjoy a wide variety of retail, dining, and entertainment options, including the South Bay Galleria, Del Amo Fashion Center, and a growing number of local restaurants and breweries in Hawthorne and neighboring cities. The area is also home to several parks and recreational amenities such as Holly Park, Alondra Park and Golf Course, and the Hawthorne Memorial Center. Nearby educational institutions include El Camino College, Loyola Marymount University, and a network of public and charter schools serving the surrounding communities.



Demographics

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	58,925	293,774	713,672
AVG. HH INCOME	\$76,574	\$95,419	\$105,351
MEDIAN AGE	35.3	37.9	38.5
RENTER OCCUPIED HOUSEHOLDS	15,932	56,378	135,453



FOR SALE

\$2,450,000

13304 - 13308 ROSELLE AVENUE, HAWTHORNE, CA 90250

FINANCIAL DETAILS

CURRENT CAP RATE: 5.66%
 MARKET CAP RATE: 6.56%

PRICE PER UNIT: \$ 204,167
 GRM: 10.44
 PRO FORMA GRM: 9.48

BUILDING SF: 6,861
 LOT SIZE: 11,554
 PRICE/SF (BUILDING): \$357

ANNUALIZED INCOME

CURRENT

MARKET

MONTHLY RENT: \$19,551 \$21,540

SCHEDULED GROSS INCOME: \$234,612 \$258,480

PARKING & MISC. INCOME: \$2,442 \$2,442
 EFFECTIVE GROSS INCOME: \$237,054 \$260,922
 VACANCY RATE: -\$7,112 (3%) -\$7,828 (3%)
 EXPENSES: -\$91,300 (39%) -\$92,493 (36%)

NET OPERATING INCOME: \$138,643 \$160,601

EXPENSES

PER UNIT

PROPERTY TAXES @ 1.21% \$29,645 \$2,470
 DIRECT ASSESSMENTS \$3,200 \$267
 MANAGEMENT (5%) \$11,731 \$978
 INSURANCE \$9,600 \$800
 REPAIRS & MAINTENANCE \$9,000 \$750
 UTILITIES \$16,180 \$1,348
 TRASH \$4,234 \$353
 PHONE \$400 \$33
 PEST \$1,800 \$150
 GARDENER \$1,310 \$109
 LIC & PERMITS \$1,200 \$100
 RESERVES \$3,000 \$250

% OF GROSS RENT 39%

% OF PRO FORMA GROSS RENT 36%

TOTAL EXPENSES \$91,300
 EXPENSES/SF \$13.31
 EXPENSES/UNIT \$7,608

FOR SALE

\$2,450,000

13304 - 13308 ROSELLE AVENUE, HAWTHORNE, CA 90250

RENT ROLL

Unit Number	Bd/Ba	Approx. SF	Current Rent	Market Rent	Last Increase
13304-1	1 BED / 1 BATH	570	\$ 1,625.00	\$ 1,795.00	12/1/2025
13304-2	1 BED / 1 BATH	570	\$ 1,404.00	\$ 1,795.00	12/1/2025
13304-3	1 BED / 1 BATH	570	\$ 1,539.00	\$ 1,795.00	12/1/2025
13304-4	1 BED / 1 BATH	570	\$ 1,695.00	\$ 1,795.00	2/22/2025
13304-5	1 BED / 1 BATH	570	\$ 1,800.00	\$ 1,795.00	12/1/2025
13304-6	1 BED / 1 BATH	570	\$ 1,560.00	\$ 1,795.00	12/1/2025
13308-1	1 BED / 1 BATH	570	\$ 1,647.00	\$ 1,795.00	12/1/2025
13308-2	1 BED / 1 BATH	570	\$ 1,775.00	\$ 1,795.00	4/1/2025
13308-3	1 BED / 1 BATH	570	\$ 1,512.00	\$ 1,795.00	12/1/2025
13308-4	1 BED / 1 BATH	570	\$ 1,700.00	\$ 1,795.00	-
13308-5	1 BED / 1 BATH	570	\$ 1,647.00	\$ 1,795.00	12/1/2025
13308-6	1 BED / 1 BATH	570	\$ 1,647.00	\$ 1,795.00	12/1/2025
TOTAL		6,840	\$ 19,551.00	\$ 21,540.00	

RENT SUMMARY

# of Units	Unit Type	CURRENT		MARKET	
		Avg Current	Current Monthly Income	Avg Market	Market Monthly Income
12	1 BED / 1 BATH	\$1,629.25	\$19,551.00	\$1,795.00	\$21,540.00
MONTHLY SCHEDULED GROSS INCOME			\$19,551.00	\$21,540.00	
ANNUALIZED SCHEDULED GROSS INCOME			\$234,612.00	\$258,480.00	

13304 - 13308 Roselle Avenue | Hawthorne, CA 90250

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13304 - 13308 Roselle Avenue | Hawthorne, CA 90250

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Sales Comps



11922 Manor Dr
HAWTHORNE, CA 90250

#1



4379 W 141st St
HAWTHORNE, CA 90250

#2



11943 Grevillea Ave,
HAWTHORNE, CA 90250

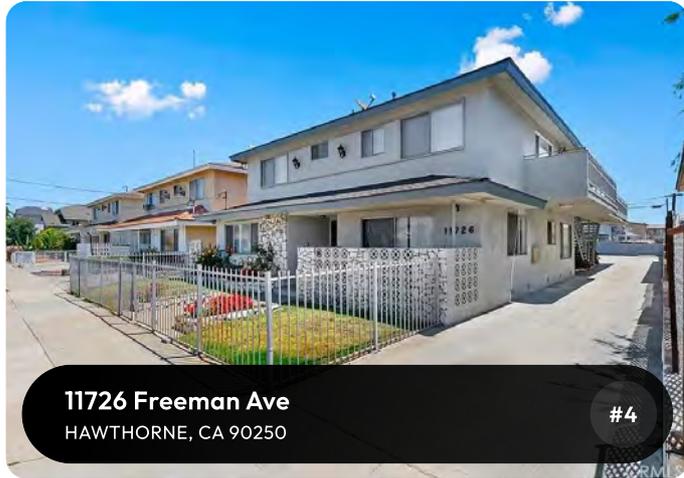
#3

PRICE	\$1,600,000
APT UNITS	7
YEAR BUILT	1961
BUILDING SF	6,357
BUILDING \$/SF	\$ 251.69
LOT SIZE (SF)	7,181
CAP RATE	5.38%
\$/UNIT	\$ 228,571
SALES DATE	11/5/2025
MIX	2 (2/1), 3 (2/2), 2 (1/1)

PRICE	\$1,680,000
APT UNITS	6
YEAR BUILT	1963
BUILDING SF	6,507
BUILDING \$/SF	\$ 258.18
LOT SIZE (SF)	8,694
CAP RATE	5.73%
\$/UNIT	\$ 280,000
SALES DATE	11/4/2025
MIX	5 (2/1), 1 (2/2), 1 (3/2)

PRICE	\$ 2,300,000
APT UNITS	10
YEAR BUILT	1984
BUILDING SF	7,733
BUILDING \$/SF	\$ 297.43
LOT SIZE (SF)	8,731
CAP RATE	5.03%
\$/UNIT	\$ 230,000
SALES DATE	9/5/2025
MIX	8 (1/1), 2 (2/1)

Sales Comps



11726 Freeman Ave
HAWTHORNE, CA 90250

#4



4367 W. 142nd St
HAWTHORNE, CA 90250

#5



12532 Cranbrook Ave
HAWTHORNE, CA 90250

#6

PRICE	\$1,400,000
APT UNITS	5
YEAR BUILT	1964
BUILDING SF	4,564
BUILDING \$/SF	\$ 306.75
LOT SIZE (SF)	6,970
CAP RATE	4.91%
\$/UNIT	\$ 280,000
SALES DATE	8/15/2025
MIX	1 (1/1), 3 (2/1), 1 (3/1.75)

PRICE	\$1,790,000
APT UNITS	6
YEAR BUILT	1964
BUILDING SF	6,491
BUILDING \$/SF	\$ 275.77
LOT SIZE (SF)	9,148
CAP RATE	6.15%
\$/UNIT	\$ 298,333
SALES DATE	8/4/2025
MIX	4 (2/1), 1 (3/1.5), 1 (4/2.5)

PRICE	\$1,750,000
APT UNITS	7
YEAR BUILT	1966
BUILDING SF	6,912
BUILDING \$/SF	\$ 253.18
LOT SIZE (SF)	8,682
CAP RATE	4.73%
\$/UNIT	\$ 250,000
SALES DATE	7/29/2025
MIX	5 (1/1), 1 (2/1), 1 (3/2.5)

Sales Comps



4436 W. 137th St
HAWTHORNE, CA 90250

#7

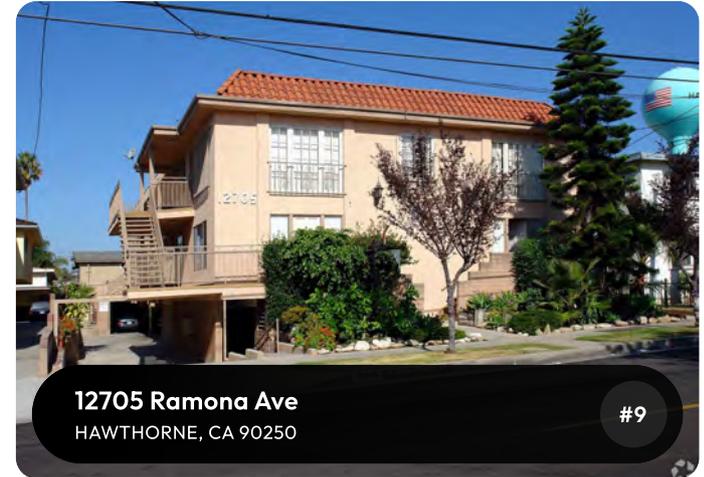
PRICE	\$ 1,710,000
APT UNITS	6
YEAR BUILT	1963
BUILDING SF	6,122
BUILDING \$/SF	\$ 279.32
LOT SIZE (SF)	7,405
CAP RATE	5.11%
\$/UNIT	\$ 285,000
SALES DATE	7/1/2025
MIX	5 (2/1), 1 (3/2)



12032 Manor Dr
HAWTHORNE, CA 90250

#8

PRICE	\$ 2,150,000
APT UNITS	9
YEAR BUILT	1988
BUILDING SF	7,354
BUILDING \$/SF	\$ 292.36
LOT SIZE (SF)	7,841
CAP RATE	4.42%
\$/UNIT	\$ 238,889
SALES DATE	6/12/2025
MIX	6 (1/1), 1 (2/1), 2 (2/2)



12705 Ramona Ave
HAWTHORNE, CA 90250

#9

PRICE	\$ 2,615,000
APT UNITS	11
YEAR BUILT	1968
BUILDING SF	9,752
BUILDING \$/SF	\$ 268.15
LOT SIZE (SF)	8,784
CAP RATE	5.67%
\$/UNIT	\$ 237,727
SALES DATE	6/6/2025
MIX	2 (1/1), 8 (2/1.75), 1 (3/1.75)

Sales Comps



PRICE	\$ 3,800,000
APT UNITS	15
YEAR BUILT	1986
BUILDING SF	12,884
BUILDING \$/SF	\$ 294.94
LOT SIZE (SF)	13,296
CAP RATE	4.87%
\$/UNIT	\$ 253,333
SALES DATE	1/27/2025
MIX	12 (1/1), 1 (2/1), 1 (2/2), 1 (3/1)

PRICE	\$ 2,850,000
APT UNITS	10
YEAR BUILT	1985
BUILDING SF	7,752
BUILDING \$/SF	\$ 367.65
LOT SIZE (SF)	8,713
CAP RATE	5.23%
\$/UNIT	\$ 285,000
SALES DATE	1/8/2025
MIX	3 (1/1), 7 (2/2)

Sales Comps

Average

of 11 comps

PRICE	\$ 2,149,545
APT UNITS	8
YEAR BUILT	-
BUILDING SF	7,493
BUILDING \$/SF	\$ 285.95
LOT SIZE (SF)	8,677
CAP RATE	5.20%
\$/UNIT	\$ 260,623
MIX	-

Subject

13304 – 13308 Roselle Avenue

PRICE	\$2,450,000
APT UNITS	12
YEAR BUILT	1986
BUILDING SF	6,861
BUILDING \$/SF	\$ 357.09
LOT SIZE (SF)	11,554
CAP RATE	5.66%
\$/UNIT	\$ 204,167
MIX	12 (1 BED / 1 BATH)

Rent Comps

1 BEDROOM

12903 ROSELLE AVE

Hawthorne, CA 90250

#1

YEAR BUILT	1986
TYPE	1+1
ASKING RENT	\$ 1,995.00
SQ FT	575
PRICE/SF	\$ 3.47

13000 ROSELLE AVE

Hawthorne, CA 90250

#2

YEAR BUILT	1985
TYPE	1+1
ASKING RENT	\$ 1,750.00
SQ FT	600
PRICE/SF	\$ 2.92

13016 ROSELLE AVE

Hawthorne, CA 90250

#3

YEAR BUILT	1986
TYPE	1+1
ASKING RENT	\$ 1,775.00
SQ FT	750
PRICE/SF	\$ 2.37

12914 DOTY AVE

Hawthorne, CA 90250

#4

YEAR BUILT	1985
TYPE	1+1
ASKING RENT	\$ 1,795.00
SQ FT	600
PRICE/SF	\$ 2.99

Average

of 4 comps

ASKING RENT	\$ 1,828.75
SQ FT	631
PRICE/SF	\$ 2.94

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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 13304-13308 Roselle Ave, Hawthorne, CA 90250 ("Property") and is not to be used for any other purpose.

The only party authorized to represent the property owner ("Owner") in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

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Get In Touch With Us!

FOR MORE INFORMATION.



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