

11736-11744 Hawthorne Blvd



0.56 Acres of Commercial Land ■ Hawthorne, CA 90250



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11736-11744 Hawthorne Blvd

PROPERTY SUMMARY

SALE TYPE ■ Owner-User

SALE CONDITIONS ■ Sale Leaseback

PROPERTY TYPE ■ Land

PARCELS ■ 4

COMBINED LAND SIZE ■ 0.56 AC (24,360 SF)

PARCEL SUMMARY

PARCEL 1 ■ 4047-016-010

PARCEL 2 ■ 4047-016-009

PARCEL 3 ■ 4047-016-008

PARCEL 4 ■ 4047-016-007

ZONING ■ HAC2YY



INVESTMENT OVERVIEW

Prime owner user investment opportunity! 11736-11744 Hawthorne Blvd is a two-buildings on 4 contiguous parcels located on highly visible and busy signalized corner of Hawthorne Blvd and W 118th St. The property is in a high-traffic location with approximately 36,000 vehicles per day at the intersection. It also is conveniently located with easy access to the I-110 and I-405 freeways, proximity to LAX, SpaceX, and the new SoFi Stadium. These 4 contiguous parcels situated on a C2 zoning combine total 0.56 AC or 24,360 SF potential for mixed use development.



OPPORTUNITY

Potential for mixed use development (Buyer to verify with the City).



BUSINESS

11736 Hawthorne Blvd is currently being used by owner as an auto dealership, 11744 Hawthorne Blvd (Vacant) approx. 6000 SF flex space



PARCELS

4 contiguous parcels located at the highly visible and busy signalized Corner of Hawthorne Blvd and W 118th St.



LOCATION

High-Traffic Location with Approximately ±36,000 Vehicles Per Day.



ACCESS

Easy access to I-110 and I-405 Freeway. Proximity to LAX, SpaceX and the new SoFi Stadium.



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KL
FORUM

YouTube Theater

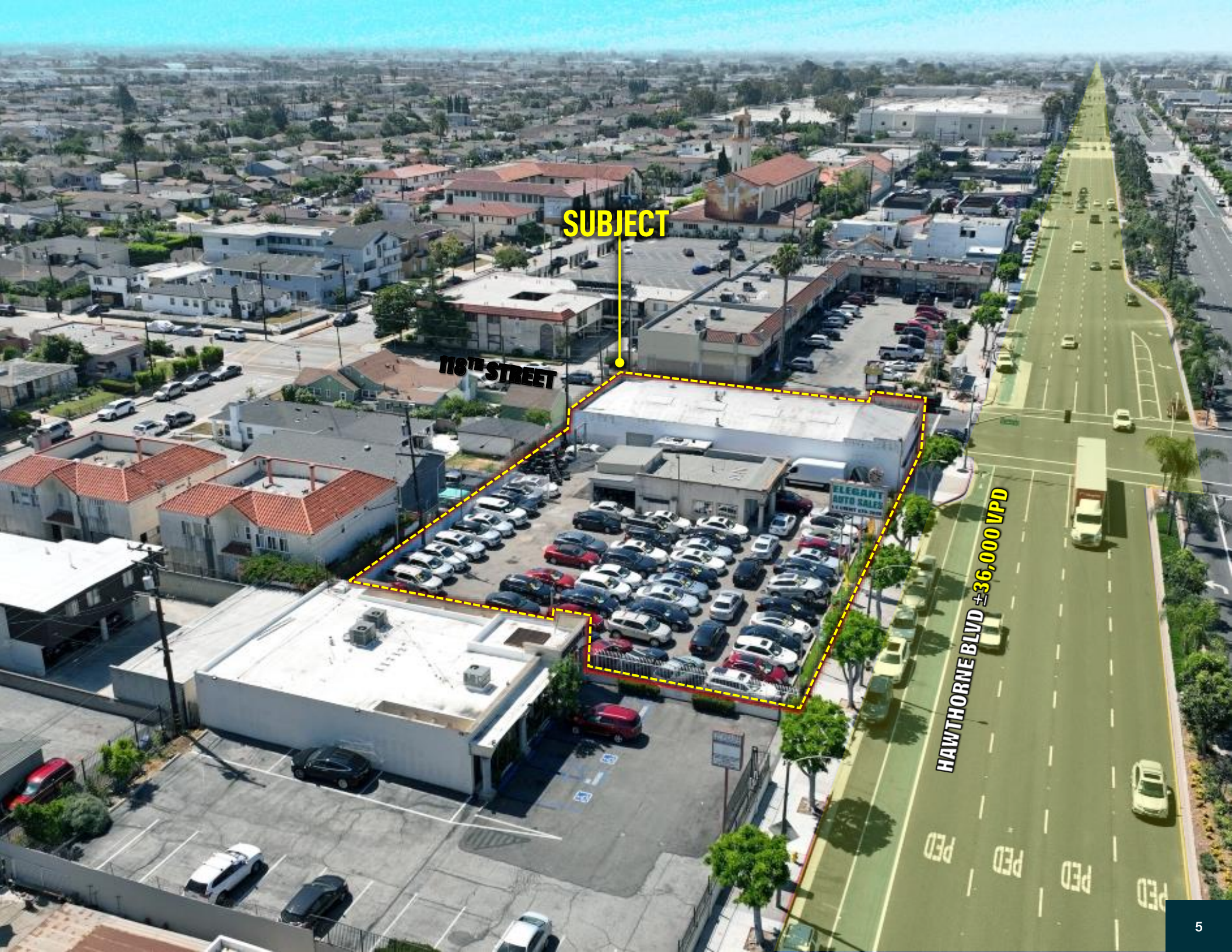
H
HOLLYWOOD PARK

SoFi

SUBJECT

HAWTHORNE BLVD ±36,000 VPD

110TH STREET

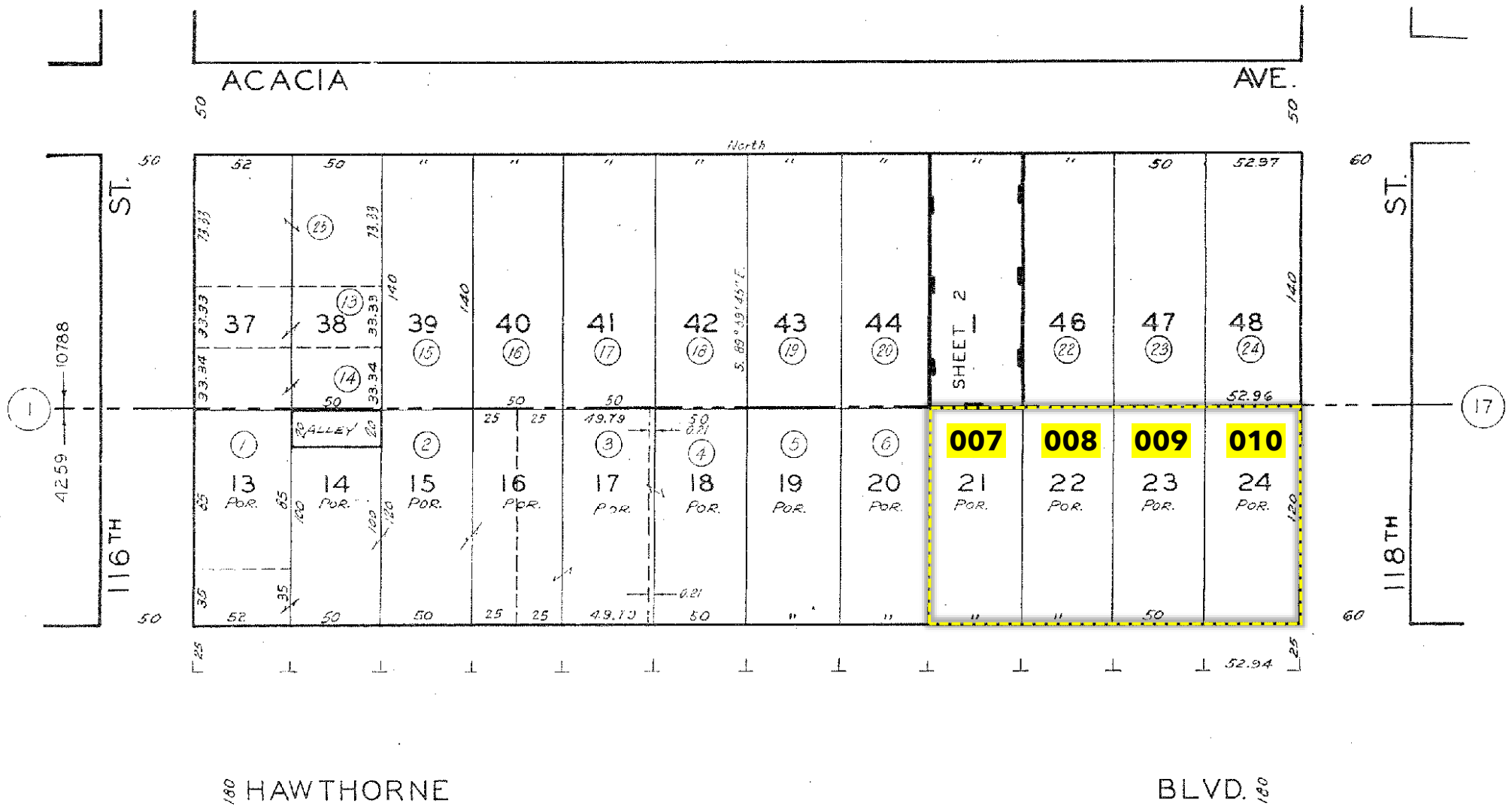


SUBJECT

118TH STREET

HAWTHORNE BLVD ±36,000 VPD

PARCEL MAP



CODE
10788
4259

C.S. 8216-2





HAWTHORNE

Premiere South Bay Location

Incorporated in 1922, the City of Hawthorne currently has a population of nearly 87,000 within a six square mile area. Ideally located near the Los Angeles International Airport, connected by rail to the Port of Los Angeles and downtown Los Angeles, and surrounded by the San Diego (I-405), Harbor (I-110), and Glenn M. Anderson (I-105) Freeways, the City of Hawthorne could easily be termed the "Hub of the South Bay."



85,410
POPULATION



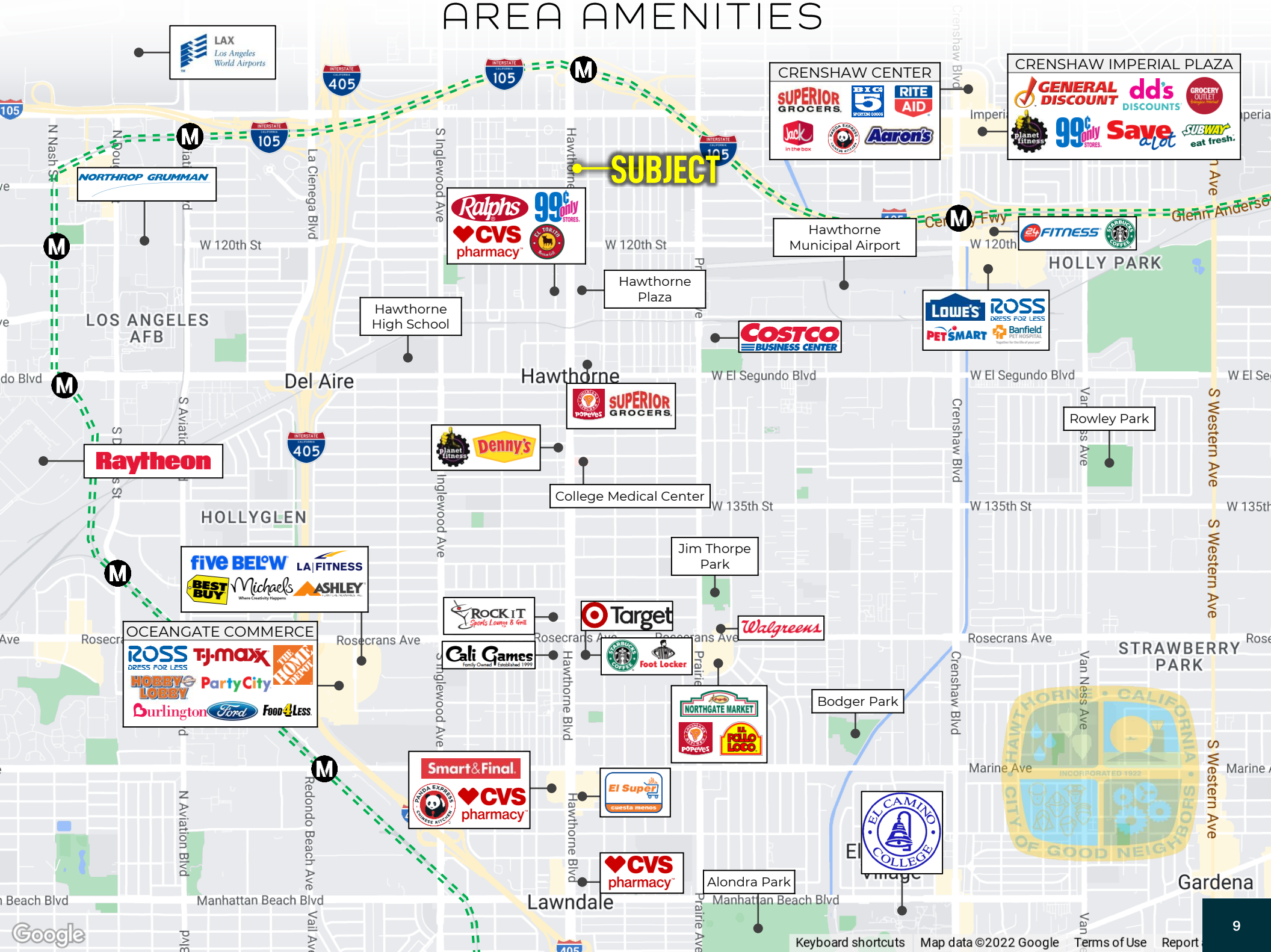
\$602,100
MEDIAN HOME VALUE



\$57,849
AVG HH INCOME

By virtue of its location, Hawthorne affords easy, quick access to all that Southern California offers; culture, sports, entertainment, mountains, and beaches. Temperatures in the area are always among the most pleasant in the Los Angeles basin.

AREA AMENITIES



LOCAL ECONOMY

Aerospace

Southern California has always had a bustling aerospace industry, and even with the end of the Cold War companies like Northrop Grumman, Raytheon, Boeing, Lockheed Martin and Alcoa Inc. remain major employers in South Bay. The Los Angeles Air Force base is also responsible for creating many of the jobs in the area. There are many high skilled, high paying jobs available from these companies.

SpaceX Headquarters

SpaceX Headquarters is located in the Los Angeles suburb of Hawthorne, California. The large three-story facility, originally built by Northrop Corporation to build Boeing 747 fuselages, houses SpaceX's office space, mission control, and Falcon 9 manufacturing facilities.

The area has one of the largest concentrations of space sector headquarters, facilities, and/or subsidiaries in the U.S., including Boeing/McDonnell Douglas main satellite building campuses, Aerospace Corp., Raytheon, NASA's Jet Propulsion Laboratory, United States Space Force's Space Systems Command at Los Angeles Air Force Base, Lockheed Martin, BAE Systems, Northrop Grumman, and AECOM, etc., with a large pool of aerospace engineers and recent college engineering graduates.

AVIATION &
AEROSPACE



INTERNATIONAL
TRADE



FINANCIAL
SERVICES



OIL &
ENERGY



HEALTHCARE



REAL ESTATE



HOSPITALITY &
TOURISM



TECHNOLOGY



NORTHROP GRUMMAN

Raytheon





This assemblage is strategically located just minutes from the world-renowned LAX airport, surrounded by major employers, including Google, Northrop Grumman, and Boeing, making it an ideal location for those seeking employment opportunities. The area also offers easy access to SoFi Stadium, home to the Los Angeles Rams and Chargers, which has become a major entertainment destination that hosts a variety of events throughout the year.

298-acre sports and recreational complex



future home of the Los Angeles Clippers



8.5 Million SF Mixed-Use Complex



COMPANY HEADQUARTERS

- Century Media Records, independent rock label
- OSI Systems, electronics manufacturer
- SpaceX has its headquarters at the Hawthorne Municipal Airport.
- Tesla Motors has its design center at the Hawthorne Municipal Airport.
- Northrop Corporation, founded in 1939 and headquartered in Hawthorne, became a major manufacturer of aircraft during World War II, as well as a major subcontractor to other aircraft companies. Jack Northrop developed his famous flying wings, which ultimately led to the B-2 stealth bomber. Northrop also produced the P-61 Black Widow fighter in its Hawthorne plant, which was on the south side of Northrop Field (present-day Hawthorne Airport). The facility is still in use as an aircraft plant, producing fuselage sections for Boeing 747s and 787s.

27,000 Employees

NORTHROP GRUMMAN

17,700 Employees

LOCKHEED MARTIN

16,768 Employees

BOEING

7,000 Employees

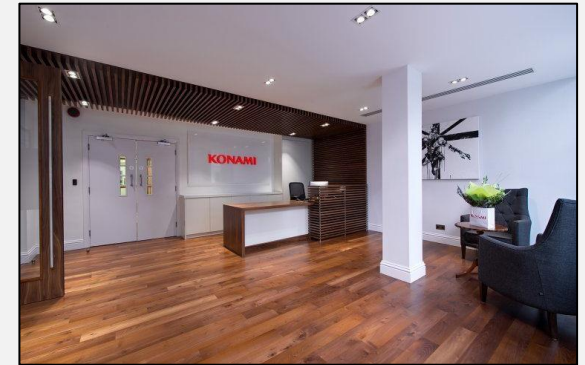
Raytheon



SPACEX HEADQUARTERS



TESLA DESIGN CENTER



KONAMI DIGITAL

MAJOR DEVELOPMENTS



Millennium South Bay apartments next to SpaceX

Across the street from the SpaceX headquarters campus in Hawthorne, the Dinerstein Cos. is putting the finishing touches on a mixed-use apartment complex. Millennium South Bay, located on a narrow site along the east side of Crenshaw Boulevard between Jack Northrop Avenue and El Segundo Boulevard, consists of two five-story buildings flanking a central parking garage. The development includes 230 studio, one-, and two-bedroom apartments with approximately 3,100 square feet of ground-floor retail space.



48 apartments unwrapped on Imperial Highway

Construction is all but complete at 3670 W. Imperial Highway, the site of a rare mixed-use development in the City of Hawthorne. The project site, which was previously vacant, is now home to two- and six-story buildings that feature 48 residential units as well as parking and 14,000 square feet of street-fronting retail space along Imperial Highway.



Ring's New Hawthorne Headquarters

In Hawthorne, the new headquarters of Amazon subsidiary Ring continues to take shape. The company, which makes home security products and video doorbells, is relocating from Santa Monica to a new campus that is being built by New York-based real estate investment firm Vella Group at 12515 Cerise Avenue. The project includes the renovation of two 18,000-square-foot warehouses, which have been connected through the construction of a new two-story atrium.

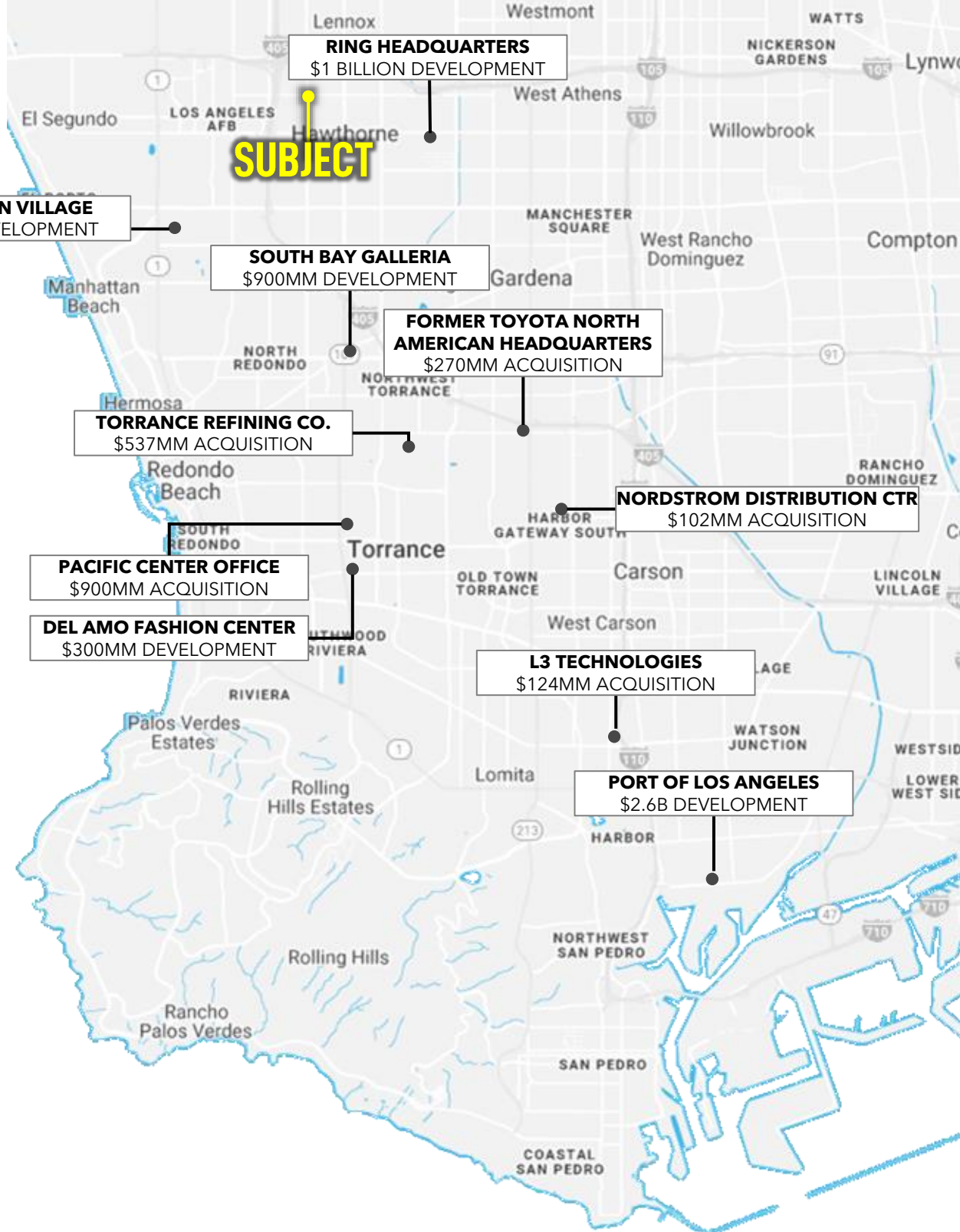
South Bay

ECONOMIC SNAPSHOT

The South Bay continues to create new jobs and retail hubs through strategic development within the Bay's most high-traffic shopping centers. Redondo Beach's South Bay Galleria recently received approval for its 622,043-square-foot renovation, which Mayor Bill Brand called "the biggest project in the history of Redondo Beach."

The expansion, slated for 2023, will include a 150-room hotel, 300 apartment units, a skate park and 249,723 square feet of public space. The Manhattan Village Shopping Center, a 573,000-square-foot mall located in Manhattan Beach, is undergoing a much-needed \$150 million renovation. The redevelopment will include a 75,000-square-foot extension with new amenities, a central plaza, bike-friendly paths and more retail and restaurants.

Morgan Stanley recently acquired the 512,000-square-foot Bridge Point South Bay building within four miles of Park Emerald. The entire property has already been preleased to Nordstrom, providing more jobs in the region. Toyota Torrance is in the process of vacating its space, which means that a new tenant will provide as many as 4,000 new jobs.



LANDMARKS WITHIN 5 MILE RADIUS

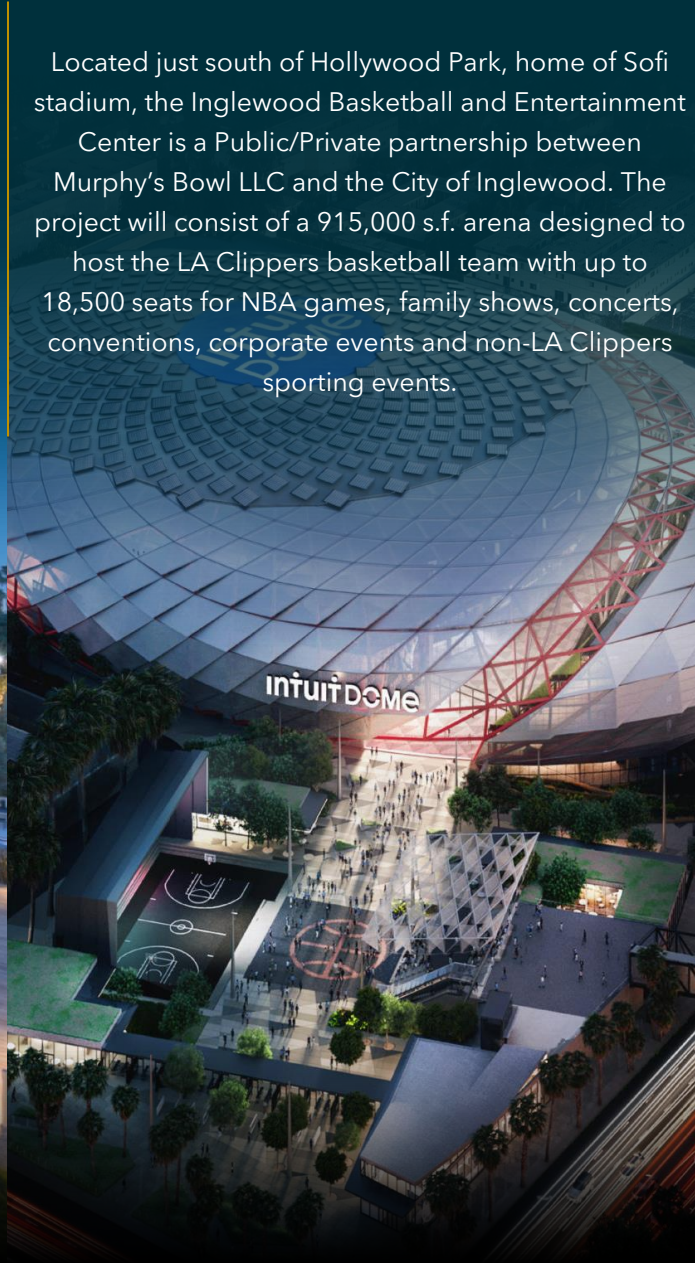
Playa District

"Playa District, as it has been named, is the latest remodeling project to come from landlord EQ, a Blackstone-owned company with more than \$450 million worth of assets across the country. Nestled between Culver City and Playa Vista, Playa District is also the first collaboration between EQ and co-working firm Industrious, which will operate and manage the hotel-like amenities, in addition to coworking space at the 1.4 million square foot campus."



Inglewood Sports & Entertainment Complex

Located just south of Hollywood Park, home of Sofi stadium, the Inglewood Basketball and Entertainment Center is a Public/Private partnership between Murphy's Bowl LLC and the City of Inglewood. The project will consist of a 915,000 s.f. arena designed to host the LA Clippers basketball team with up to 18,500 seats for NBA games, family shows, concerts, conventions, corporate events and non-LA Clippers sporting events.



New Hollywood Park

Hollywood Park will be a significant new office submarket on the south side of Los Angeles bringing a total of approximately five million SF of commercial space. Design is underway for an additional 500,000 SF of office space. Designed to accommodate even the world's largest organizations, Hollywood Park will come equipped with one of the most sophisticated technologically advanced infrastructures in the world.



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