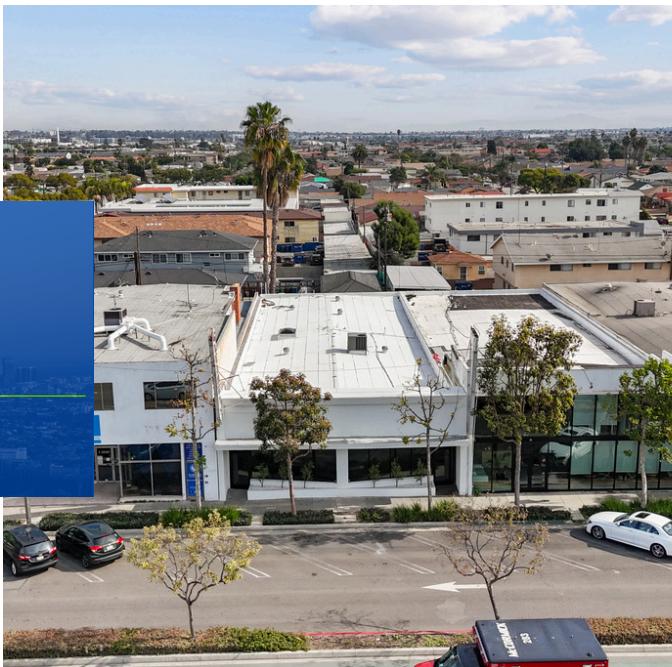


# 13048-13052 HAWTHORNE BLVD

HAWTHORNE, CA 90250

TWO-UNIT RETAIL SPACE  
FOR SALE OR LEASE



## ABOUT THE PROPERTY

13048-13052 Hawthorne Blvd is a two-unit 5,203 SF Retail space located on Hawthorne Blvd. The property is in a high-traffic location with approximately 36,000 vehicles per day at the nearest intersection. It also is conveniently located with easy access to the I-110 and I-405 freeways.

## PROPERTY DETAILS



SALE PRICE	<b>\$1,250,000</b>
LEASE PRICE	<b>\$2.50/SF NNN</b>
NET RENTABLE SQFT	<b>5,203</b>
PRICE/SQFT	<b>\$240.25</b>
OCCUPANCY	<b>VACANT</b>
YEAR BUILT	<b>1954</b>
ZONING	<b>C2</b>
CAP RATE	<b>5.34%</b>
PRO FORMA CAP	<b>5.34%</b>

WOODY STAHL  
(310)-880-0926  
DRE #01399621

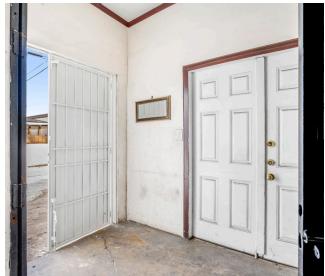
BRETT LYON  
(310)-780-1899  
DRE #01717818



# TWO-UNIT RETAIL SPACE IN HAWTHORNE

## 13048-13052 HAWTHORNE BLVD - VACANT

- Two vacant commercial spaces in Hawthorne totaling 5,203 SF
- 100% vacant, offering immediate repositioning or owner-user opportunity
- Configured as (2) ±2,500 SF retail suites or can be combined into one ±5,000 SF space
- Shell condition, ideal for customized tenant improvements
- New façade and storefront glass | New roof
- Individually metered for electricity
- C2 zoning allowing a wide range of retail and commercial uses
- Located along high-traffic Hawthorne Blvd with strong visibility
- Alley-access parking with potential for roll-up doors
- 90% SBA financing available for qualified owner-users
- Strong area momentum with Octapharma Plasma (national tenant) leasing the former Dollar Tree across the street and currently in permitting



OFFERED AT:

**\$1,250,000**

LEASE AT:

**\$2.50/SF NNN**

(310) 880-0926  
(310) 780-1899

woody@lyonstahl.com  
brett@lyonstahl.com

**LYON STAHL**  
INVESTMENT REAL ESTATE

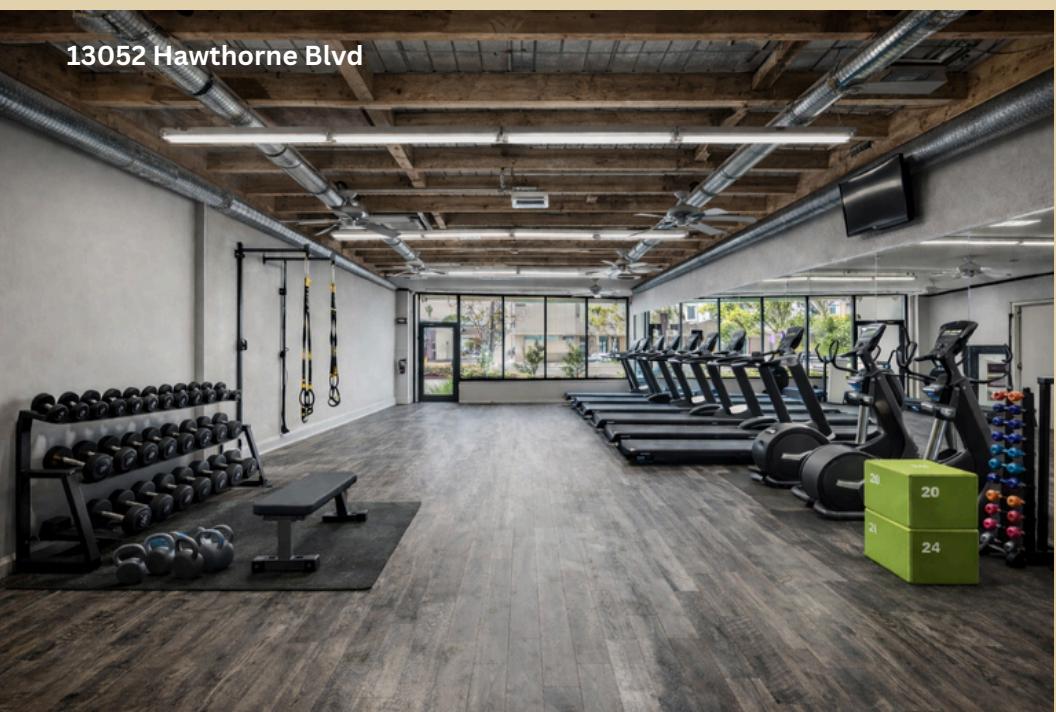
## Renderings

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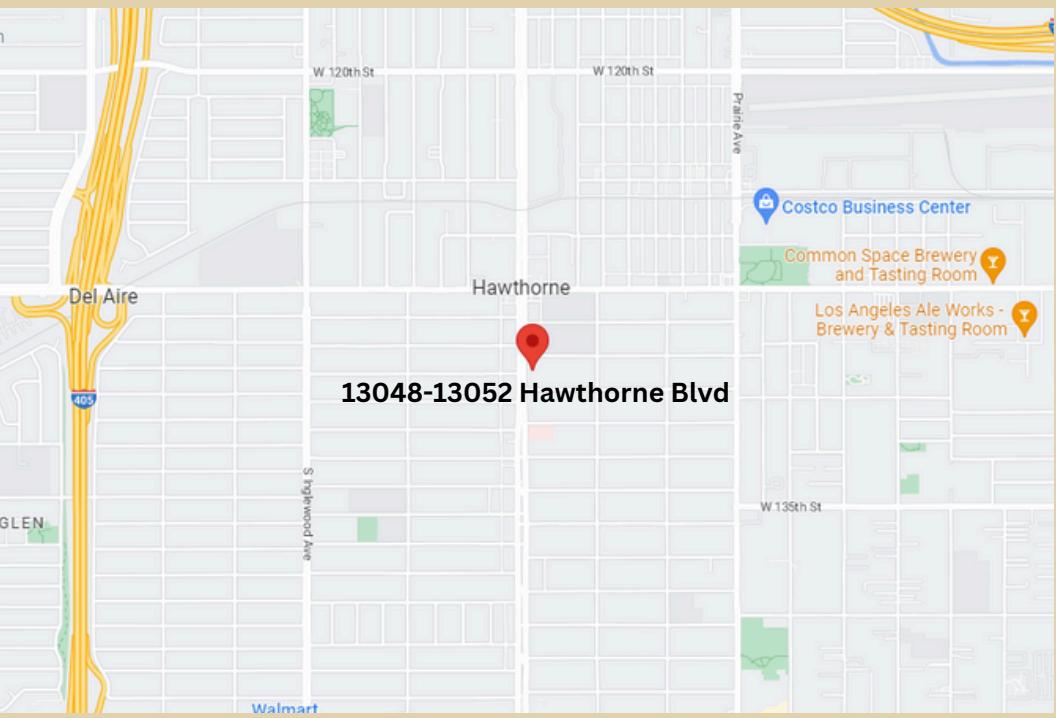
**13048 Hawthorne Blvd**



**13052 Hawthorne Blvd**



## LOCATION MAP



# Demographics Report

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## Demographics >

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	1 mile	3 miles
Population	55,792	275,406
Households	18,881	90,864
Median Age	36.20	37.70
Median HH Income	\$64,653	\$74,953
Daytime Employees	11,418	129,676
Population Growth '24 - '29	▼ -3.05%	▼ -3.19%
Household Growth '24 - '29	▼ -3.27%	▼ -3.39%

## Traffic >

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Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Hawthorne Blvd	W el Segundo Blvd N	36,455	2025	0.16 mi
Hawthorne Blvd	W 133rd St NW	35,801	2025	0.16 mi
Hawthorne Blvd	W el Segundo Blvd S	32,508	2025	0.21 mi
W el Segundo Blvd	Freeman Ave E	32,607	2025	0.29 mi
Birch Ave	W 126th St N	4,885	2025	0.30 mi
Hawthorne Blvd	W 136th St S	36,652	2025	0.30 mi
W el Segundo Blvd	Ramona Ave W	29,894	2025	0.33 mi
Hawthorne Blvd	Broadway NW	29,886	2025	0.42 mi
W el Segundo Blvd	York Ave W	29,649	2025	0.47 mi
Prairie Ave	W el Segundo Blvd N	30,632	2025	0.50 mi

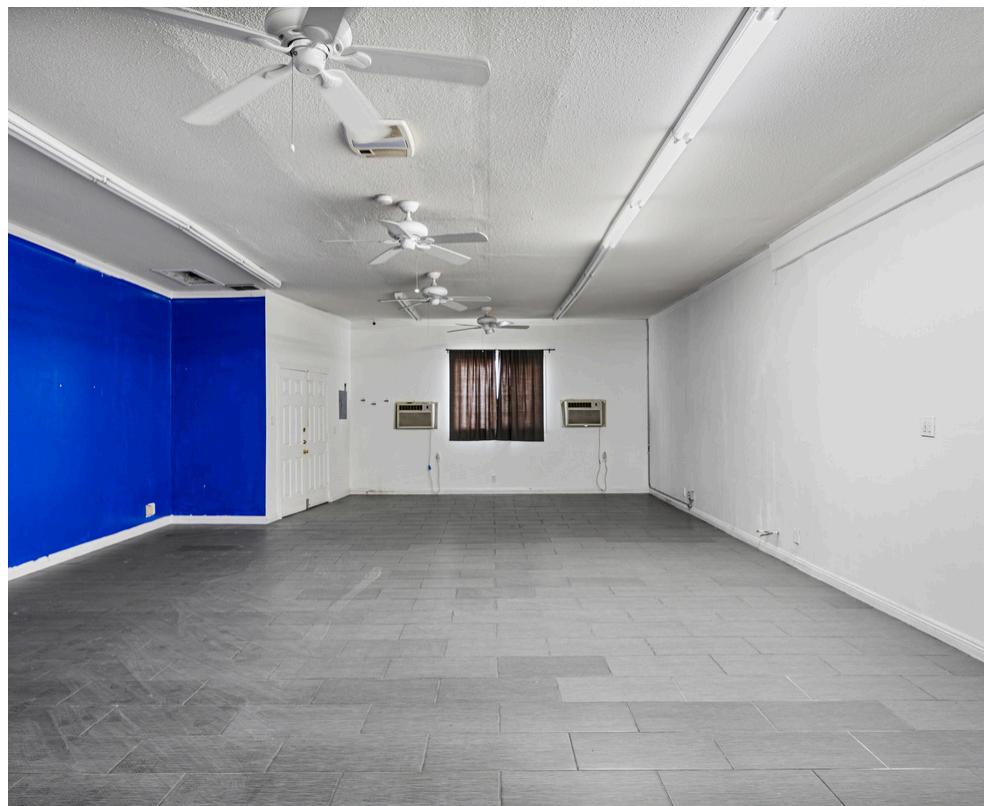
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# Property Photos

13048-13052 Hawthorne Blvd, Hawthorne CA 90250

**Click Here to View Full Size Photos**



EXCLUSIVELY MARKETED BY:



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