



CONCEPTUAL ONLY



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COMMERCIAL[®]
REA GROUP

FOR LEASE OR FOR SALE
Owner-User or Development Opportunity
16900 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.

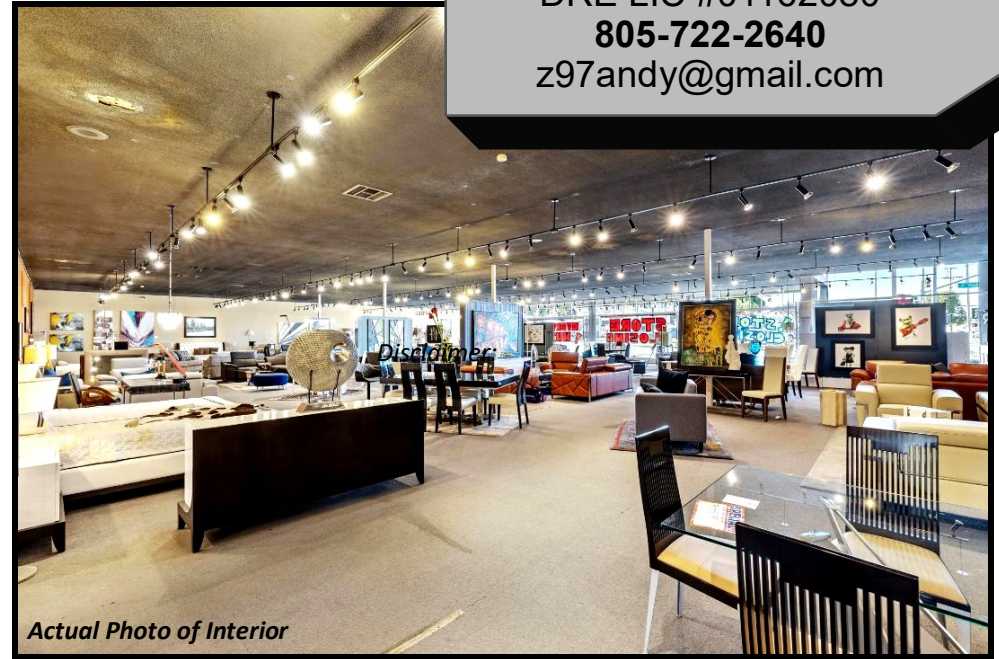


For LEASE or SALE with large square footage, high visibility, and great signage on Hawthorne Blvd, this 9,645 s.f. building on a 11,956 s.f. parcel is just a short distance to the South Bay Galleria in beautiful Lawndale, renowned for its Alondra Community Park and South Bay Wedding Center. With easy access and a hard, signalized corner location, this desirable property is ideally suited for a furniture store or similar business. 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 photos)

The property benefits from over 40,000 vehicles a day passing by and is just 3 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 Starbucks, 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 approved plans for a mixed-use development opportunity comprised of retail space on the ground floor, 20 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 available for immediate occupancy and ready for its next thriving and long-term tenant. Private tours are easy to arrange with the listing agent.



Actual Photo of Interior

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\$3,699,000
Asking Sale Price

\$2.35/SF Asking Lease Rate
Call For Lease / Sale Comps and Allowed Uses



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INVESTMENT HIGHLIGHTS

DEVELOPMENT OPPORTUNITY Landlord has approved plans to build 20 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 213 linear feet of frontage along both Hawthorne Blvd. & 169th St.

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



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SALIENT FACTS

16900 Hawthorne Blvd Lawndale, CA 90260

Parcel # 4075-012-019

High Traffic Counts - Over 50,000 Vehicles Per Day

9,645 s.f. freestanding building

11,956 s.f lot (.27 acres)

6 Parking Spaces

3 Blocks from South Bay Galleria Mall

Walk Score: Very walkable (88)

Retail / Restaurant

Year Built: 1957

Parking ratio: .6 / 1,000 s.f.

Hawthorne frontage: 213 linear feet

Access: Access from three sides, including the rear alleyway

Zoning is NC / Neighborhood commercial, Lawndale. Contact listing agent for uses allowed in this zoning.



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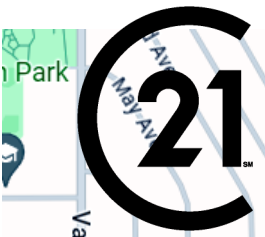
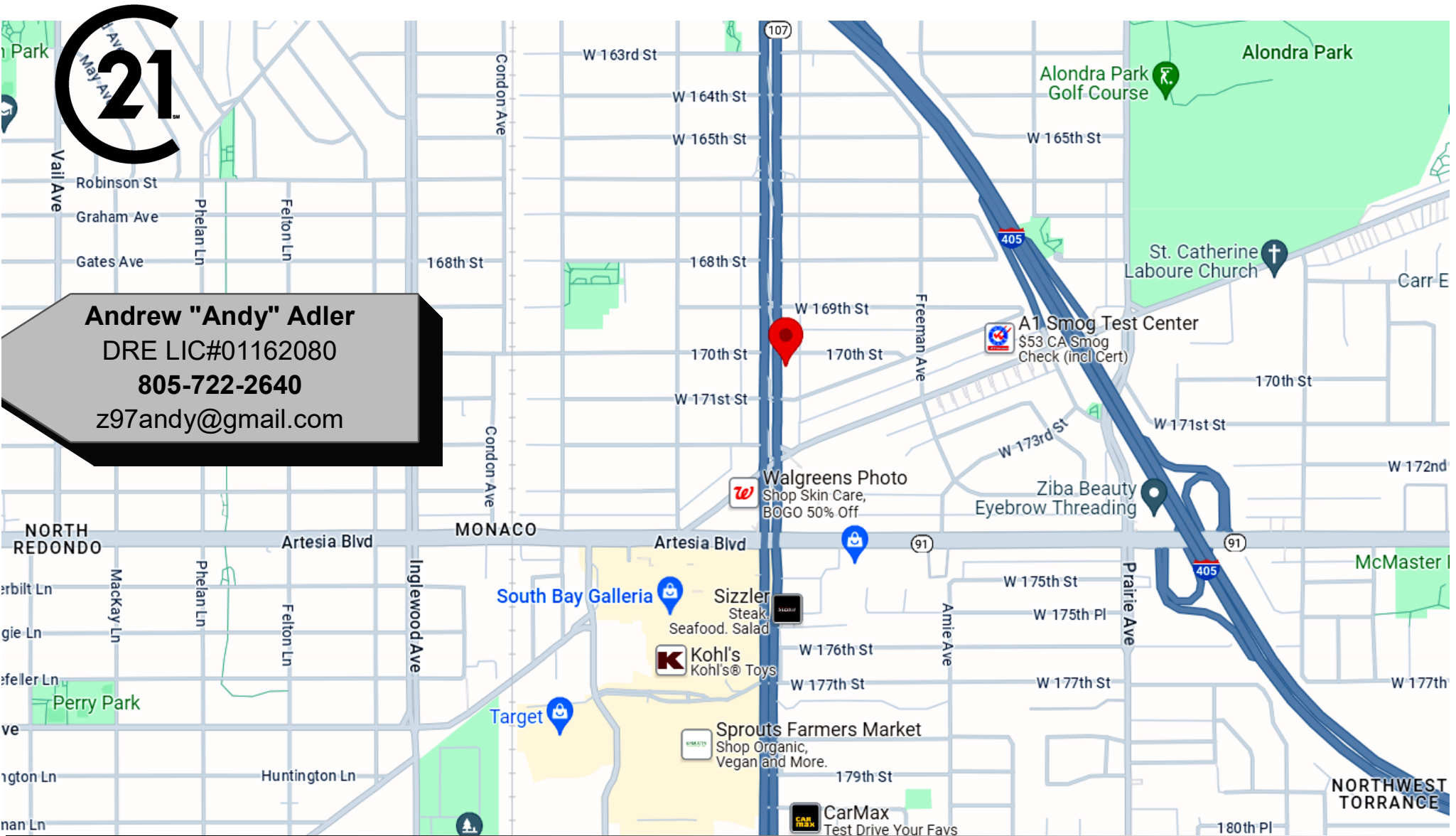
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