

OFFERING MEMORANDUM

4459 W ROSECRANS AVE

*± 1,806 SF prime automotive
owner user opportunity*

SUBJECT PROPERTY



HAWTHORNE, CA 90250

km Kidder
Mathews

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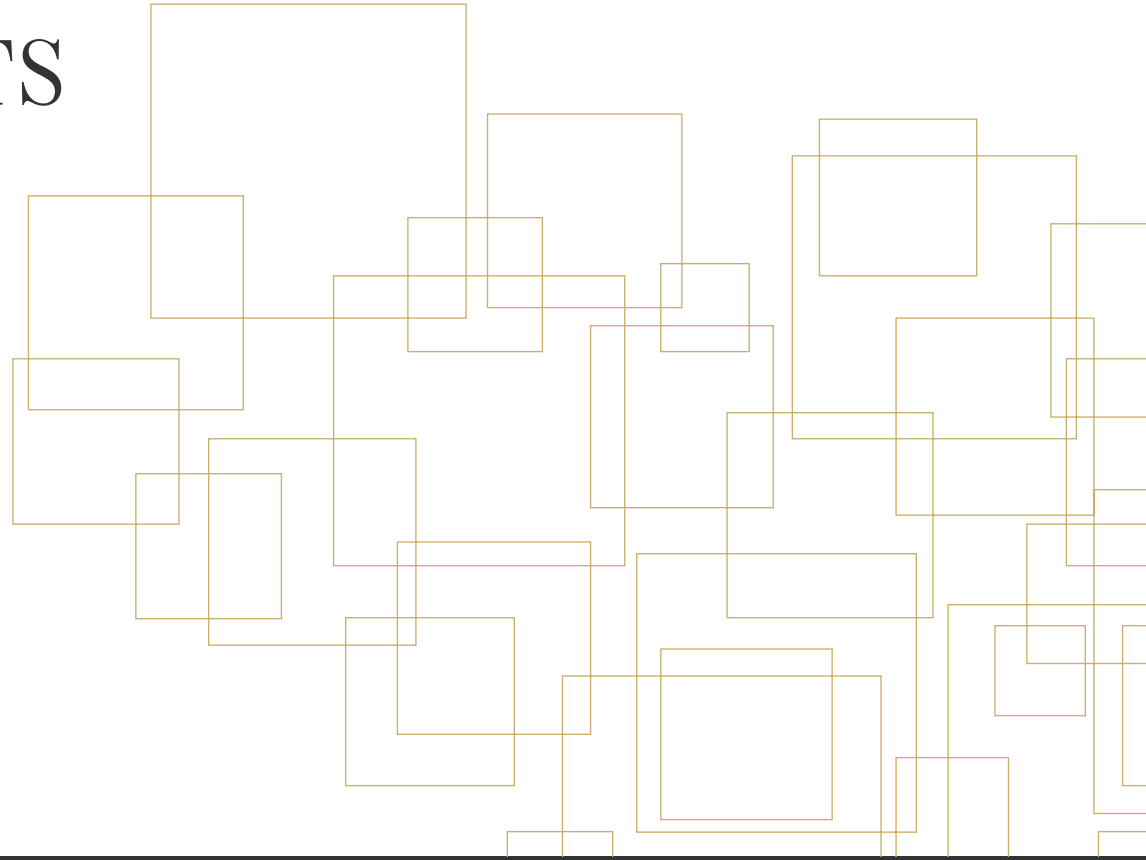
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*Exclusively
Listed by*

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EXECUTIVE SUMMARY

Section 01

RARE SOUTH BAY OWNER USER OFFERING IN HAWTHORNE, CA

Kidder Mathews is pleased to present 4459 W Rosecrans Ave, a ±1,806 SF free standing property located immediately west of the major intersection of Rosecrans Ave & Hawthorne Blvd (±70,000 VPD).

The property zoning allows for a wide variety of commercial and light industrial (including automotive) uses. The site configuration presents an ideal opportunity for an **automotive owner user** to occupy the entire premises for their business.

ASKING PRICE	\$999,000
ADDRESS	4459 W Rosecrans Ave, Hawthorne, CA 90250**
BUILDING SF	±1,806 SF*
LAND SF	±4,632 SF*
CURRENT USE	Auto Upholstery Specialists
OCCUPANCY	0% (to be delivered vacant)
OWNERSHIP	Fee Simple (land & building)
YEAR BUILT	1968
DEBT	Delivered free & clear of existing debt

*Building SF and Land SF are based on public record. Buyer to verify. **The property has a City of Hawthorne, CA mailing address. However, the property is actually located within the city of Lawndale, CA boundaries and is subject to the zoning laws and municipal code of Lawndale, CA.



CURRENT USE	Auto Upholstery Specialists
BUILDING SF	±1,806 SF*
LAND SF	±4,632 SF*

PROPERTY HIGHLIGHTS

Ideal **"bite-size"** boutique **South Bay automotive owner-user opportunity.**

Delivered vacant, allowing an owner-user to occupy the entire 1,806 SF premises for their automotive business.

Highly function automotive building, previously occupied by an automotive upholstery business.

Solid underlying South Bay real estate fundamentals.

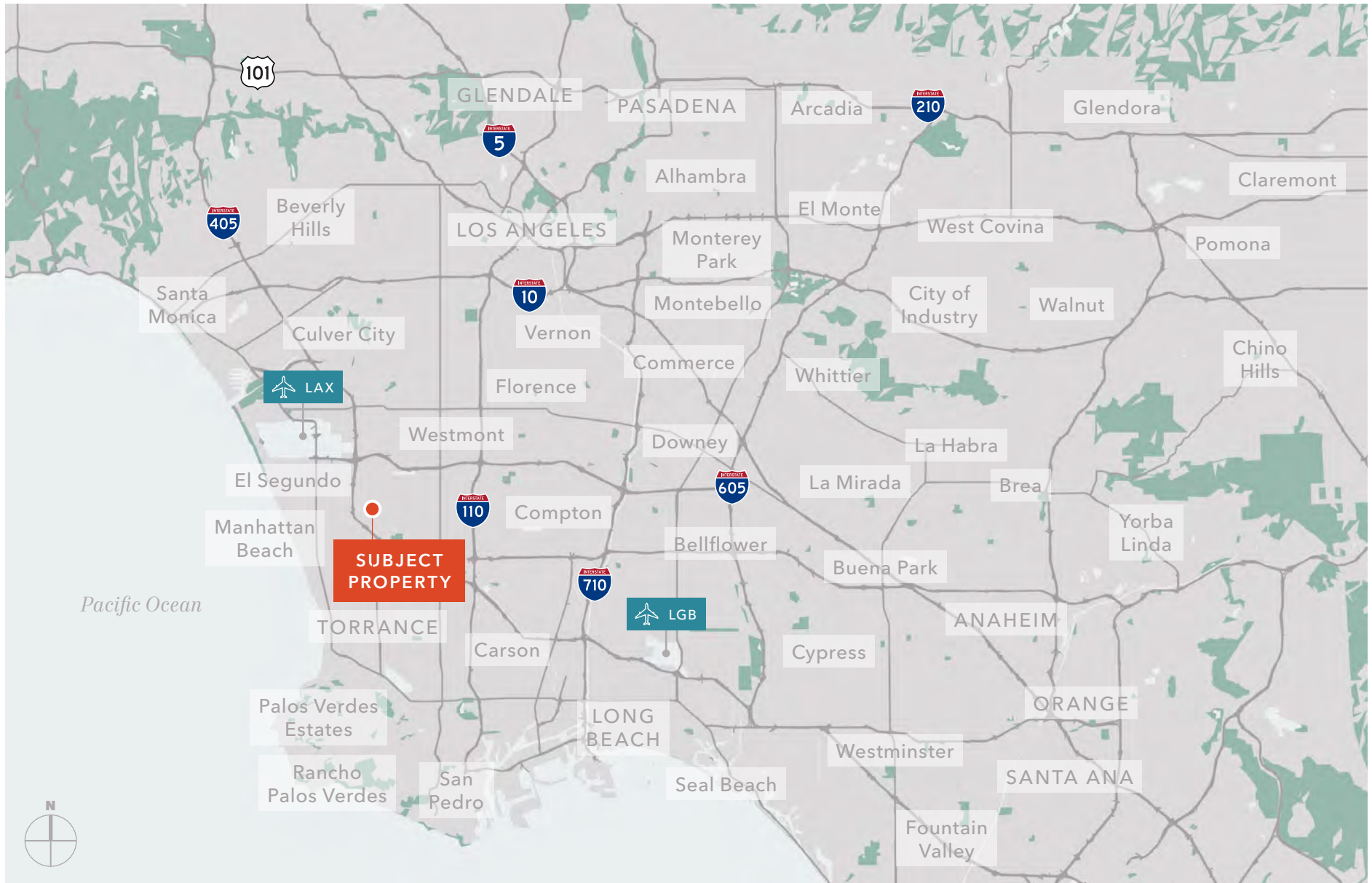
Immediate access to substantial potential customer base.

Secured, private gated lot, providing controlled access and customer car safety.

Pylon signage and **building signage** offering strong advertising and branding visibility for an owner-user to **±35,000 VPD (Rosecrans Ave).**

Highly connected location, minutes to the I-405 and LAX, with convenient access to Hawthorne, El Segundo, and the Beach Cities.



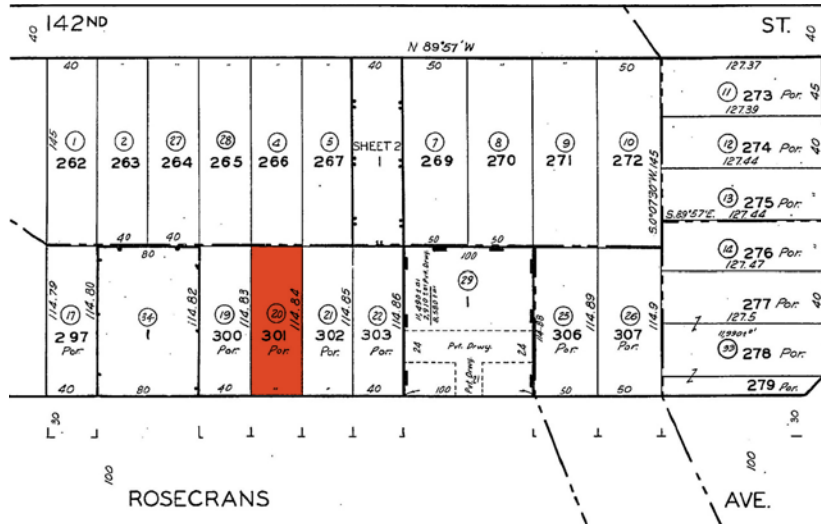




PROPERTY OVERVIEW

Section 02

PARCEL MAP



+40'
FRONTAGE
(ROSECRANS AVE)

ACCESS
ONE (1) INGRESS /
EGRESS DRIVEWAY

SECURED
PARKING
(GATED LOT)

C-M
ZONING
(COMMERCIAL MANUFACTURING)*

*See next page for details



ZONING DETAIL

PURPOSE OF C-M ZONING

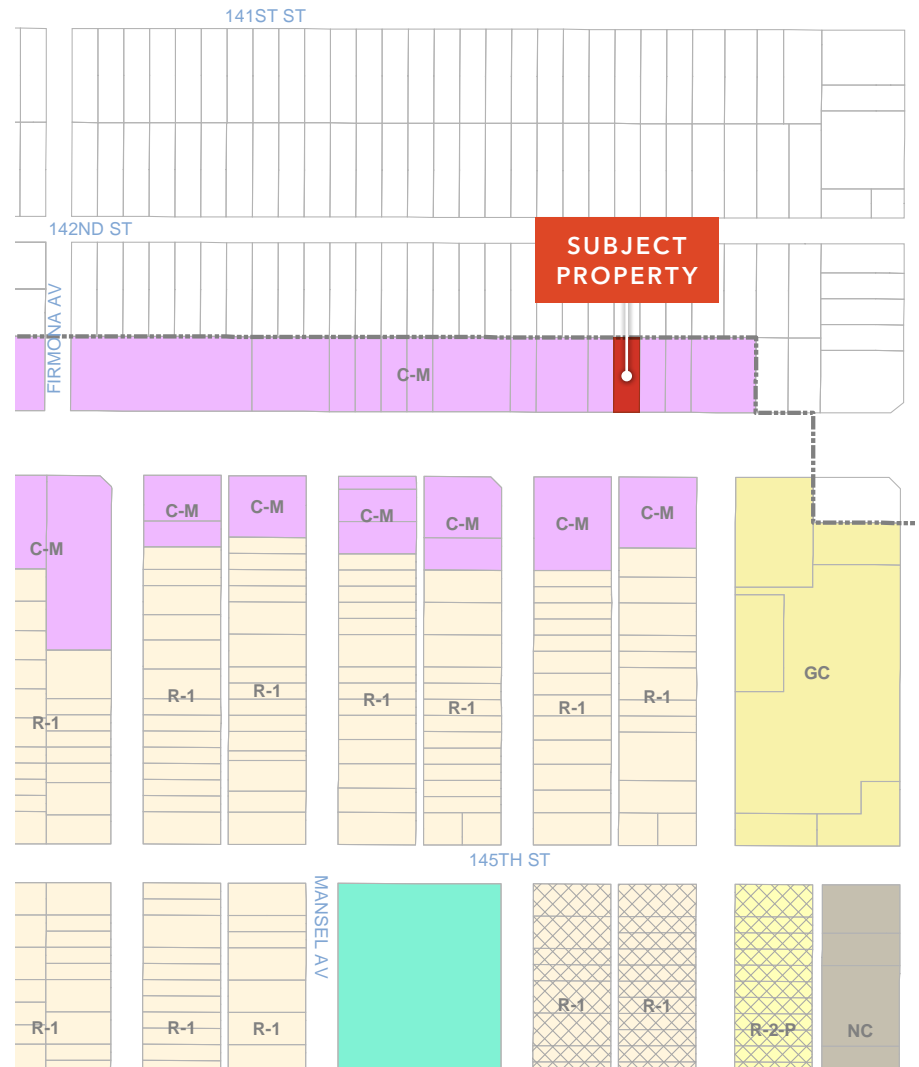
Designed to blend commercial and light industrial uses, allowing both standard retail/services and limited manufacturing or assembly operations. Supports economic development by accommodating small-scale production or industrial activity alongside commercial businesses.

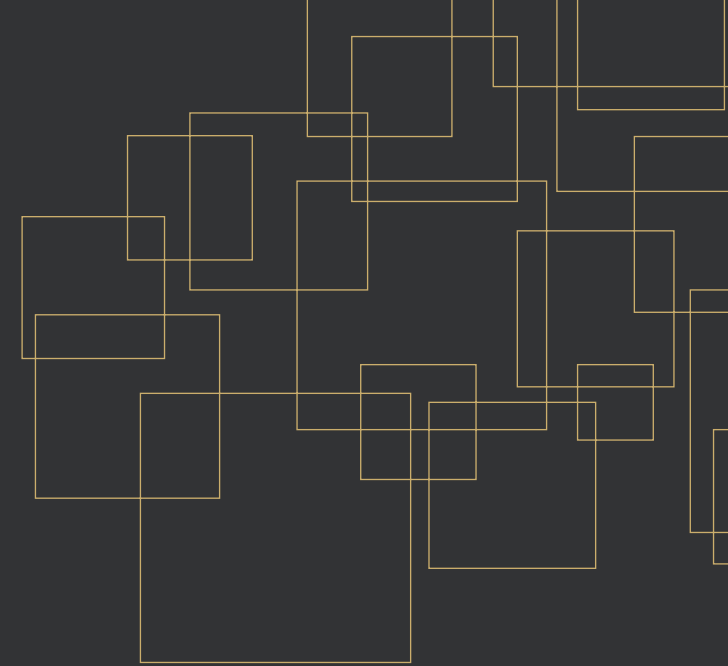
Permits all typical C-3 commercial uses, such as retail stores, offices, restaurants, and services.

Limited manufacturing and assembly operations are allowed, particularly light industrial activities like fabrication or small-scale production.

Includes incidental accessory uses—such as warehousing, delivery-related services, or offices—directly tied to the manufacturing or commercial operations.

For full zoning information → [CLICK HERE](#)





PROPERTY PHOTOS

Section 03

PROPERTY PHOTOS





LOCATION OVERVIEW

Section 04

LOCATION OVERVIEW

WASHINGTON ELEMENTARY

HAWTHORNE MIDDLE SCHOOL

ARCO

Planet Fitness

WELLS FARGO

Creddy AUTO PARTS

DUNKIN' DONUTS

TJ-maxx

Pizza-Hut

AMERICAN TIRE DEPOT

Pollo Pasa

Target

BUD CARSON MIDDLE SCHOOL

HOBBY LOBBY

Starbucks

Denny's

Carl's Jr.

LEUZINGER HIGH SCHOOL

ROSS DRESS FOR LESS

Marshall's

Walmart

SUBJECT PROPERTY

TACO BELL

CVS

Wendy's

LAWNDALE ELEMENTARY

Kit Carson Elementary

THE HOME DEPOT

Food 4 Less

MITCHELL ELEMENTARY

SPROUTS FARMERS MARKET

Wendy's

LAWNDALE HIGH SCHOOL

YOSHINOYA

POPEYES

NORTHGATE MARKET

F. D. ROOSEVELT ELEMENTARY

405

DEMOGRAPHICS



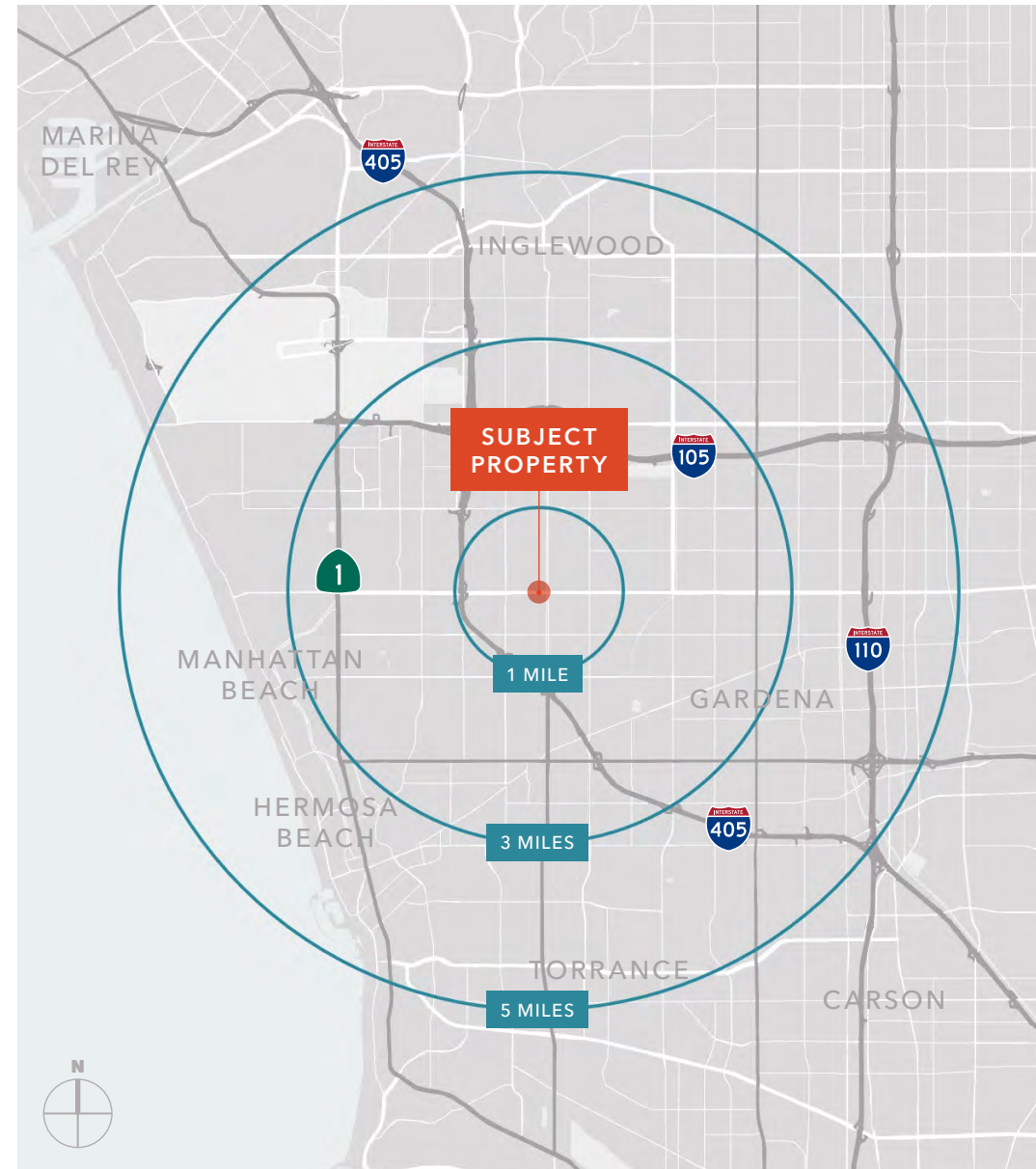
Population

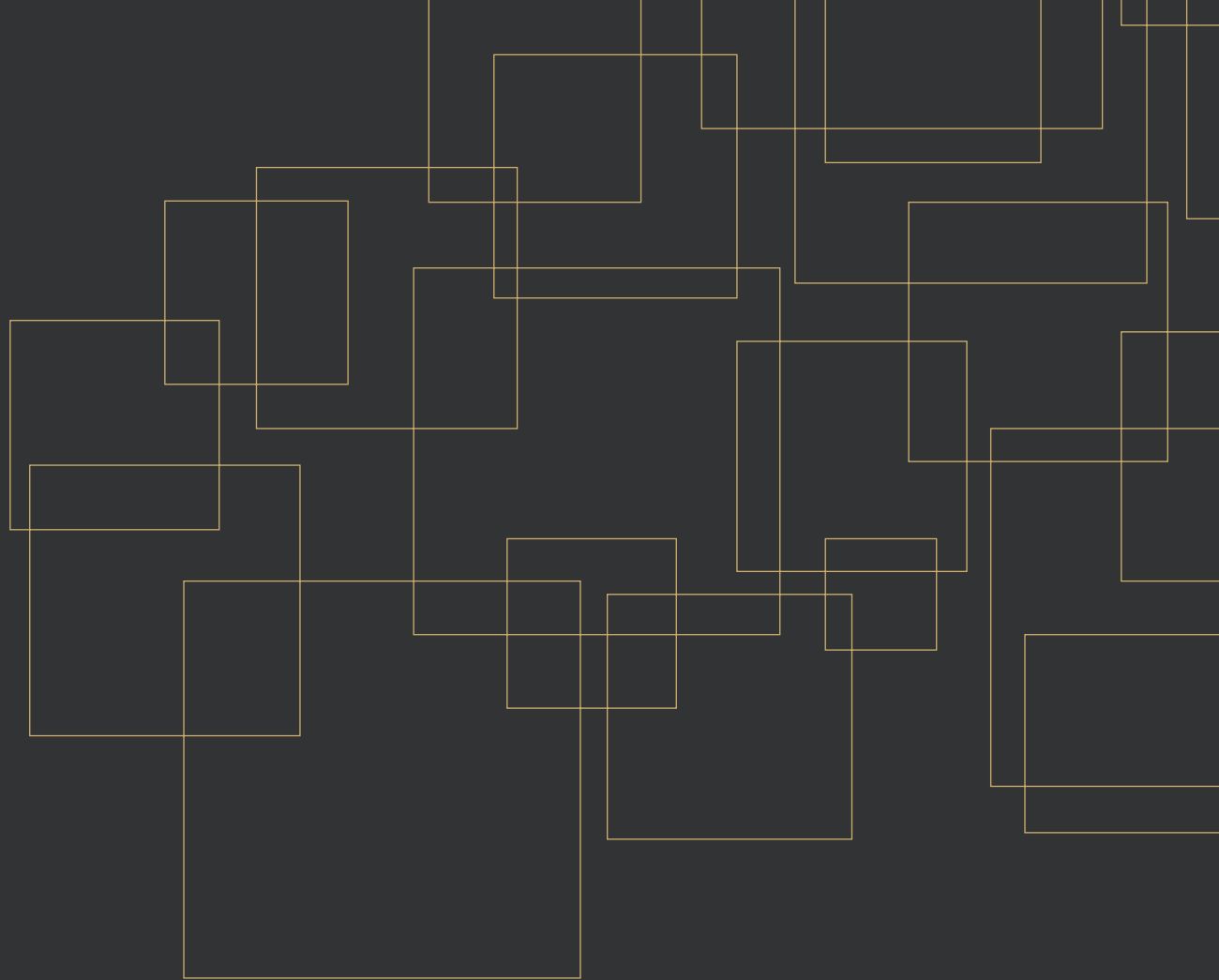
	1 Mile	3 Miles	5 Miles
2010 CENSUS	46,625	290,589	631,810
2020 CENSUS	46,561	294,193	642,855
2025 ESTIMATED	44,383	281,749	625,403
2030 PROJECTED	41,671	266,900	594,845



Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$92,780	\$106,617	\$107,670
2030 MEDIAN PROJECTED	\$93,057	\$106,898	\$107,936
2025 AVERAGE	\$118,805	\$141,620	\$144,687
2030 AVG PROJECTED	\$119,294	\$142,009	\$145,006





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