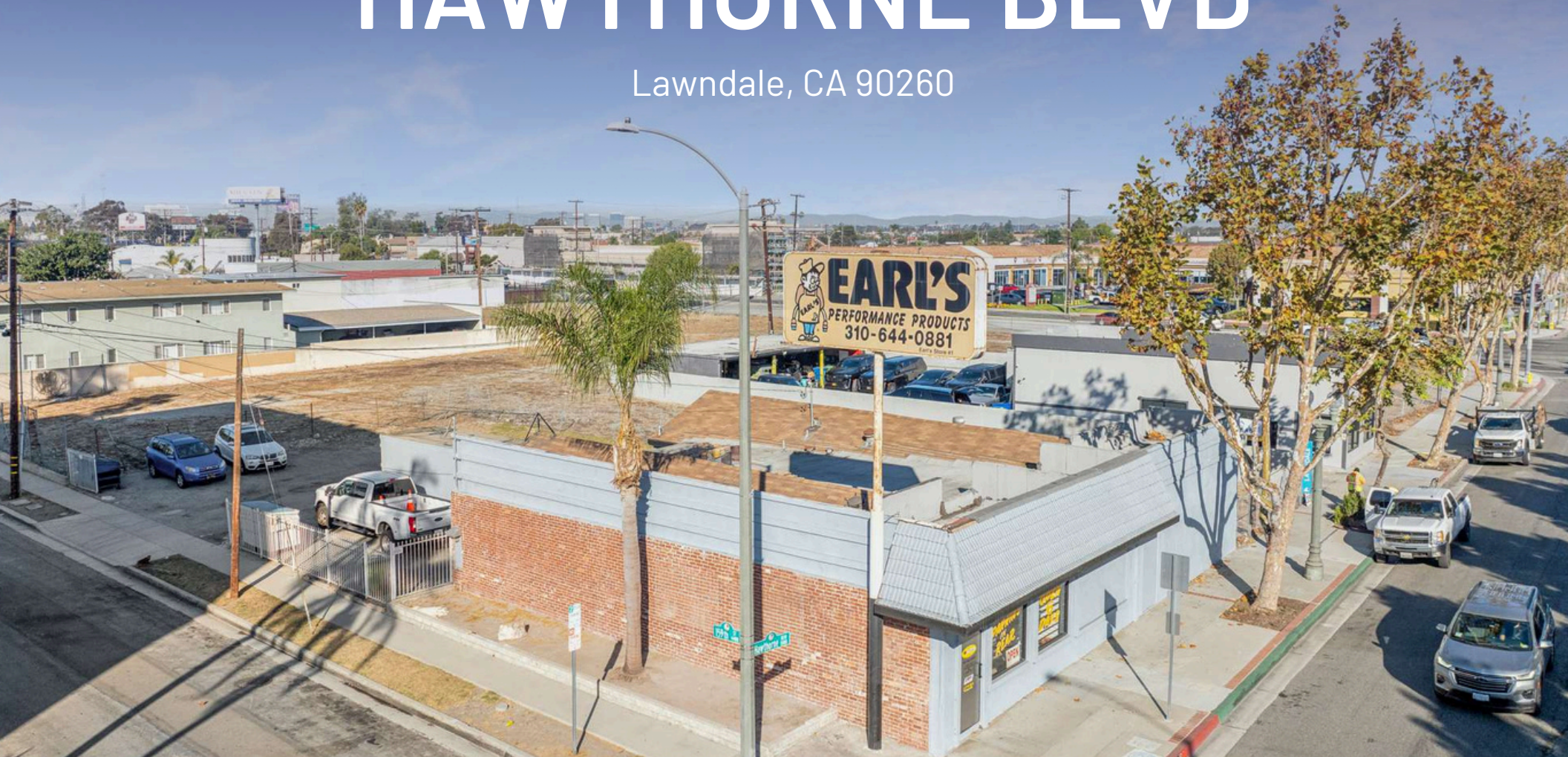


15825 - 15827 HAWTHORNE BLVD

Lawndale, CA 90260



ALEX MATEVOSIAN

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SEAN SEARS

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MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC



PROPERTY CHARACTERISTICS:

- Corner Lot
- Close to the 405 Freeway
- High Traffic Street Exposure
- Adjacent to New Hilton Hotel

OFFERING SUMMARY

Sale Price:	\$1,800,000
Price Per Square Foot (Building) :	\$527
Price Per Square Foot (Land):	\$199
Building Size:	3,150 SF
Land Size:	9,051 SF
Zoning:	OC - Office Commercial
Year Build:	1954
APN	4074-001-021 / 4474-001-020

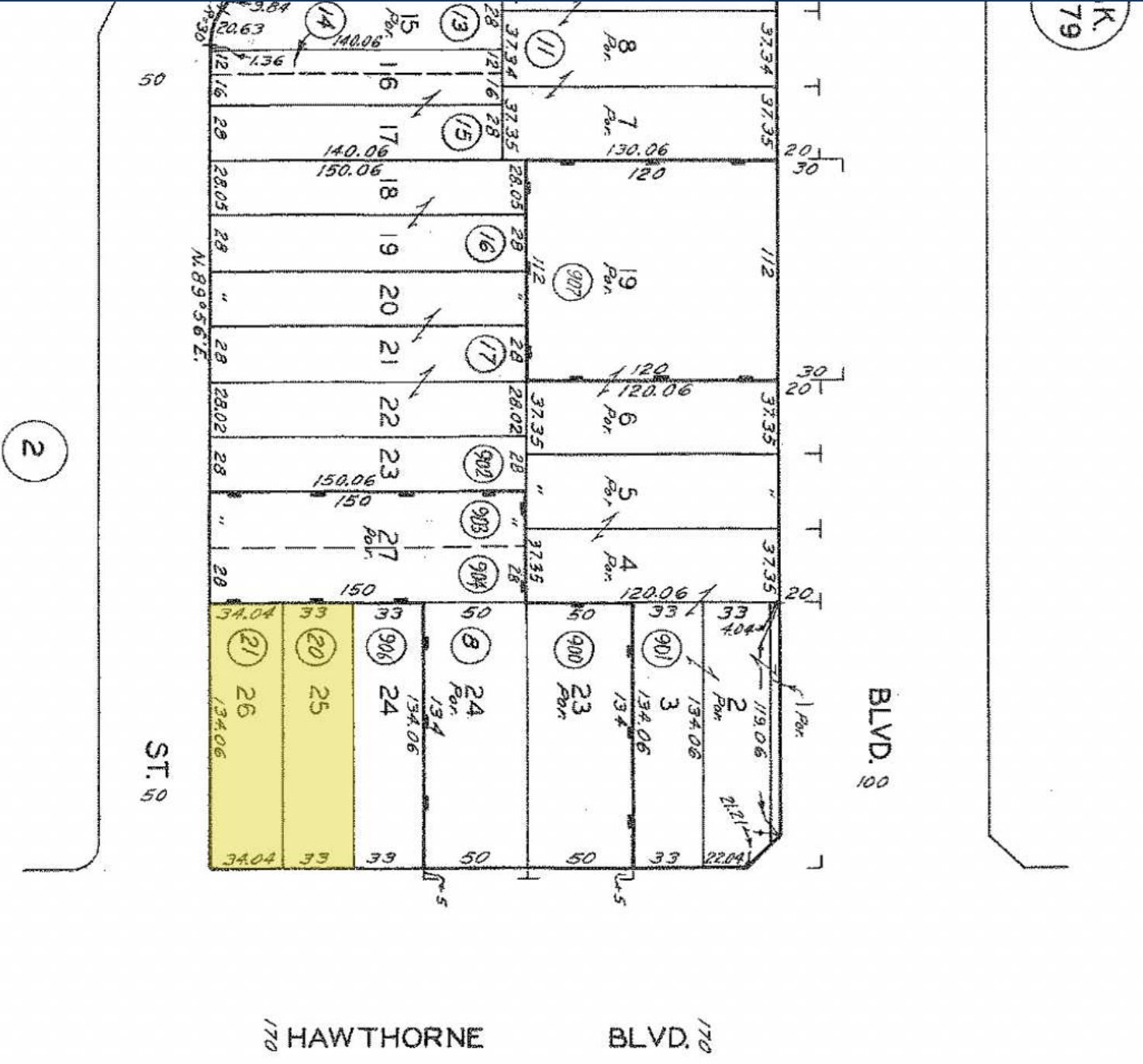


PROPERTY DESCRIPTION

15825 - 15827 Hawthorne Boulevard is a prime development opportunity located in the heart of Lawndale, California. The property consists of two adjacent parcels totaling approximately 9,051 square feet of land with dimensions of 134.5 feet by 67.33 feet and features a 3,150-square-foot retail structure. Situated at the corner of West 159th Street and Hawthorne Boulevard, this site offers excellent visibility and high traffic exposure in a vibrant commercial corridor. Its strategic location, just one block from the 405 Freeway and Manhattan Beach Boulevard, provides seamless access to major transit routes, including the 107 and 91 Freeways. Additionally, the property is minutes from key local landmarks such as Alondra Park and El Camino College, enhancing its appeal to a diverse range of users.

Zoned Office Commercial (OC), the site allows for a variety of "as of right" uses, including restaurants, delicatessens, financial institutions, medical offices, beauty salons, dry cleaners, and more, making it a highly versatile asset. Its redevelopment potential further positions it as a compelling opportunity for investors and developers looking to unlock value in a high-demand market. Buyers are advised to confirm all zoning, permitted uses, and development possibilities with the City of Lawndale. With its blend of prime location, flexible zoning, and growth potential, 15825 - 15827 Hawthorne Boulevard represents an exceptional chance to acquire a key commercial property in the thriving South Bay area.

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70



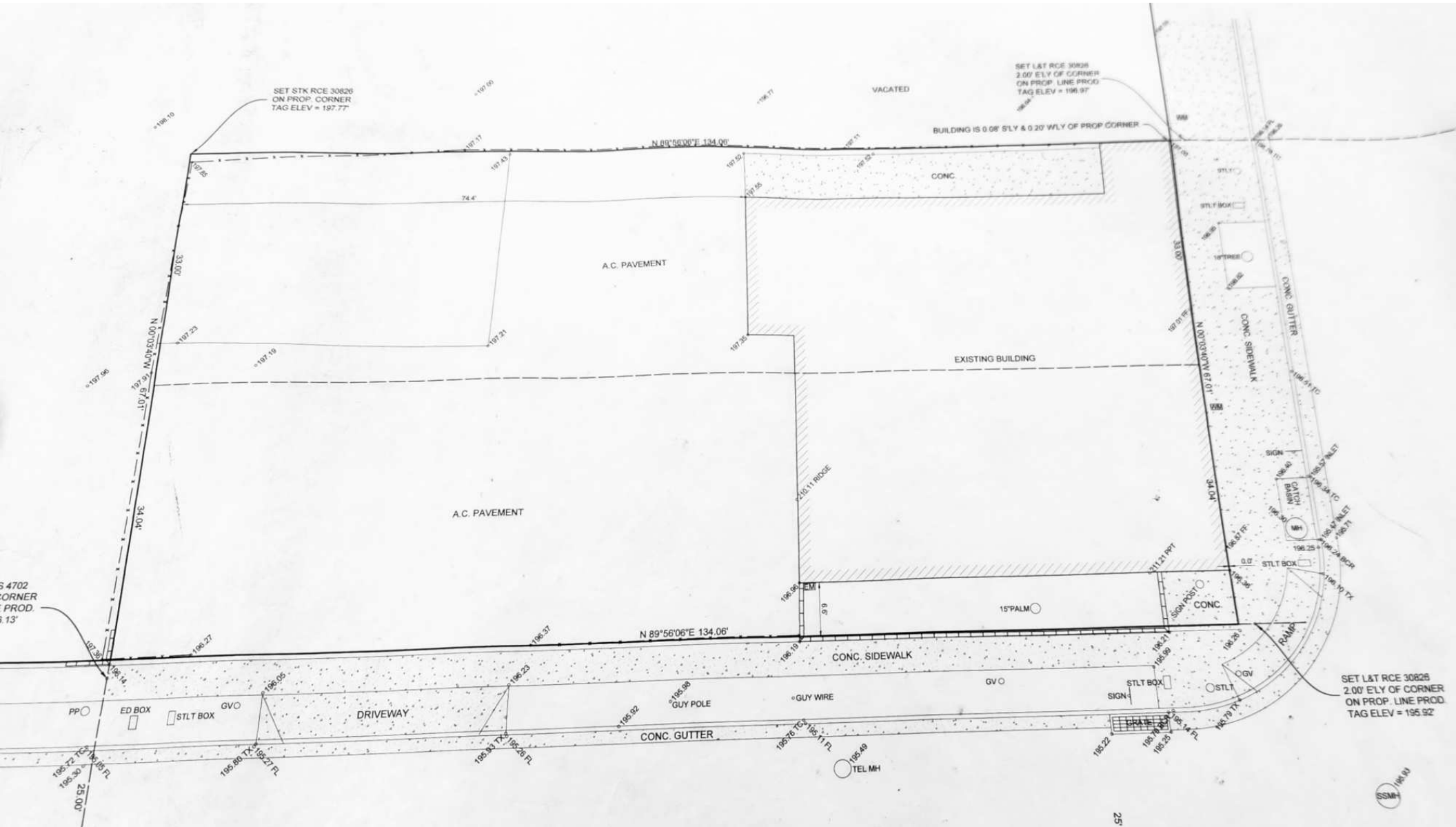
All 900 series Parcels on this page are assessed to Redevelopment Agency of the City of Lawndale, unless otherwise noted.

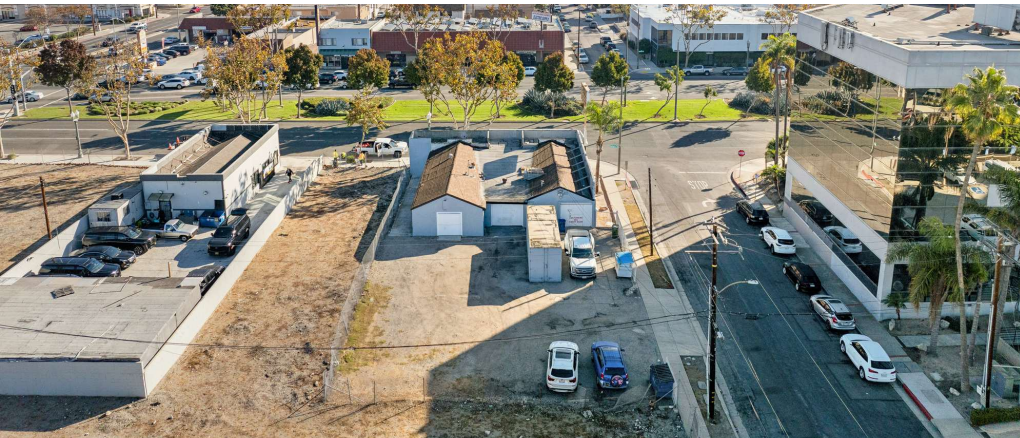
ASSESSOR'S



Legend

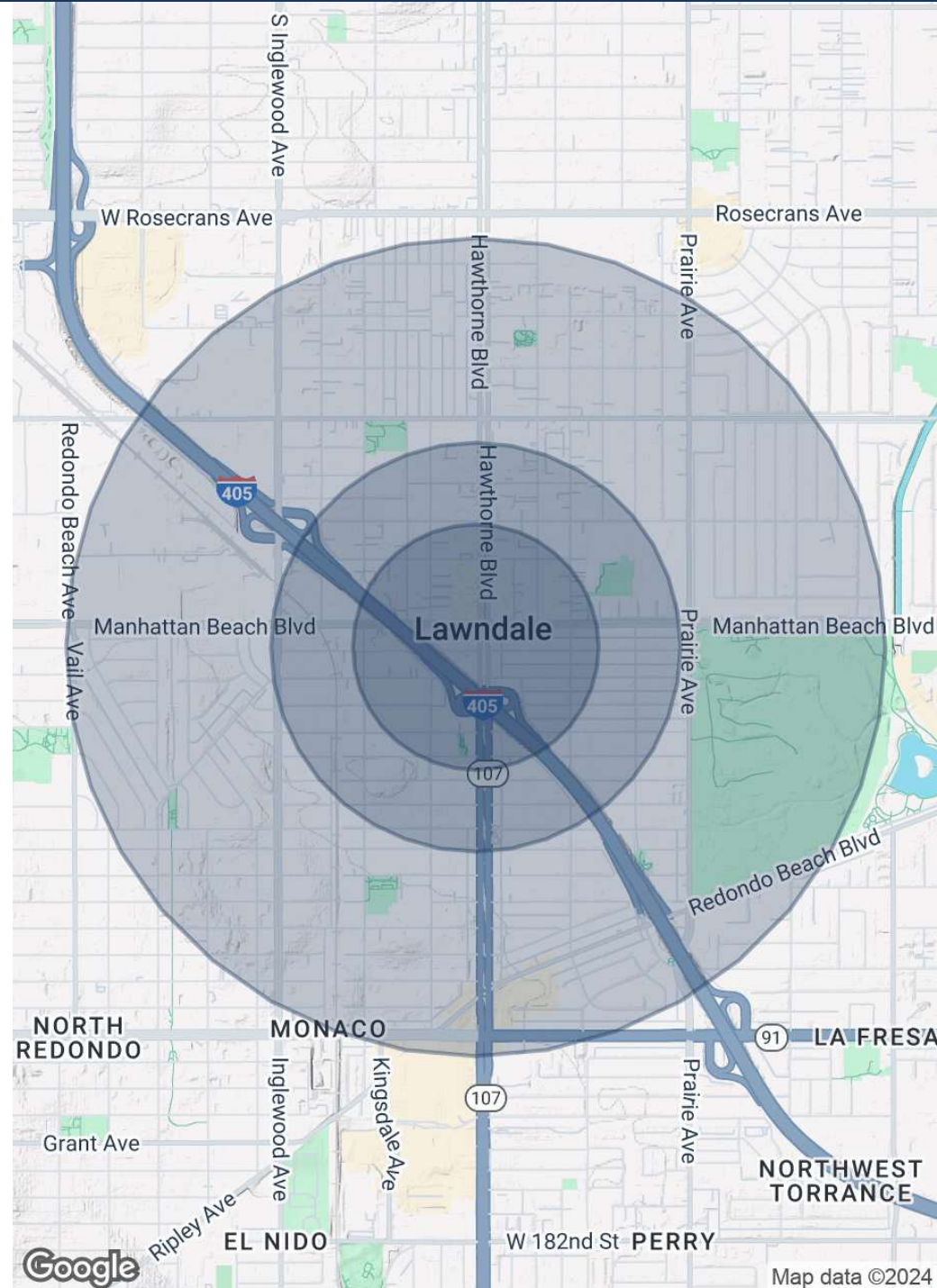
- City Boundary
Zoning Code
R-1 Single Family Residential
R-2 Two-Family Residence
R-2-P Two-Family Residence Parking
R-3 Limited Multiple Residence
R-3-P Limited Multiple Residence Parking
R-4 Unlimited Residence
C-2 Neighborhood Business District
C-3 Unlimited Commercial District
C-4 Unlimited Commercial District
C-M Commercial Manufacturing
GC General Commercial
OC Office Commercial
NC Neighborhood Commercial
M-1 Light Industrial
I Institutional
O Open Space
RPD Residential Planned Development Zone
CCA Civic Center Area Zone





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,131	11,707	36,679
Average Age	38	38	39
Average Age (Male)	37	38	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,239	3,562	11,865
# of Persons per HH	3.3	3.3	3.1
Average HH Income	\$103,307	\$102,420	\$120,261
Average House Value	\$815,541	\$813,659	\$907,025

Demographics data derived from AlphaMap



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MIG Commercial Real Estate Services, Inc makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MIG Commercial Real Estate Services, Inc does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MIG Commercial Real Estate Services, Inc in compliance with all applicable fair housing and equal opportunity laws.