

FOR SALE

20 UNITS IN HAWTHORNE – BUILT 1971



13922

YUKON AVENUE
Hawthorne, CA 90250

CREM
COMMERCIAL



Executive Summary

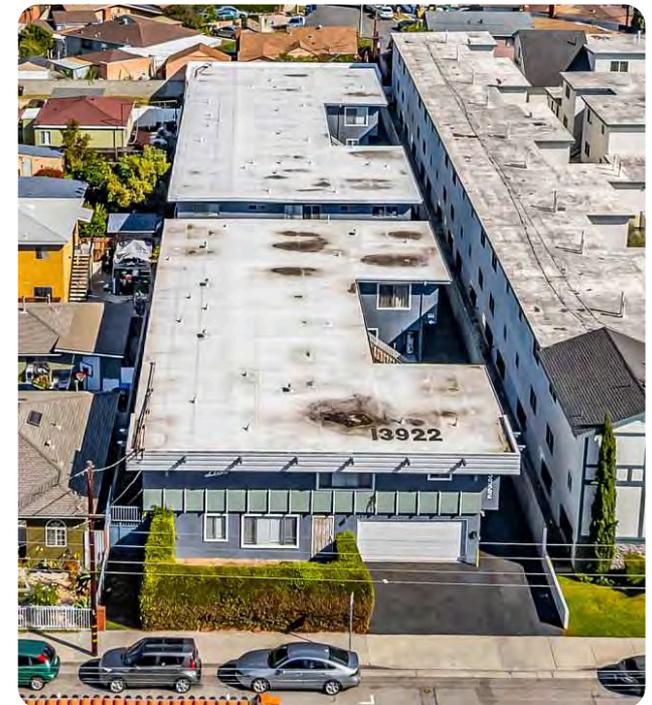
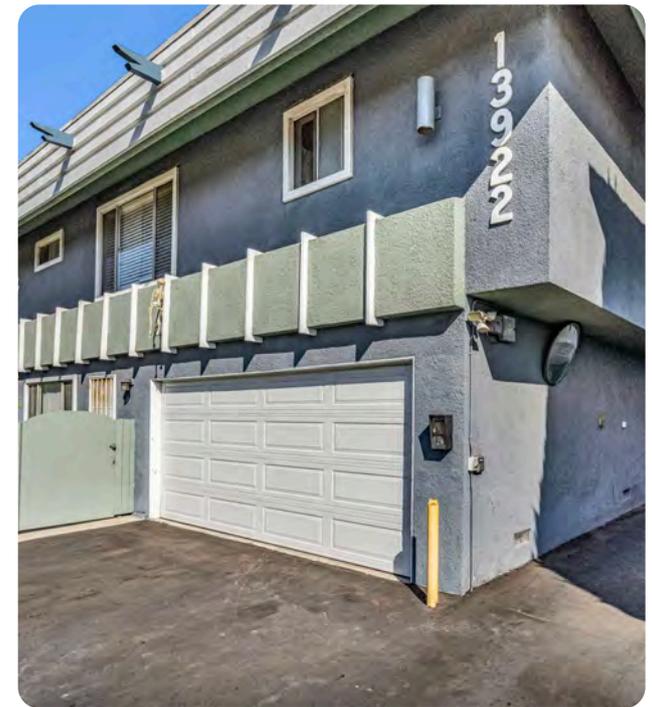
The CREM Group is pleased to exclusively present 13922 Yukon Avenue in Hawthorne, California, a well-maintained 20-unit apartment complex situated in one of the South Bay's strongest and most accessible rental markets. The property is comprised of two separate two-story buildings situated on a single oversized 19,437 square foot parcel, with a combined building area of approximately 14,305 square feet. The unit mix includes sixteen one-bedroom, one-bathroom units, three two-bedroom, one-bathroom units, and one three-bedroom, two-bathroom unit, averaging over 700 square feet per unit.

The property offers 20 total parking spaces distributed among tuck-under spaces, a rear carport, and a two-car garage located at the front of the site. Each unit is individually metered for electricity, with all-electric appliances and radiant heating, minimizing shared utility costs for ownership. Approximately 80 percent of the units have been renovated with modern finishes and updated fixtures, allowing a new owner to benefit from stable in-place income while still capturing meaningful rental upside.

13922 Yukon Avenue is not subject to the Los Angeles Rent Stabilization Ordinance and is governed only by the more flexible statewide rent control provisions of AB 1482. With a large 19,437 square foot lot and HAR4 zoning, the property offers substantial potential for additional income through the addition of accessory dwelling units (ADUs). Based on current zoning and state guidelines, up to seven new ADUs may be achievable through a mix of garage or carport conversions and new detached construction, providing a rare opportunity to meaningfully increase both unit count and long-term yield.

Hawthorne continues to demonstrate strong rental fundamentals, supported by a dense and diverse population exceeding 290,000 people within a three-mile radius and an average household income of more than \$95,000. The city is home to major employers such as SpaceX, Northrop Grumman, Raytheon, Amazon, and Centinela Hospital, and benefits from proximity to LAX, SoFi Stadium, the YouTube Theater, and the new Intuit Dome. The property also provides convenient access to the 405, 105, and 110 freeways, placing residents within minutes of El Segundo, Manhattan Beach, Torrance, and Downtown Los Angeles.

Nearby amenities include the South Bay Galleria, Del Amo Fashion Center, and a variety of dining, shopping, and entertainment destinations across the South Bay. With its central location, solid operating performance, and clear paths for further value creation, 13922 Yukon Avenue represents an exceptional multifamily investment opportunity in one of Los Angeles County's most stable and improving submarkets.





Lisa

13922

NO
PARKING
EXCEPT
10:00 AM - 12:00 PM
ANY DAY

13922 Yukon Avenue | Hawthorne, CA 90250

CREM Commercial



13922 Yukon Avenue | Hawthorne, CA 90250

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Property Details

ADDRESS: 13922 YUKON AVENUE
HAWTHORNE, CA 90250

PRICE: \$4,400,000

UNITS: 20

PRICE/UNIT: \$220,000

BUILDING SQ FT: 14,305

PRICE/SF: \$307.58

LOT SIZE: 19,437

CURRENT CAP RATE: 5.64%

MARKET CAP RATE: 6.42%

CURRENT GRM: 10.99

MARKET GRM: 10.06

UNIT MIX: 16 (1 BED / 1 BATH), 3 (2 BED / 1 BATH),
1 (3 BED / 2 BATH)

YEAR BUILT: 1971

ZONING: HAR3

APN: 4052-029-041

PARKING: 20 SPACES

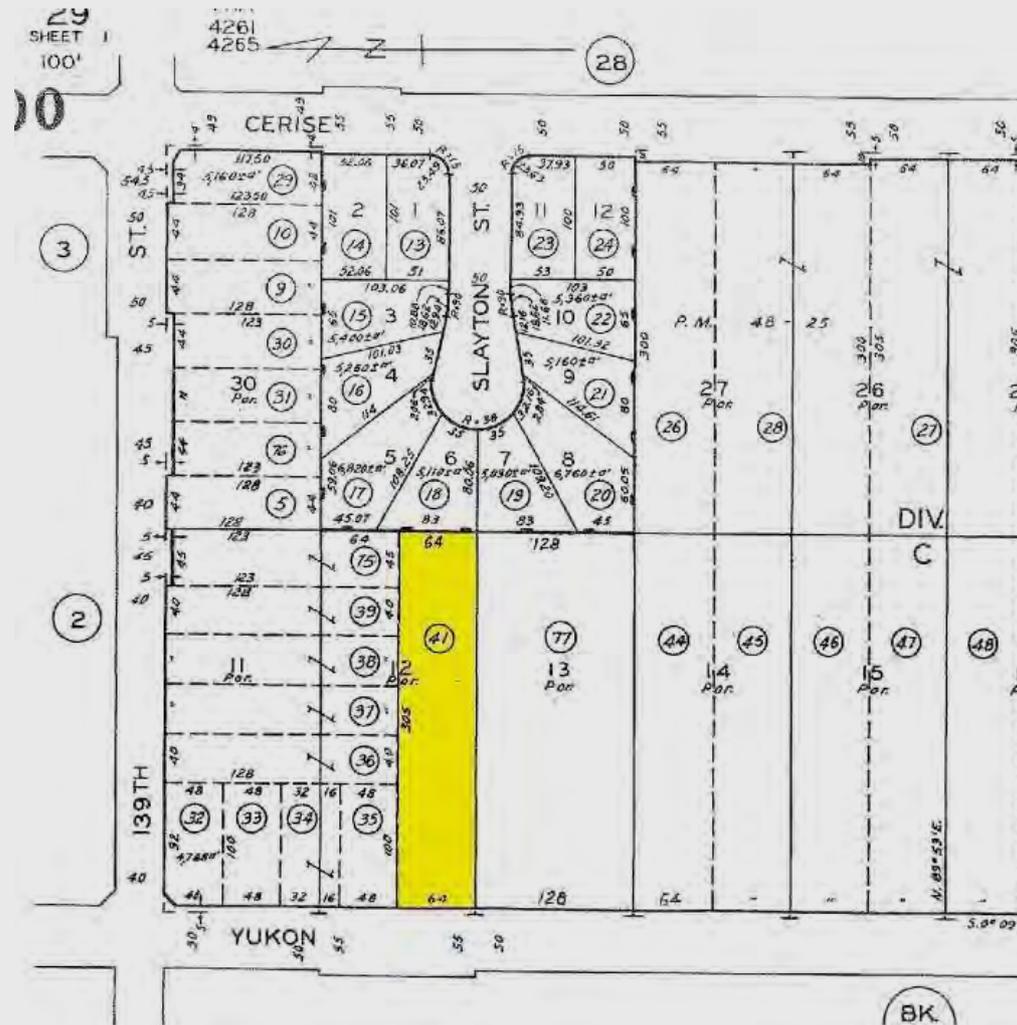
Listing broker is also serving as the court-appointed referee for the sale of the property. The sale is subject to court confirmation and may be subject to overbid. Broker makes no representations or warranties regarding the condition, history, or compliance status of the property and shall not be responsible for inspections, repairs, reports, or retrofit requirements prior to closing. Prospective buyers are advised to conduct their own independent investigations and due diligence to satisfy themselves as to all aspects of the property.



13922 Yukon Avenue | Hawthorne, CA 90250

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Parcel Map





13922 Yukon Avenue | Hawthorne, CA 90250

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13922 Yukon Avenue | Hawthorne, CA 90250

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Investment Highlights

- ✔ Twenty units across two buildings situated on an oversized 19,437 square foot parcel, with a combined building area of approximately 14,305 square feet.
- ✔ Built in 1971, the property is subject only to AB 1482 statewide rent control and is exempt from the Los Angeles Rent Stabilization Ordinance.
- ✔ Attractive and diverse unit mix consisting of sixteen one-bedroom units, three two-bedroom units, and one three-bedroom unit, averaging more than 700 square feet.
- ✔ Approximately 80 percent of units have been renovated with modern interior upgrades, allowing a new owner to benefit from strong in-place income.
- ✔ All units are individually metered and fully electric, including radiant heat, reducing shared utility expenses and simplifying operations.
- ✔ Twenty total parking spaces through a combination of tuck-under spaces, a rear carport, and a two-car garage.
- ✔ Significant potential to add up to seven accessory dwelling units through a combination of conversions and new detached structures, enhancing long-term cash flow and value (buyer to verify).
- ✔ Centrally located near major South Bay employment centers including SpaceX, Northrop Grumman, Raytheon, Amazon, and Centinela Hospital, with easy access to the 405, 105, and 110 freeways and LAX.



Location Overview

Hawthorne is a centrally located city within the South Bay region of Los Angeles County, offering a balanced mix of residential stability, employment accessibility, and long-term investment growth. Bordered by El Segundo, Inglewood, Gardena, and Manhattan Beach, the city provides quick access to major business districts, regional shopping centers, and the coastal corridor, making it an increasingly attractive submarket for both residents and investors.

The city's location near the 405, 105, and 110 freeways allows for seamless connectivity throughout Los Angeles County, including direct routes to Downtown Los Angeles, the Westside, and the beach cities. Los Angeles International Airport is less than 10 minutes away, creating strong housing demand among professionals in aviation, aerospace, and logistics industries.

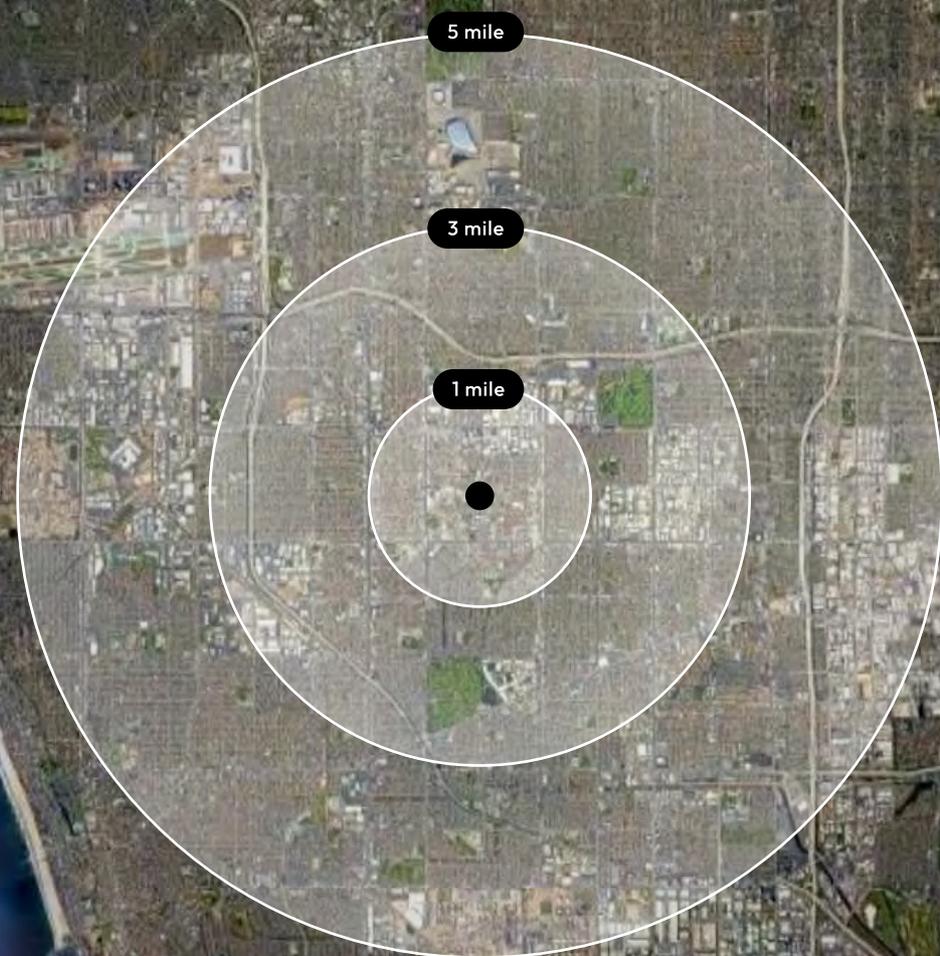
Hawthorne benefits from a strong employment base anchored by major companies such as SpaceX, Northrop Grumman, Raytheon, Amazon, Tesla, and Centinela Hospital Medical Center. The nearby SoFi Stadium, YouTube Theater, and Intuit Dome have also brought significant investment and infrastructure improvements to the area, further driving demand for local housing. The city's diverse economy continues to expand through the growth of technology, creative office, and industrial sectors throughout the South Bay.

Residents enjoy a wide variety of retail, dining, and entertainment options, including the South Bay Galleria, Del Amo Fashion Center, and a growing number of local restaurants and breweries in Hawthorne and neighboring cities. The area is also home to several parks and recreational amenities such as Holly Park, Alondra Park and Golf Course, and the Hawthorne Memorial Center. Nearby educational institutions include El Camino College, Loyola Marymount University, and a network of public and charter schools serving the surrounding communities.



Demographics

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	61,090	309,786	713,835
AVG. HH INCOME	\$76,097	\$96,269	\$105,115
MEDIAN AGE	35.9	38.1	38.4
RENTER OCCUPIED HOUSEHOLDS	15,521	58,583	130,942



FOR SALE

\$4,400,000

13922 YUKON AVENUE, HAWTHORNE, CA 90250

FINANCIAL DETAILS

CURRENT CAP RATE: 5.64%
 MARKET CAP RATE: 6.42%

PRICE PER UNIT: \$ 220,000
 GRM: 10.99
 MARKET GRM: 10.06

BUILDING SF: 14,305
 LOT SIZE: 19,437
 PRICE/SF (BUILDING): \$308

ANNUALIZED INCOME

CURRENT

MARKET

MONTHLY RENT: \$33,350 \$36,442

SCHEDULED GROSS INCOME: \$400,200 \$437,304

PARKING & MISC. INCOME: \$1,985 \$1,985
 EFFECTIVE GROSS INCOME: \$402,185 \$439,289
 VACANCY RATE: -\$12,066 (3%) -\$13,179 (3%)
 EXPENSES: -\$141,754 (35%) -\$143,609 (33%)

NET OPERATING INCOME: \$248,365 \$282,501

EXPENSES

PER UNIT

PROPERTY TAXES @ 1.21% \$53,161 \$2,658
 DIRECT ASSESSMENTS \$4,820 \$241
 MANAGEMENT (5%) \$20,010 \$1,001
 INSURANCE \$14,000 \$700
 REPAIRS & MAINTENANCE \$15,000 \$750
 UTILITIES \$15,632 \$782
 TRASH \$7,126 \$356
 PHONE \$705 \$35
 PEST \$2,000 \$100
 GARDENER \$2,100 \$105
 LIC. & PERMITS \$2,200 \$110
 RESERVES \$5,000 \$250

% OF GROSS RENT 35%

% OF PRO FORMA GROSS RENT 33%

TOTAL EXPENSES \$141,754

EXPENSES/SF \$9.91

EXPENSES/UNIT \$7,088

FOR SALE

\$4,400,000

13922 YUKON AVENUE, HAWTHORNE, CA 90250

RENT ROLL

Unit Number	Bd/Ba	Approx. SF	Current Rent	Market Rent	Last Increase
1	2 BED / 1 BATH	800	\$ 2,000.00	\$ 2,250.00	11/1/2023
2	1 BED / 1 BATH	675	\$ 1,674.00	\$ 1,795.00	12/1/2025
3 (VACANT)	1 BED / 1 BATH	675	\$ 1,795.00	\$ 1,795.00	12/1/2025
4	1 BED / 1 BATH	675	\$ 1,750.00	\$ 1,795.00	12/1/2025
5	1 BED / 1 BATH	675	\$ 1,645.00	\$ 1,795.00	12/1/2025
6	1 BED / 1 BATH	675	\$ 1,512.00	\$ 1,795.00	12/1/2025
7	1 BED / 1 BATH	675	\$ 1,750.00	\$ 1,795.00	12/1/2025
8 (MANAGER)	3 BED / 1 BATH	1000	\$ 972.00	\$ 972.00	-
9	1 BED / 1 BATH	675	\$ 1,800.00	\$ 1,795.00	12/1/2025
10	1 BED / 1 BATH	675	\$ 1,750.00	\$ 1,795.00	9/1/2025
11	1 BED / 1 BATH	675	\$ 1,512.00	\$ 1,795.00	12/1/2025
12 (HUD)	1 BED / 1 BATH	675	\$ 1,384.00	\$ 1,795.00	7/1/2024
13	2 BED / 1 BATH	800	\$ 2,000.00	\$ 2,250.00	12/1/2025
14	1 BED / 1 BATH	675	\$ 1,795.00	\$ 1,795.00	12/1/2024
15	1 BED / 1 BATH	675	\$ 1,512.00	\$ 1,795.00	12/1/2025
16	1 BED / 1 BATH	675	\$ 1,593.00	\$ 1,795.00	12/1/2025
17	1 BED / 1 BATH	675	\$ 1,695.00	\$ 1,795.00	3/1/2025
18	1 BED / 1 BATH	675	\$ 1,366.00	\$ 1,795.00	12/1/2025
19	2 BED / 1 BATH	800	\$ 2,095.00	\$ 2,250.00	12/1/2025
20	1 BED / 1 BATH	675	\$ 1,750.00	\$ 1,795.00	12/1/2025
TOTAL		14,200	\$ 33,350.00	\$ 36,442.00	

RENT SUMMARY

# of Units	Unit Type	CURRENT		MARKET	
		Avg Current	Current Monthly Income	Avg Market	Market Monthly Income
16	1 BED / 1 BATH	\$1,643	\$26,283	\$1,795	\$28,720
3	2 BED / 1 BATH	\$2,032	\$6,095	\$2,250	\$6,750
1	3 BED / 2 BATH	\$972	\$972	\$972	\$972
MONTHLY SCHEDULED GROSS INCOME			\$33,350.00	\$36,442.00	
ANNUALIZED SCHEDULED GROSS INCOME			\$400,200.00	\$437,304.00	

ADU Potential

13922 Yukon Avenue presents a compelling opportunity for additional unit creation under the City of Hawthorne's HAR3 zoning. In alignment with California's ADU legislation and Hawthorne Municipal Code, multifamily properties like 13922 Yukon Avenue may add accessory dwelling units (ADUs) through a combination of interior conversions, garage or carport conversions, and new detached structures. Based on current zoning and state guidelines, the site could potentially accommodate up to seven ADUs, offering meaningful upside in unit count and long-term income potential. The summary below highlights key ADU development standards and allowances applicable to the property.

ZONING

HAR3 (High-Density Residential). Permits multifamily housing and Accessory Dwelling Units (ADUs) under California state law and Hawthorne Municipal Code §17.21.

ELIGIBLE ADU TYPES

Interior conversions within existing structures

Detached new-build ADUs

Garage or carport conversions

No JADUs permitted on multifamily lots

MAXIMUM POTENTIAL ADUS

Up to 25% of existing unit count as interior ADUs (≈5 units for 20-unit property)

Plus up to 2 detached ADUs (new or converted)

Total potential: up to 7 ADUs

TYPICAL ADU SIZE

Up to 1,000 SF (two bedrooms) per unit; minimum 220 SF. Detached ADUs limited to one story (max height 16 ft).

SETBACKS

4 ft from side and rear property lines; no setback required when converting an existing structure in the same footprint.

BUILDING SEPARATION

Minimum 6 ft between structures (may be reduced to accommodate an 800 SF ADU).

LOT COVERAGE / DENSITY

ADUs are exempt from R-3 density and lot coverage limits up to 800 SF. May exceed standard coverage to allow an ADU of at least 800 SF.

OPEN SPACE REQUIREMENT

No additional open space required for ADUs. The 150 SF/unit open space standard applies only to primary units.

PARKING REQUIREMENTS

No parking required if:

- within ½ mile of public transit
- converted from existing garage/carport
- within or attached to the primary building

No replacement parking required for removed spaces.

DESIGN STANDARDS

Detached ADUs limited to one story; must be architecturally compatible if visible from the street or alley.

POTENTIAL CONFIGURATION

Combination of 3-5 interior ADUs (from tuck-under or storage conversions) + 1-2 detached ADUs (garage/carport conversions or small cottages).

Disclaimer: All information regarding potential ADU development is provided for illustrative and marketing purposes only. The feasibility, design, and approval of any accessory dwelling units are subject to verification by the City of Hawthorne Planning and Building & Safety Departments. Prospective buyers are advised to conduct their own due diligence and consult with qualified architects, engineers, and city officials prior to relying on any development assumptions.



13922 Yukon Avenue | Hawthorne, CA 90250

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Sales Comps



4379 W. 141st St
HAWTHORNE, CA 90250

#1



13325 Kornblum Ave
HAWTHORNE, CA 90250

#2



11943 Grevillea Ave
HAWTHORNE, CA 90250

#3

PRICE	\$ 1,680,000
APT UNITS	6
YEAR BUILT	1963
BUILDING SF	6,507
BUILDING \$/SF	\$ 258
LOT SIZE (SF)	8,694
CAP RATE	5.71%
\$/UNIT	\$ 280,000
SALES DATE	11/4/2025
MIX	4 (2/1), 1 (2/2), 1 (3/2)

PRICE	\$ 9,025,000
APT UNITS	49
YEAR BUILT	1985
BUILDING SF	35,500
BUILDING \$/SF	\$ 254
LOT SIZE (SF)	39,082
CAP RATE	5.20%
\$/UNIT	\$ 184,184
SALES DATE	9/5/2025
MIX	48 (1/1), 1 (2/1)

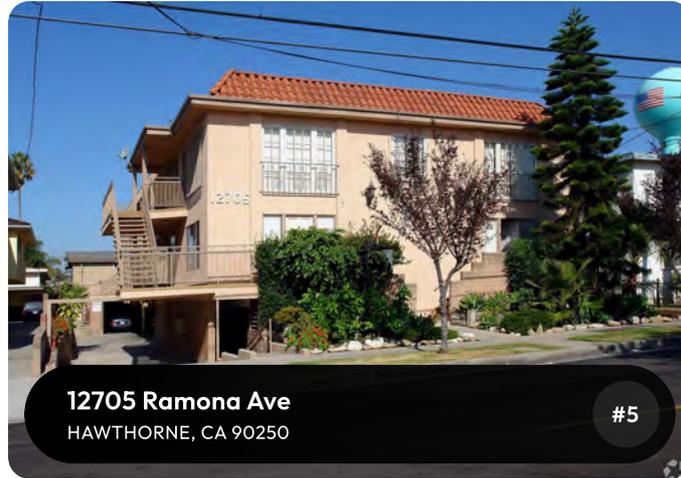
PRICE	\$ 2,300,000
APT UNITS	10
YEAR BUILT	1984
BUILDING SF	7,733
BUILDING \$/SF	\$ 297
LOT SIZE (SF)	8,731
CAP RATE	6.12%
\$/UNIT	\$ 230,000
SALES DATE	9/5/2025
MIX	8 (1/1), 2 (2/1)

Sales Comps



12532 Cranbrook Ave
HAWTHORNE, CA 90250

#4



12705 Ramona Ave
HAWTHORNE, CA 90250

#5



13605 Cerise Ave
HAWTHORNE, CA 90250

#6

PRICE	\$ 1,750,000
APT UNITS	7
YEAR BUILT	1966
BUILDING SF	6,912
BUILDING \$/SF	\$ 253
LOT SIZE (SF)	8,682
CAP RATE	4.73%
\$/UNIT	\$ 250,000
SALES DATE	7/29/2025
MIX	5 (1/1), 1 (2/1), 1 (3/2.5)

PRICE	\$ 2,615,000
APT UNITS	11
YEAR BUILT	1968
BUILDING SF	9,752
BUILDING \$/SF	\$ 268
LOT SIZE (SF)	8,784
CAP RATE	5.67%
\$/UNIT	\$ 237,727
SALES DATE	6/6/2025
MIX	2 (1/1), 8 (2/1.75), 1 (3/1.75)

PRICE	\$ 3,800,000
APT UNITS	15
YEAR BUILT	1986
BUILDING SF	12,884
BUILDING \$/SF	\$ 295
LOT SIZE (SF)	13,296
CAP RATE	4.87%
\$/UNIT	\$ 253,333
SALES DATE	1/27/2025
MIX	12 (1/1), 1 (2/1), 1 (2/2), 1 (3/1)

Sales Comps



PRICE	\$ 6,200,000
APT UNITS	30
YEAR BUILT	1986
BUILDING SF	20,488
BUILDING \$/SF	\$ 303
LOT SIZE (SF)	25,935
CAP RATE	4.20%
\$/UNIT	\$ 206,667
SALES DATE	1/15/2025
MIX	28 (1/1), 2 (2/1.5)

Average

of 7 comps

PRICE	\$ 3,910,000
APT UNITS	18
YEAR BUILT	-
BUILDING SF	14,254
BUILDING \$/SF	\$ 276
LOT SIZE (SF)	16,172
CAP RATE	5.21%
\$/UNIT	\$ 234,559
MIX	-

Subject

13922 Yukon Avenue

PRICE	\$ 4,400,000
APT UNITS	20
YEAR BUILT	1971
BUILDING SF	14,305
BUILDING \$/SF	\$ 308
LOT SIZE (SF)	19,437
CAP RATE	5.64%
\$/UNIT	\$ 220,000
MIX	16 (1 BED / 1 BATH), 3 (2 BED / 1 BATH), 1 (3 BED / 2 BATH)

Rent Comps

1 BEDROOM

14037 YUKON AVE

Hawthorne, CA 90250

#1

APT UNITS	21
YEAR BUILT	1984
TYPE	1+1
ASKING RENT	\$ 1,850
SQ FT	700
PRICE/SF	\$ 2.64

14104 YUKON AVE

Hawthorne, CA 90250

#2

APT UNITS	22
YEAR BUILT	1986
TYPE	1+1
ASKING RENT	\$ 1,890
SQ FT	625
PRICE/SF	\$ 3.02

14123 YUKON AVE

Hawthorne, CA 90250

#3

APT UNITS	23
YEAR BUILT	1985
TYPE	1+1
ASKING RENT	\$ 1,850
SQ FT	550
PRICE/SF	\$ 3.36

13707 YUKON AVE

Hawthorne, CA 90250

#4

APT UNITS	15
YEAR BUILT	1985
TYPE	1+1
ASKING RENT	\$ 1,695
SQ FT	616
PRICE/SF	\$ 2.75

Average

of 4 comps

APT UNITS	20
ASKING RENT	\$ 1,821
SQ FT	623
PRICE/SF	\$ 2.95

13922 Yukon Avenue | Hawthorne, CA 90250

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Rent Comps

2 BEDROOM

4334 W. 130TH ST
Hawthorne, CA 90250

#1

YEAR BUILT	1960
TYPE	2+1
ASKING RENT	\$ 2,350
SQ FT	850
PRICE/SF	\$ 2.76

14103 CERISE AVE
Hawthorne, CA 90250

#2

YEAR BUILT	1987
TYPE	2+1
ASKING RENT	\$ 2,200
SQ FT	735
PRICE/SF	\$ 2.99

12926 DOTY AVE
Hawthorne, CA 90250

#3

YEAR BUILT	1962
TYPE	2+1
ASKING RENT	\$ 2,195
SQ FT	710
PRICE/SF	\$ 3.09

13613 LEMOLI AVE
Hawthorne, CA 90250

#4

YEAR BUILT	1972
TYPE	2+1
ASKING RENT	\$ 2,395
SQ FT	800
PRICE/SF	\$ 2.99

Average

of 4 comps

ASKING RENT	\$ 2,285
SQ FT	774
PRICE/SF	\$ 2.96

13922 Yukon Avenue | Hawthorne, CA 90250

CREM Commercial

Rent Comps

3 BEDROOM

13700 LEMOLI AVE

Hawthorne, CA 90250

#1

APT UNITS	20
YEAR BUILT	1986
TYPE	3+2
ASKING RENT	\$ 2,895
SQ FT	1024
PRICE/SF	\$ 2.83

13612 DOTY AVE

Hawthorne, CA 90250

#2

APT UNITS	9
YEAR BUILT	1961
TYPE	3+1
ASKING RENT	\$ 2,895
SQ FT	1093
PRICE/SF	\$ 2.65

14427 CERISE AVE

Hawthorne, CA 90250

#3

APT UNITS	21
YEAR BUILT	1986
TYPE	3+2
ASKING RENT	\$ 2,300
SQ FT	1133
PRICE/SF	\$ 2.03

4086 W. 139TH ST

Hawthorne, CA 90250

#4

APT UNITS	6
YEAR BUILT	1961
TYPE	3+1.5
ASKING RENT	\$ 3,300
SQ FT	950
PRICE/SF	\$ 3.47

Average

of 4 comps

APT UNITS	14
ASKING RENT	\$ 2,848
SQ FT	1050
PRICE/SF	\$ 2.74

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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 13922 Yukon Avenue, Hawthorne, CA 90250 (“Property”) and is not to be used for any other purpose.

The only party authorized to represent the property owner (“Owner”) in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

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Get In Touch With Us!

FOR MORE INFORMATION.



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