

OFFERING MEMORANDUM

4459 W ROSECRANS AVE

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

SUBJECT PROPERTY

HAWTHORNE, CA 90250

km Kidder
Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

PROPERTY
PHOTOS

04

LOCATION
OVERVIEW

*Exclusively
Listed by*

SIMON MATTOX
Senior Vice President
310.796.6229
simon.mattox@kidder.com
LIC N° 01732008

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

Section 01

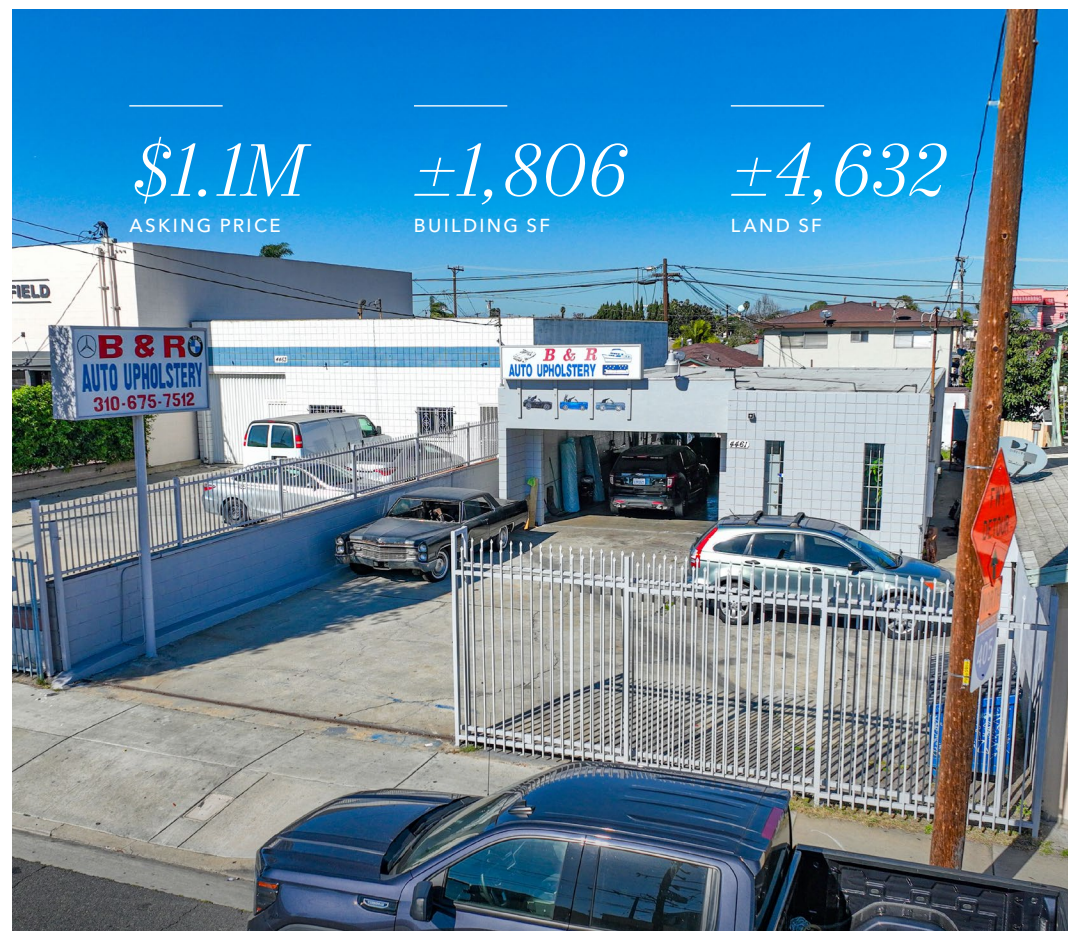
RARE SOUTH BAY OWNER USER OFFERING IN HAWTHORNE, CA

Kidder Mathews is pleased to present 4459 W Rosecrans Ave, a $\pm 1,806$ SF free standing property located immediately west of the major intersection of Rosecrans Ave & Hawthorne Blvd ($\pm 70,000$ 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	\$1,100,000
ADDRESS	4459 W Rosecrans Ave, Hawthorne, CA 90250**
BUILDING SF	$\pm 1,806$ SF*
LAND SF	$\pm 4,632$ 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.



\$1.1M

ASKING PRICE

$\pm 1,806$

BUILDING SF

$\pm 4,632$

LAND SF

CURRENT USE

Auto Upholstery Specialists

BUILDING SF

$\pm 1,806$ SF*

LAND SF

$\pm 4,632$ 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.

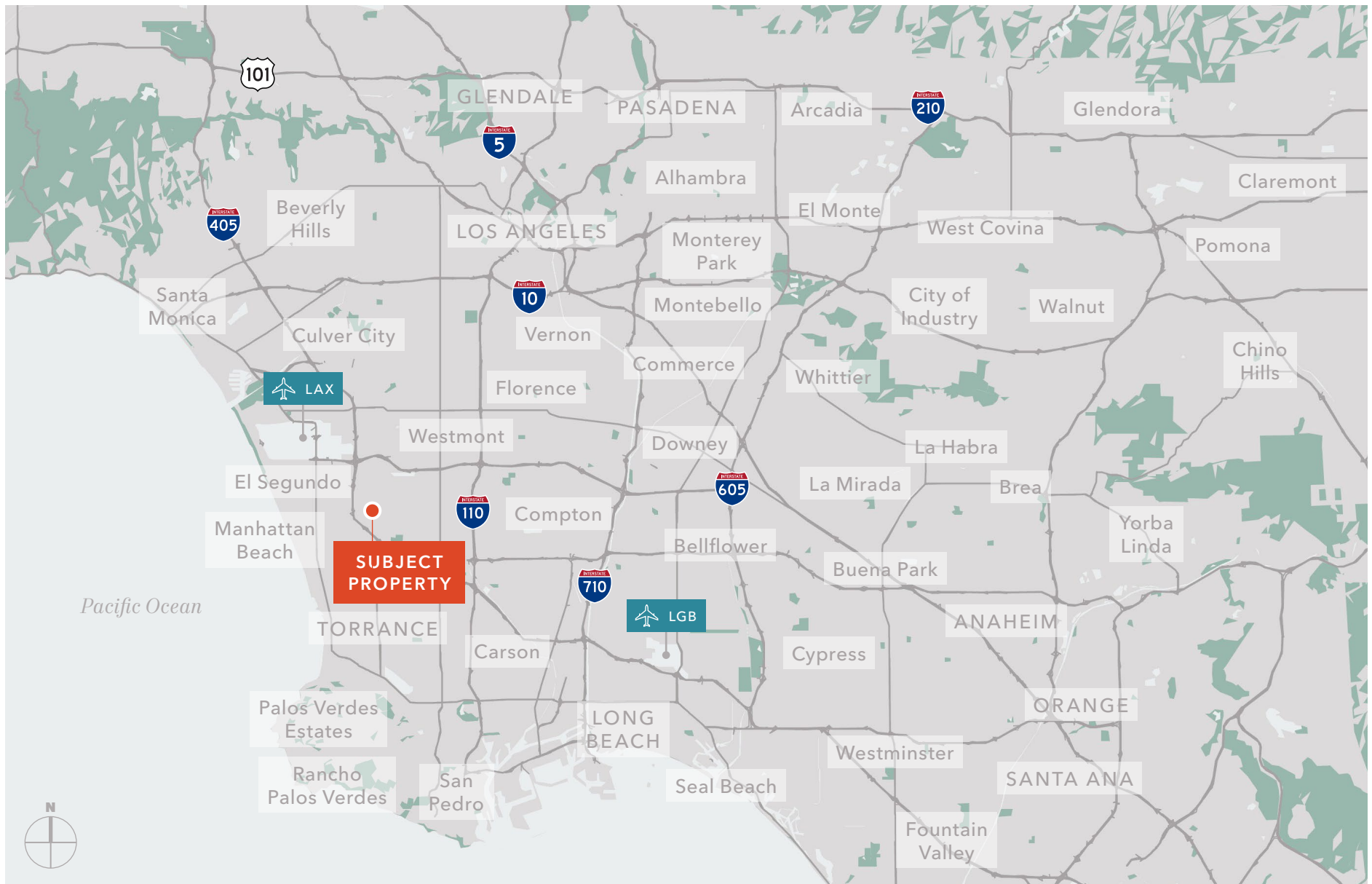
Immediate access to substantial potential customer base.

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.



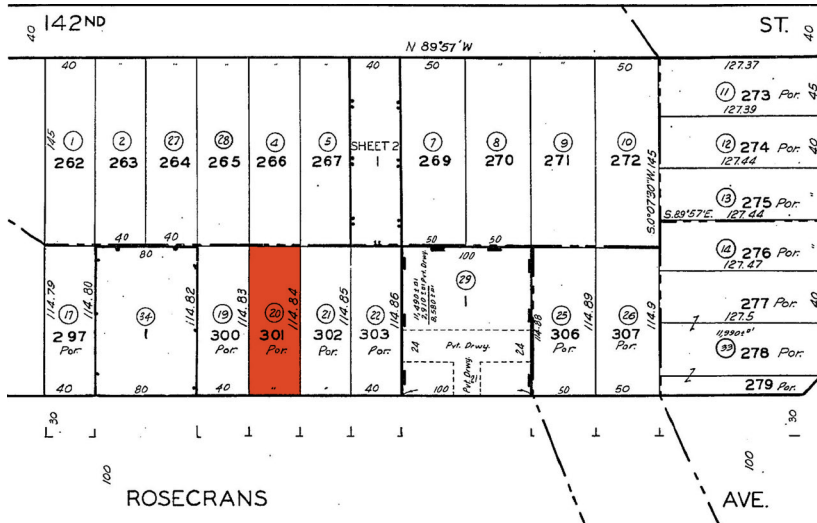




PROPERTY OVERVIEW

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

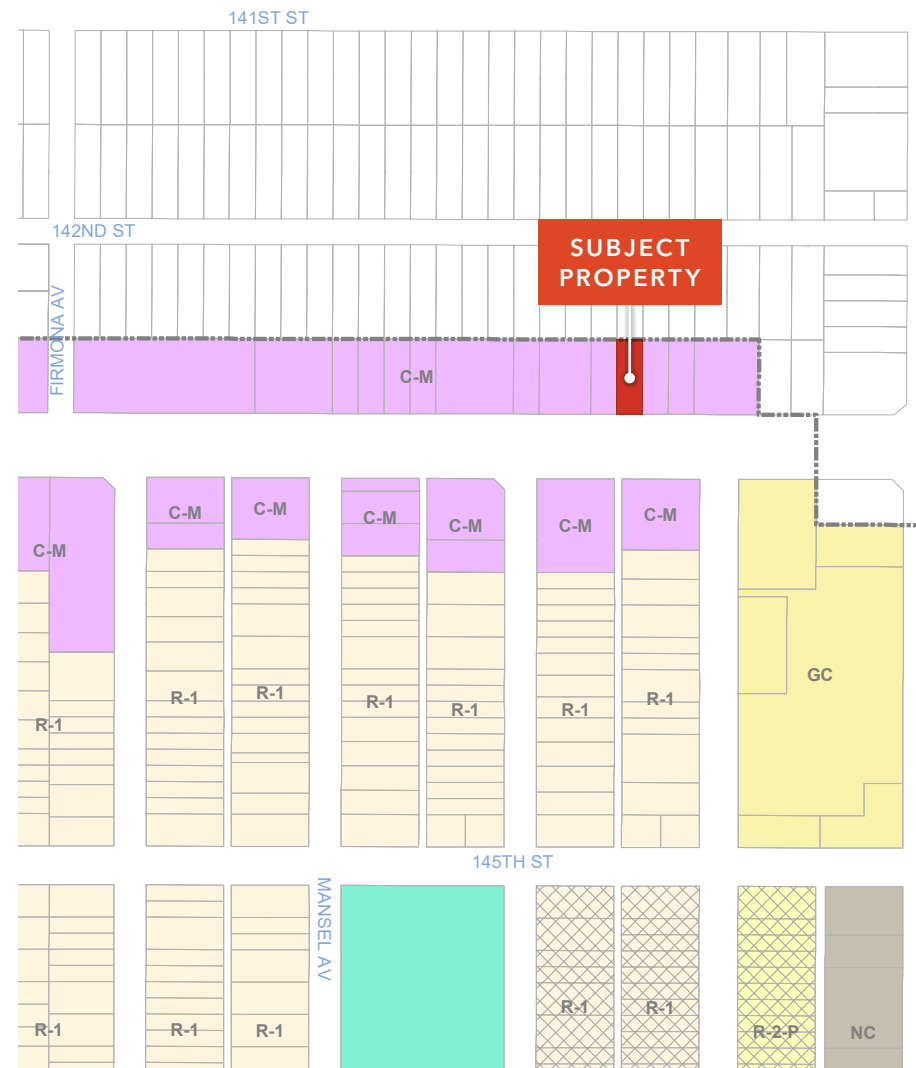
Designed to blend commercial and light industrial uses, allowing both standard retail/services and limited manufacturing or assembly operations. Supports economic development by accommodating small-scale production or industrial activity alongside commercial businesses.

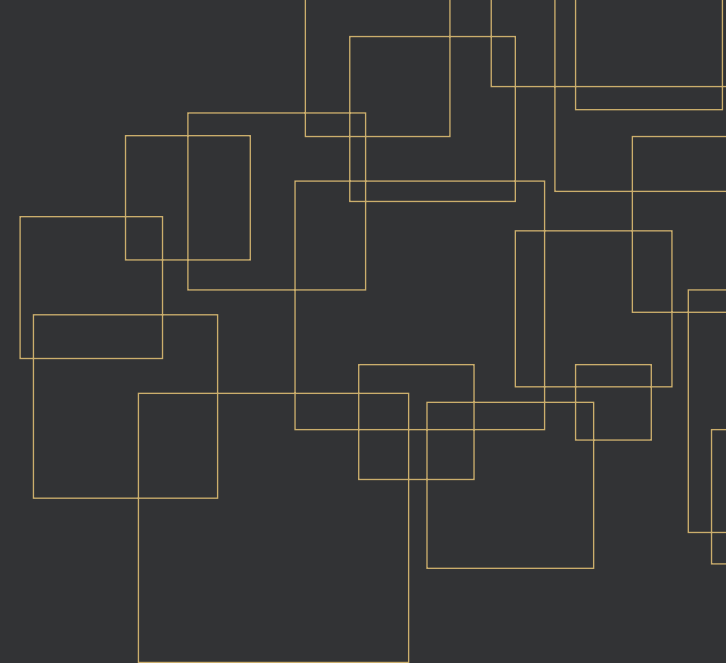
Permits all typical C-3 commercial uses, such as retail stores, offices, restaurants, and services.

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](#)

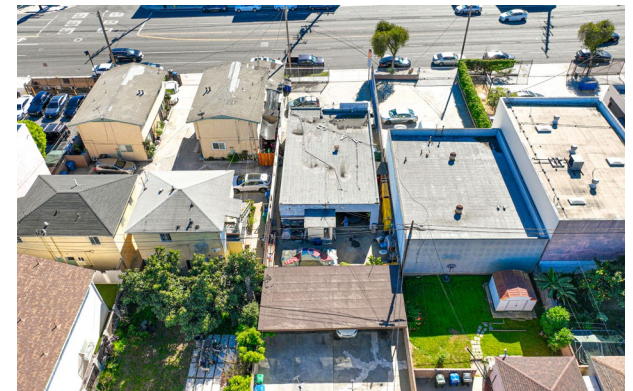
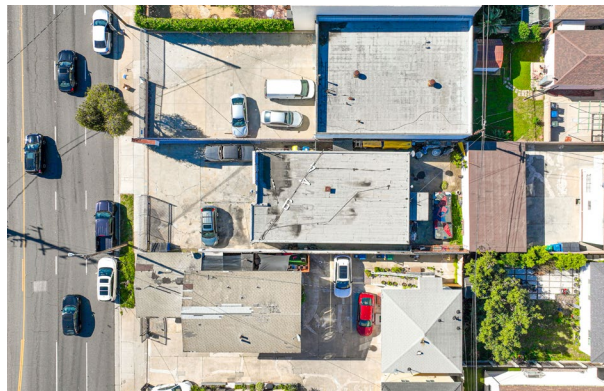


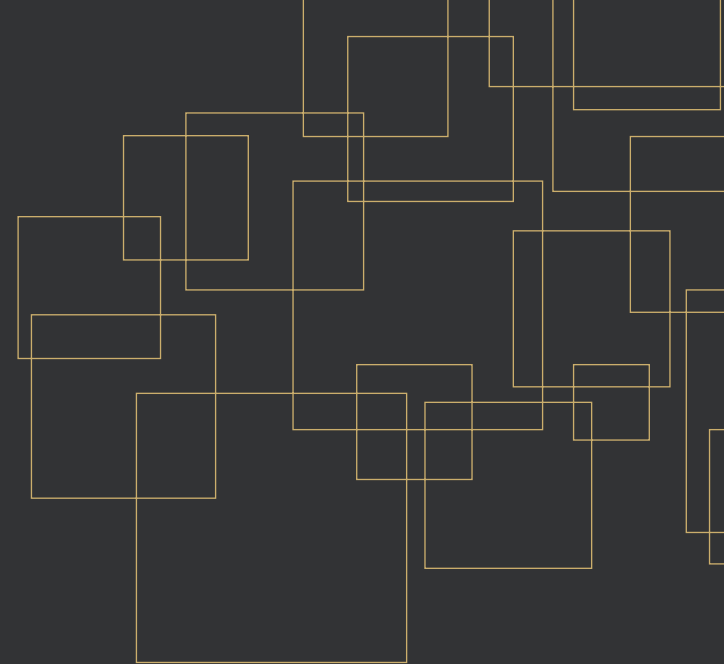


PROPERTY PHOTOS

Section 03

PROPERTY PHOTOS





LOCATION OVERVIEW

Section 04

LOCATION OVERVIEW



DEMOGRAPHICS



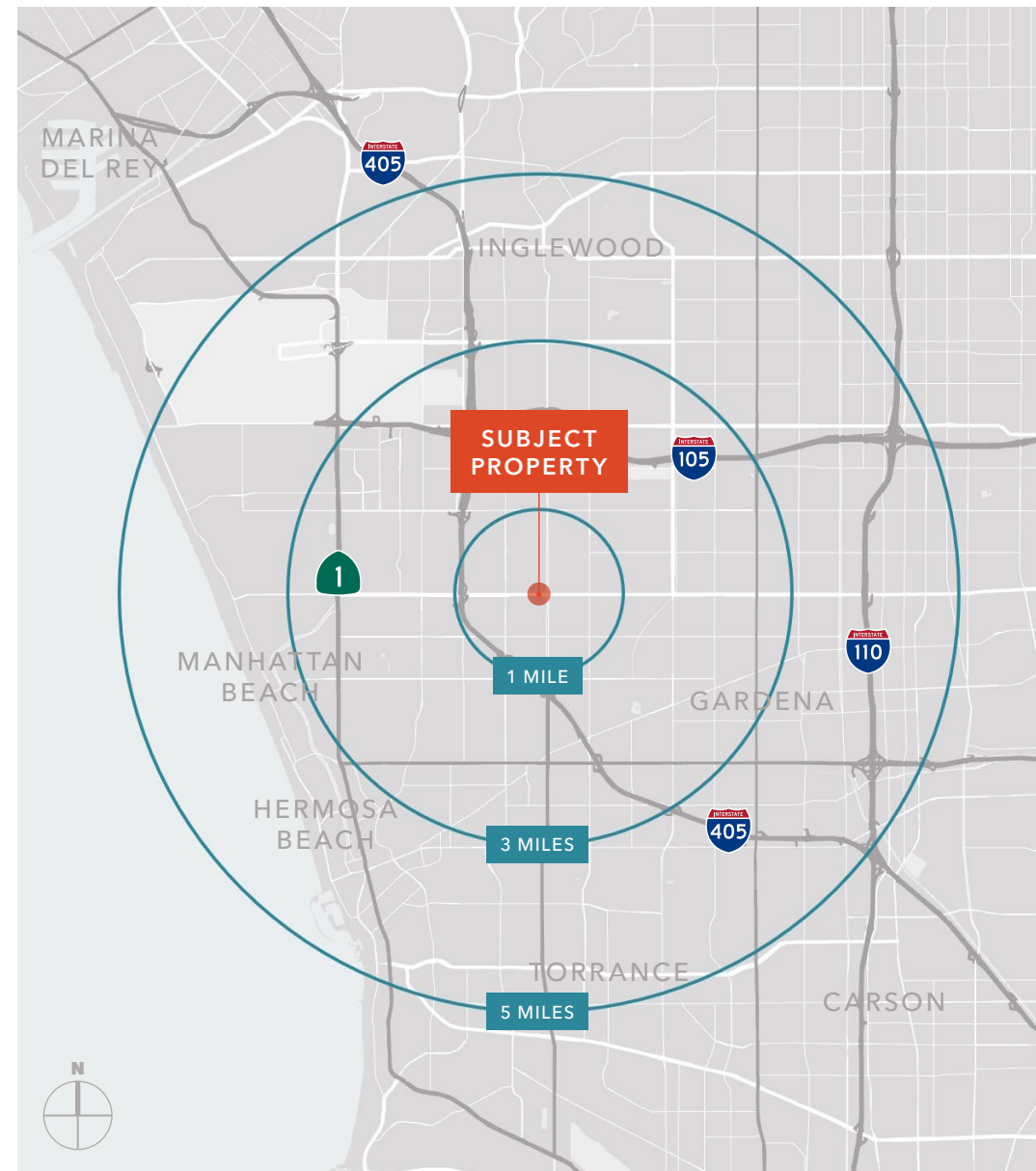
Population

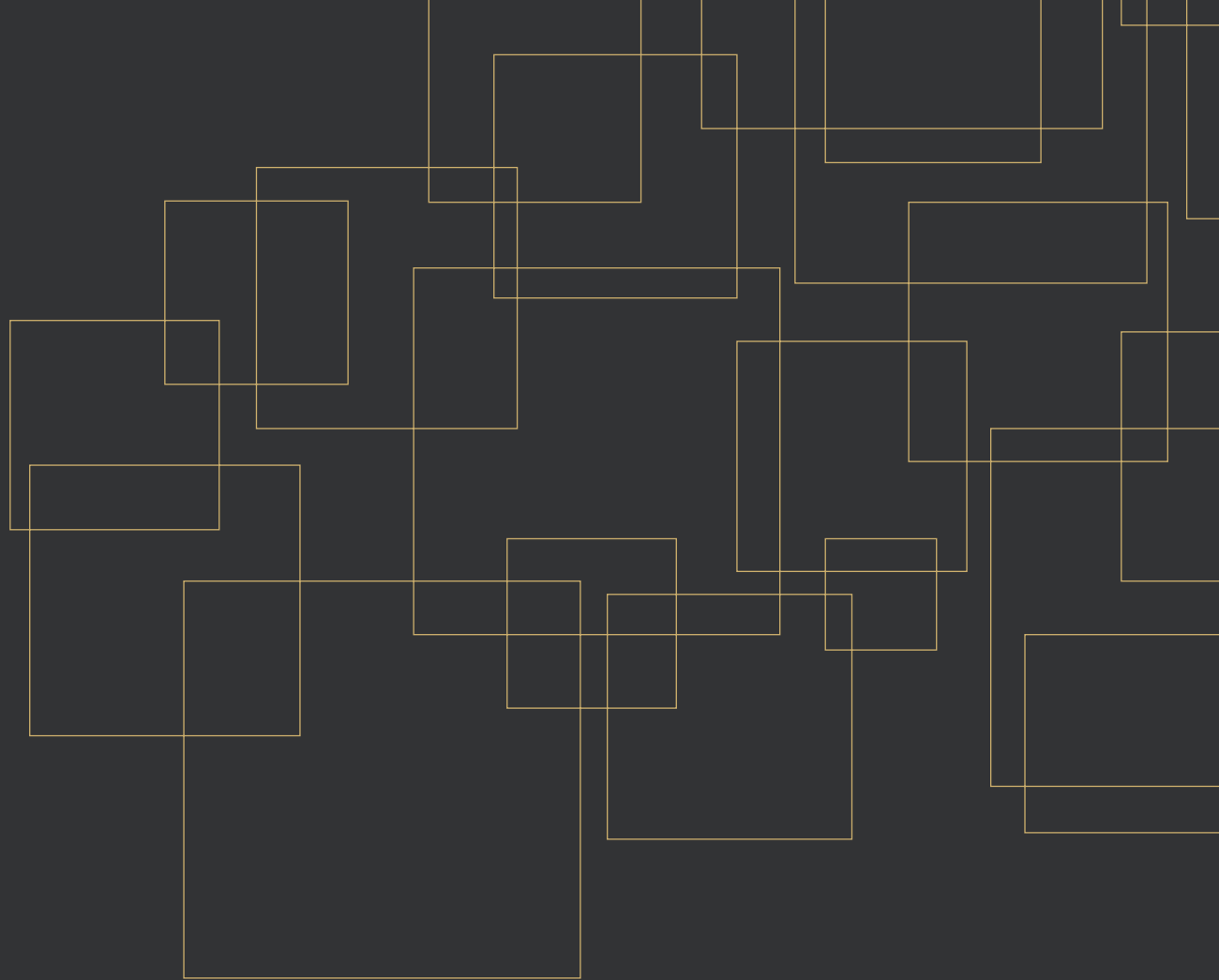
	1 Mile	3 Miles	5 Miles
2010 CENSUS	46,625	290,589	631,810
2020 CENSUS	46,561	294,193	642,855
2025 ESTIMATED	44,383	281,749	625,403
2030 PROJECTED	41,671	266,900	594,845



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





Exclusively listed by

SIMON MATTOX

Senior Vice President

310.796.6229

simon.mattox@kidder.com

LIC N° 01732008

KIDDER.COM

