

OFFICE/WAREHOUSE

SUBLEASE WITH FREEWAY SIGNAGE OPPORTUNITY

11918 S LA CIENEGA BLVD | HAWTHORNE, CA 90250

Up to
6,200 SF
Sublease

SIGNAGE

EARLEIDER MOTORCYCLES



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CALDRE #01924254
714.769.6117
AARON@CBM1.COM

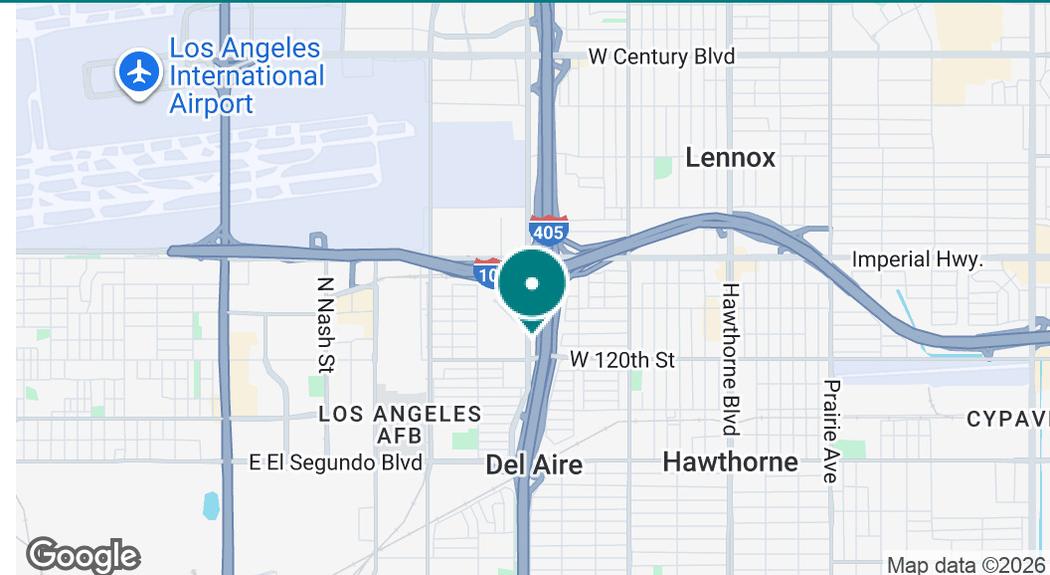
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LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

11918 SOUTH LA CIENEGA BOULEVARD, HAWTHORNE, CA 90250



PROPERTY DESCRIPTION

Now available for sublease—versatile office and warehouse space strategically located at the 405/105 interchange in Hawthorne. Two flexible configurations are available: ±2,230 SF of turnkey office, or ±6,200 SF combining the same finished office with ±3,970 SF of high-ceiling warehouse. The larger configuration includes rare freeway-visible signage directly along the 405, offering premium exposure to tens of thousands of vehicles daily. Ideal for administrative, showroom, creative industrial, or light logistics users. Secure gated lot, functional layout, and immediate occupancy.

LOCATION DESCRIPTION

Located at 11918 S La Cienega Blvd, the property offers immediate access to the 405 & 105 freeways, placing you minutes from LAX, the Port of LA/Long Beach, and key South Bay industrial corridors. Nearby neighbors include major corporate, logistics, and manufacturing users. With over 13,800 vehicles passing daily on La Cienega and even more on the adjacent freeways, this space delivers both access and visibility for your brand.



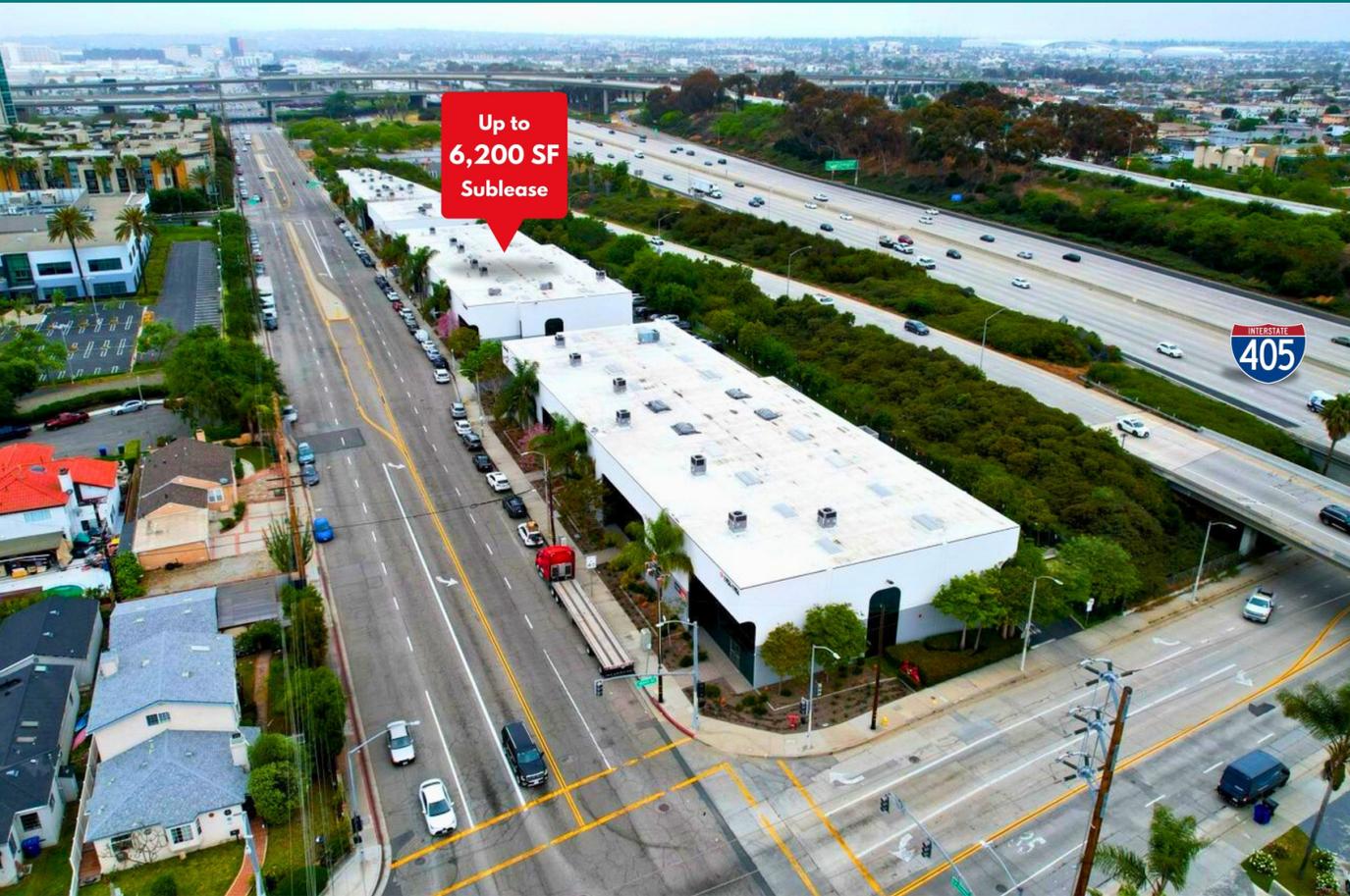
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FEATURES & AMENITIES

11918 SOUTH LA CIENEGA BOULEVARD, HAWTHORNE, CA 90250

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FEATURES & AMENITIES

- Configuration 1 – ±2,230 SF Office-Only
- Fully built-out, move-in ready professional office suite
- Multiple private offices + open workspace
- Kitchenette and men's/women's restrooms
- Secure, gated lot with private entrance
- Ideal for administrative or service-based use
- Configuration 2 – ±6,200 SF Office + Warehouse
- ±2,230 SF finished office + ±3,970 SF warehouse
- High-clearance warehouse (±27' clear height) with roll-up door
- Includes prominent freeway-visible signage opportunity
- Ground-level loading, secure fenced lot, and ample parking
- Suited for showroom, distribution, or creative flex users
- Excellent branding and logistics access in South Bay

LOGISTICS & TRANSPORTATION ACCESS



EXCLUSIVELY REPRESENTED BY

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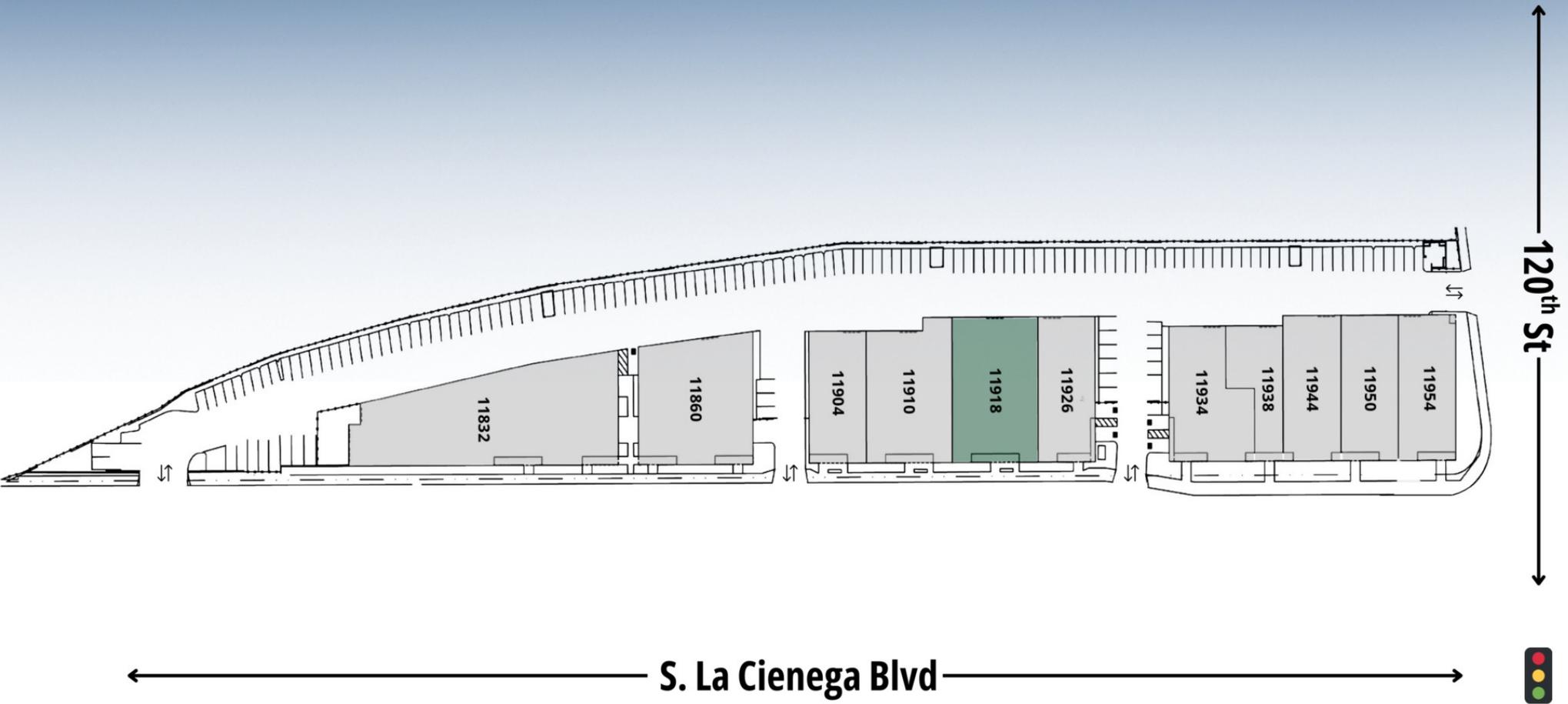
714.769.6117

AARON@CBM1.COM

SITE PLANS

11918 SOUTH LA CIENEGA BOULEVARD, HAWTHORNE, CA 90250

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DANIEL BARRIGA
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LEASE SPACES

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,230 - 6,200 SF	Lease Rate:	\$2.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11918 (Office Only)	Available	2,230 SF	Modified Gross	\$2.75 SF/month	Creative/Administrative Office Space. Sublease rent is \$2.75 MG per month through the remainder of 2026, with 4% annual base rent increases each January 1st. Term expires March 31, 2029.
11918 (Office + Warehouse)	Available	6,200 SF	Modified Gross	\$2.75 SF/month	±2,230 SF Office + ±3,970 SF high ceiling ware house with GL Roll Up Door. Sublease rent is \$2.75 MG per month through the remainder of 2026, with 4% annual base rent increases each January 1st. Term expires March 31, 2029.

DANIEL BARRIGA

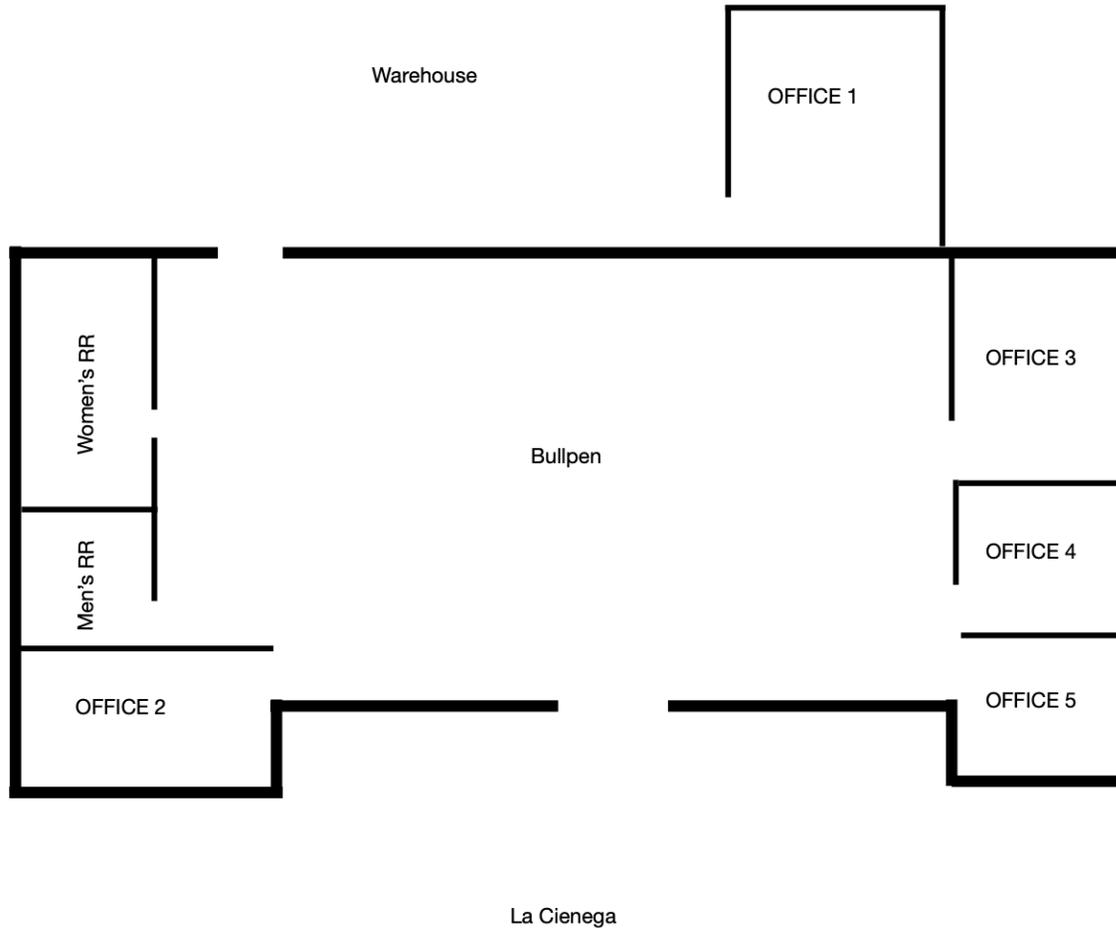
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FLOOR PLAN

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Not To Scale: Floor plan is provided as a courtesy only, all measurements are estimates and should be independently verified by Tenant and/or Landlord

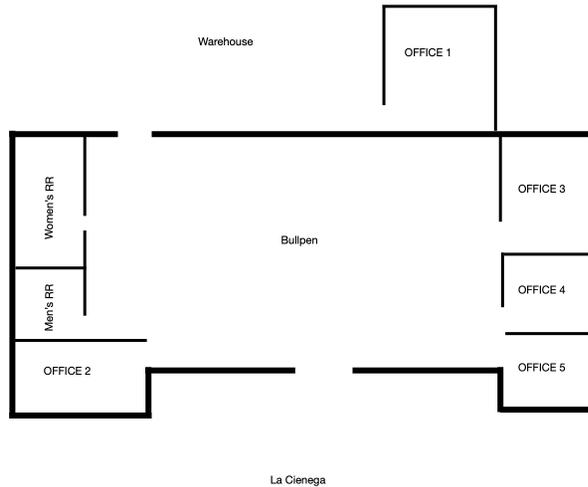
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ADDITIONAL PHOTOS

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MEET THE TEAM

11918 SOUTH LA CIENEGA BOULEVARD, HAWTHORNE, CA 90250



DANIEL BARRIGA

Vice President

Direct: 949.608.4886 **Cell:** 714.394.5052
daniel@cbm1.com



CalDRE #02031360



AARON GUIDO

Senior Vice President

Direct: 714.769.6117 **Cell:** 714.335.9887
Aaron@cbm1.com



CalDRE #01924254

DANIEL BARRIGA

CALDRE #02031360
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AARON GUIDO

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