

OFFERING MEMORANDUM

FOR SALE · MENLO GARDENS

12712-12714 MENLO AVE

Hawthorne, California 90250

ASKING PRICE **\$3,115,000**

CAP RATE **5.25**

UNITS **5 Freestanding
Townhomes**

BUILDING SIZE **±7,960 SF**

LOT SIZE **±13,327 SF**

EXCLUSIVELY MARKETING BY

KATHI CONSTANZO, CCIM, SIOR
BILL UKROPINA, CRE



THE OPPORTUNITY

PROPERTY OVERVIEW

Coldwell Banker Commercial is proud to present 12712-12714 Menlo Avenue, located in a highly desirable area of Hawthorne, minutes from the 105 and 405 interchange. All five homes currently sit on a single lot under one ownership. A buyer has the opportunity to convert them into individual condos and sell each home separately, which could be worth significantly more than the property as a whole.*

Every tenant is on a month-to-month agreement rather than a long-term lease, which means a new owner can adjust rents to today's market level right away. The City of Hawthorne has no rent control, so there is no legal cap on rent increases.

On the market for the first time, this 2011-built development is regarded as some of the best construction in Hawthorne. Each townhome offers 3 bedrooms and 2.5 bathrooms with a spacious master suite: private balcony, walk-in closet, jacuzzi tub, walk-in shower, double sinks, en-suite fireplace, and cathedral ceilings. All bedrooms are upstairs along with a loft, and each home includes its own yard and a private attached 3-car garage that opens directly into the home.

GATED COMMUNITY

Private Yards

INDIVIDUALLY
METERED

Gas & Electric

IN EVERY UNIT

**W/D Hookups ·
AC/Heat**

* To be independently verified by Buyer.



"5 freestanding townhomes on one lot. A rare South Bay offering."

PROPERTY INFORMATION & INVESTMENT SUMMARY

ADDRESS	12712-12714 Menlo Avenue, Hawthorne, CA 90250
COUNTY	Los Angeles
NUMBER OF UNITS	5 Freestanding Townhomes on 1 Lot
YEAR BUILT	2011
PARCEL NUMBER (APN)	4046-027-034
BUILDING SF	±7,960 SF
SF PER UNIT	±1,592 SF Each
LOT SIZE	±13,327 SF
ZONING	HAR3YY / High Density Residential
PARKING	3-Car Attached Garage Per Unit



ASKING PRICE

\$3,115,000

PRICE PER HOME

\$623,000

PRICE PER SQUARE FOOT

\$391.33

CAP RATE

5.25

UNIT MIX	UNIT COUNT	UNIT SF	GARAGE	LEASE TERM
3 BR + 2.5 BA	5	±1,592 SF each	3-car garage each	Month to Month

INSIDE THE HOMES

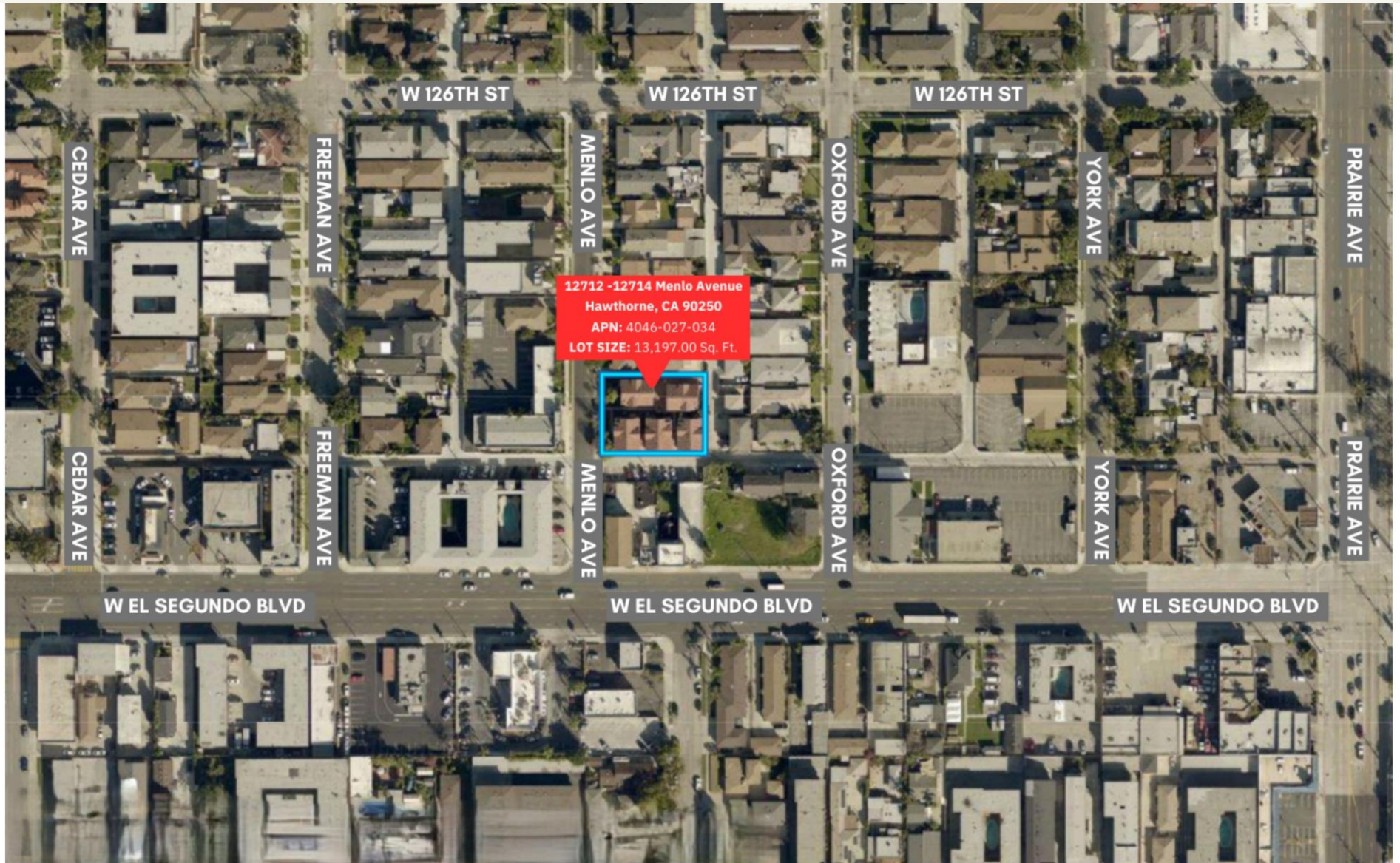
INTERIOR GALLERY



EXTERIOR GALLERY



AERIAL MAP



RETAIL MAP



AREA OVERVIEW

CITY OF HAWTHORNE

Strategically positioned in the South Bay region of Los Angeles County, Hawthorne spans approximately 5.4 square miles with a diverse population of over 85,000 residents. The area is home to major aerospace and technology employers, including SpaceX, Northrop Grumman, Raytheon, Lockheed Martin, Boeing, Honda, Mattel, and Chevron, which brings a steady base of well-paid workers who need housing nearby.

Source: CoStar

SOUTH BAY MULTI-FAMILY

The South Bay area includes Torrance, Carson, Hawthorne, Lawndale, and Gardena. Large employers such as L3Harris Technologies, Sunrider International, and several major hospitals keep the local economy strong and keep demand for rental housing steady.

Source: CoStar

LOS ANGELES METROPOLITAN OUTLOOK

The greater Los Angeles area remains a strong place to own property. Its economy is powered by a wide mix of industries, from technology and entertainment to international trade and manufacturing. Few homes sit empty, rents have risen steadily over time, and ongoing improvements to roads and transit continue to make the region more connected.

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