

OFFERING MEMORANDUM

4333-4335 W 147TH ST.

LAWNDALE, CA 90260

\$1,380,000

10K SF WAREHOUSE

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PROPERTY INFORMATION



THE OFFERING



A unique **10,000 SF Warehouse/Creative, Office/Flex Space for Sale/Lease** building in Lawndale, **4333-4335 W 147th St**, combines usable space with something most competitors lack: on-site dedicated parking. The **two-story property** is currently configured with a **3,000 SF** street-facing karate studio, a **2,000 SF** ground-floor flex unit, and a full **5,000 SF open-plan** upper level that can be tailored to creative office, training/education, wellness, or light showroom/warehouse needs. **Nine exclusive parking** spaces on-site, plus plentiful street parking, give tenants and customers convenient access that typical Hawthorne Blvd and neighborhood commercial buildings simply cannot match. The asset will operate at a **12.96% CAP and 6.04 GRM once stabilized**.

General Commercial/Neighborhood Commercial zoning in Lawndale permits most **professional offices, personal services, retail**, and many **entertainment/recreation** uses **by right** or with a **Special Use Permit**. Investors can curate a higher-quality tenant roster than competing older retail strips, with potential to reposition the building as a **multi-tenant** creative campus **or** branded **owner-user headquarters**. Looking ahead, the property also functions as a **covered-land play**: as Lawndale updates its General Plan and Hawthorne Boulevard Specific Plan to favor **mixed-use** and higher-intensity infill, future owners retain the option to pursue an **SB 330 style** residential or mixed-use concept, while the current commercial use carries the land.

For **investors**, the most compelling **exit strategy** is to stabilize the asset with a blend of long-term service/office and specialty recreation or training tenants, drive NOI to its **projected 12%+ cap rate**, and then hold as **(1)** a cash-flowing core asset in a supply-constrained submarket **or** **(2)** a medium-term redevelopment site benefiting from the city's pro-housing, pro-infill land-use direction.

PROPERTY INFORMATION

PROPERTY DETAILS

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INVESTMENTS

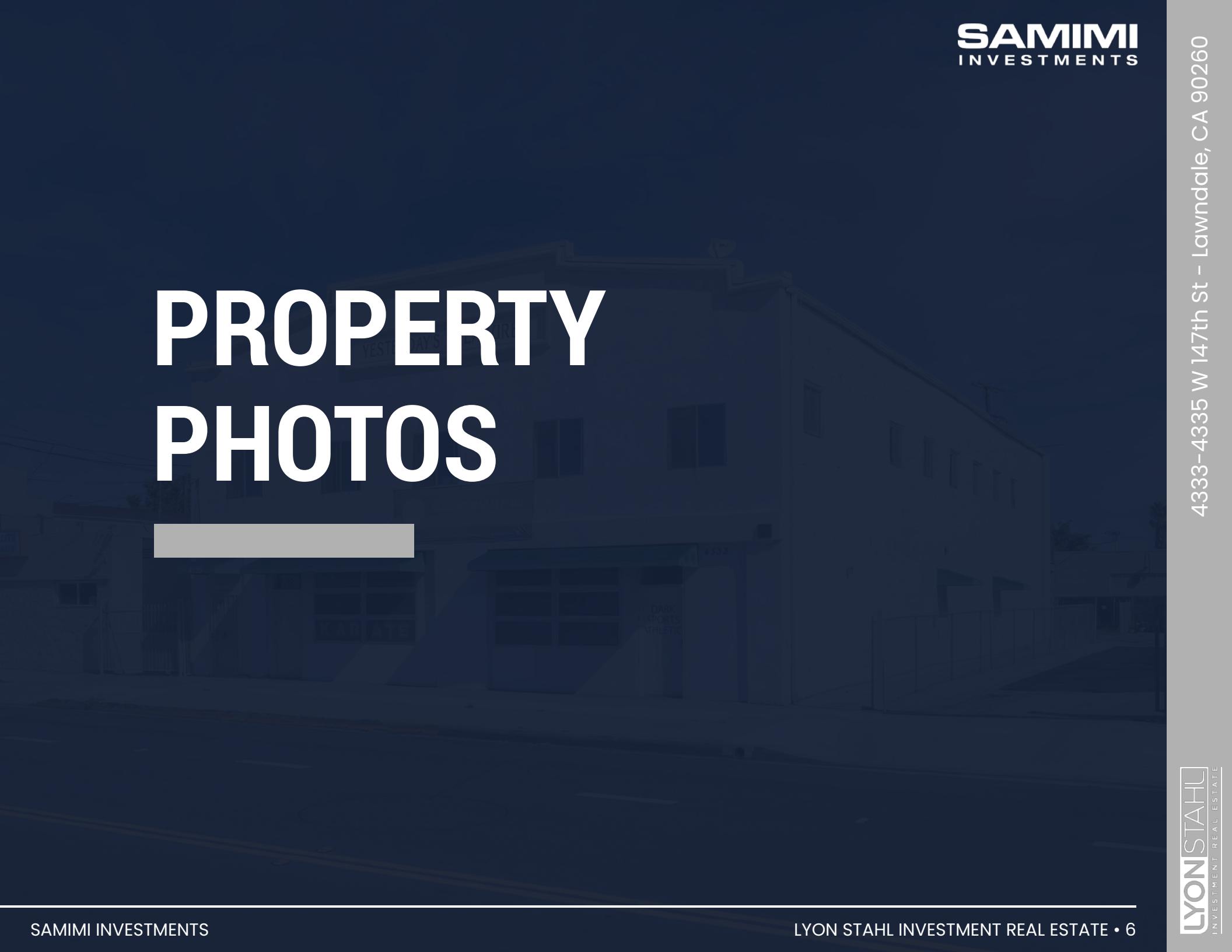
Address	4333-4335 W 147th St Lawndale, CA 90260
Total Units	3
Total Building Sqft.	10,000 SF
Total Lot Size	8,305 SF
Year Built	1923
Zoning	LCN2
APN	4077-010-012



INVESTMENT HIGHLIGHTS

- **Warehouse/Creative Office/Flex Space For Sale/Lease**
- Owner/User or Investor Opportunity in Prime Lawndale
- 2/3 Units are Currently Vacant
- Karate Studio Currently Operates on the Ground Floor (Front Unit)
- \$450k Retrofit Work Complete on Ground Floor
- 10,000 sqft of Usable Square Footage
- Located off the Signalized Corner of Rosecrans Ave and Hawthorne Blvd
- 9 Parking Spots On-Site

PROPERTY PHOTOS





PROPERTY PHOTOS



PROPERTY PHOTOS

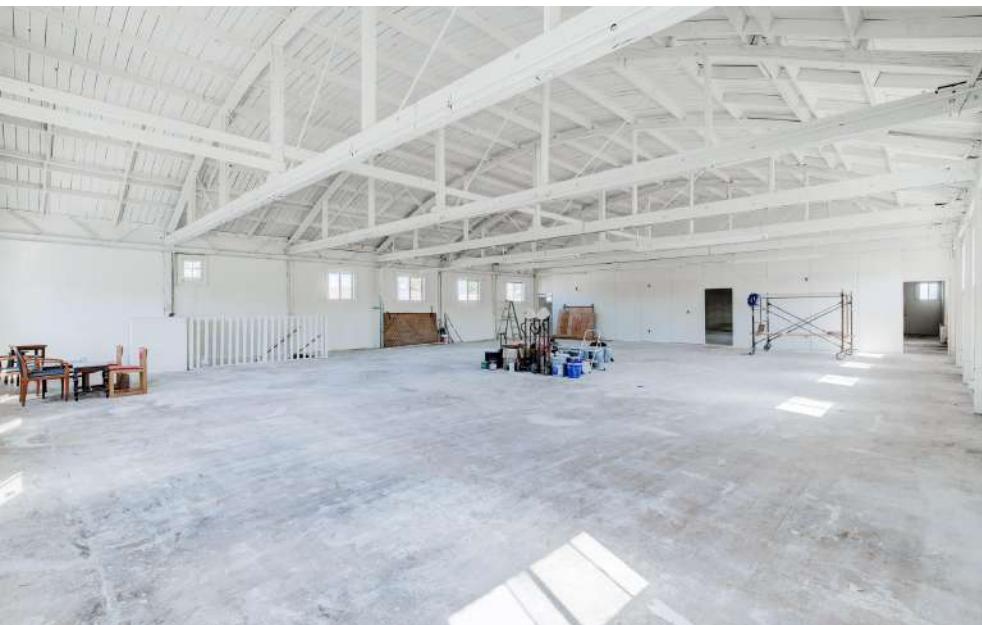
PROPERTY PHOTOS



PROPERTY PHOTOS

PROPERTY PHOTOS

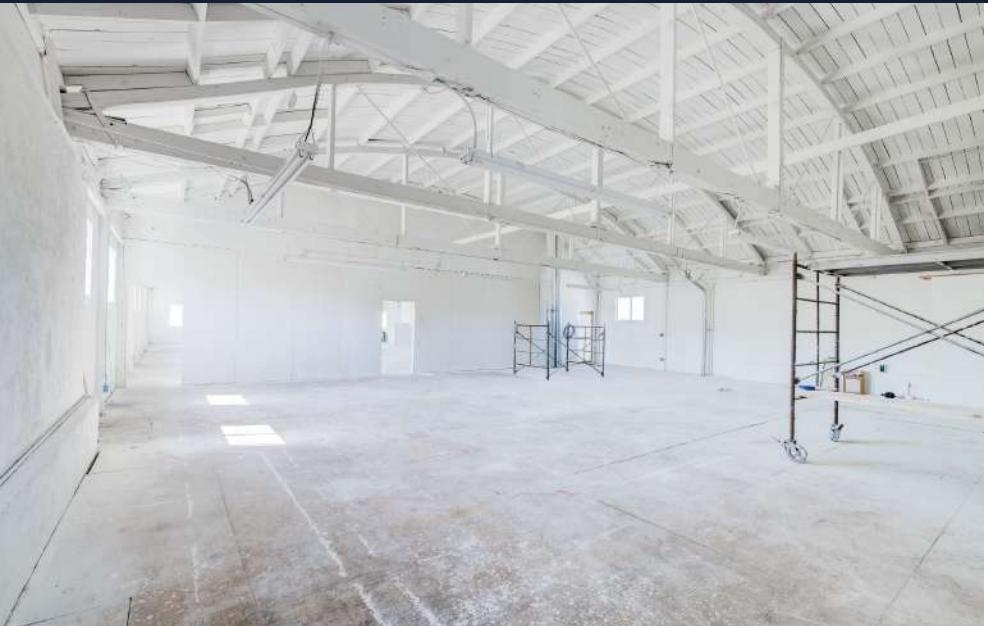
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INVESTMENTS



PROPERTY PHOTOS

PROPERTY PHOTOS

SAMIMI
INVESTMENTS



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	LEASE END
1	-	1	3,000 SF	\$1,800	\$0.60	\$6,000	-
2	-	1	2,000 SF	\$4,300	\$2.15	\$4,300	Vacant
3	-	1	5,000 SF	\$8,750	\$1.75	\$8,750	Vacant
TOTALS			10,000 SF	\$14,850	\$4.50	\$19,050	

All dimensions, square footage, layouts, and features are approximate and not guaranteed. Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

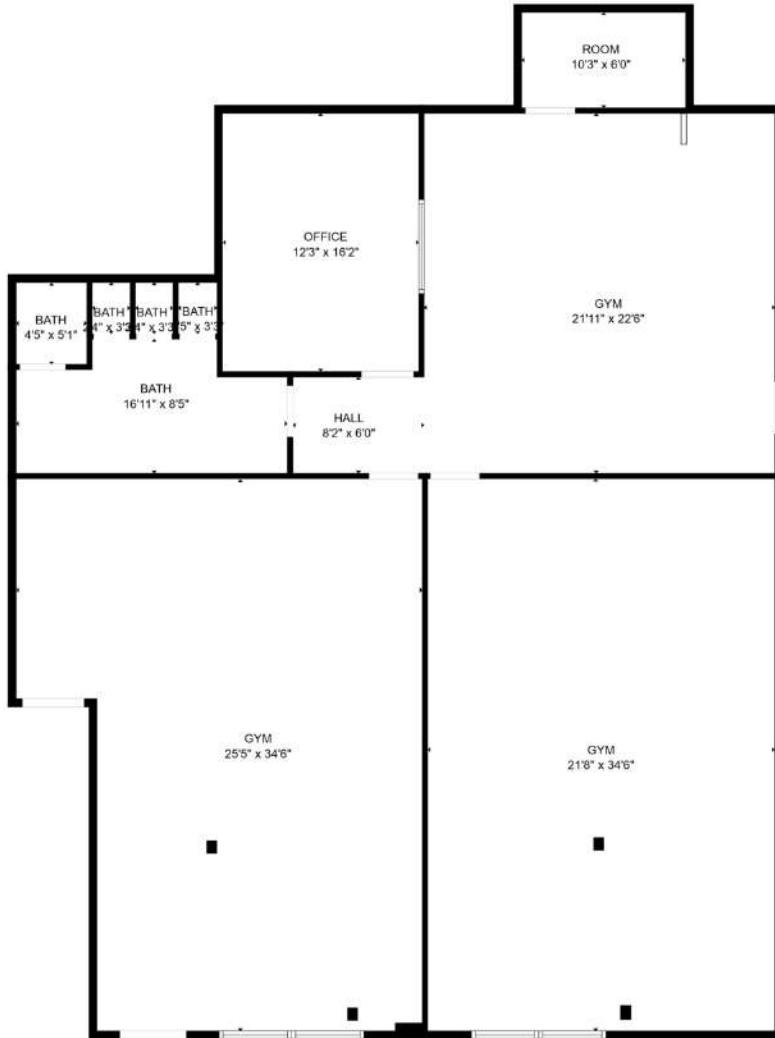
Property Address		4335 W 147th St		Annualized Operating Data		Current Rents		Market Rents									
List Price:		\$1,380,000		Scheduled Gross Income:		\$178,200		\$228,600									
Down Payment:		25.0%		Vacancy Rate Reserve:		\$8,910		5% *1									
Number of units:		3		Gross Operating Income:		\$169,290		\$221,742									
Cost per Unit:		\$460,000		Expenses:		\$42,950		24% *1									
Current GRM:		7.74		Net Operating Income:		\$126,340		\$178,792									
Market GRM:		6.04		Loan Payments:		\$74,464		\$74,464									
Current CAP:		9.16%		Pre Tax Cash Flows:		\$51,876		15.04% *2									
Market CAP:		12.96%		Principal Reduction:		\$11,421		\$11,421									
Year Built / Age:		1923		Total Return Before Taxes:		\$61,258		17.76% *2									
Approx. Lot Size:		8,305															
Approx. Gross USF:		10,000															
Cost per Net USF:		\$138.00															
*1 As a percent of Scheduled Gross Income																	
*2 As a percent of Down Payment																	
Proposed Financing				Scheduled Income													
First Loan Amount:		\$1,035,000		# of Units	Bdrms/ Baths	Notes	Current Income	Market Income									
Terms:		6.00%		Amort: 30		Monthly Rent/Average		Monthly Rent/Unit									
Payment:		\$6,205		Fixed: 5		\$1,800		\$6,000									
DCR:		1.70		1		3,000sqft/Karate Studio		\$1,800									
Annualized Expenses				Notes		Total Monthly Income		Total Income									
*Estimated				Current Income		Market Income											
New Taxes (New Estimated):				Monthly Rent/Average		Monthly Rent/Unit											
Maintenance (\$1/SF):				\$4,300		\$4,300											
Insurance (\$1.25/SF):				\$8,750		\$8,750											
Utilities (\$.20/SF):				\$14,850		\$19,050											
Landscaping/Pest Control (\$100/mo):				\$0		\$0											
				\$0		\$0											
				\$178,200		\$19,050											
				\$228,600													
								</									

PROPERTY FLOOR PLANS



PROPERTY FLOOR PLANS KARATE STUDIO

SAMIMI
INVESTMENTS



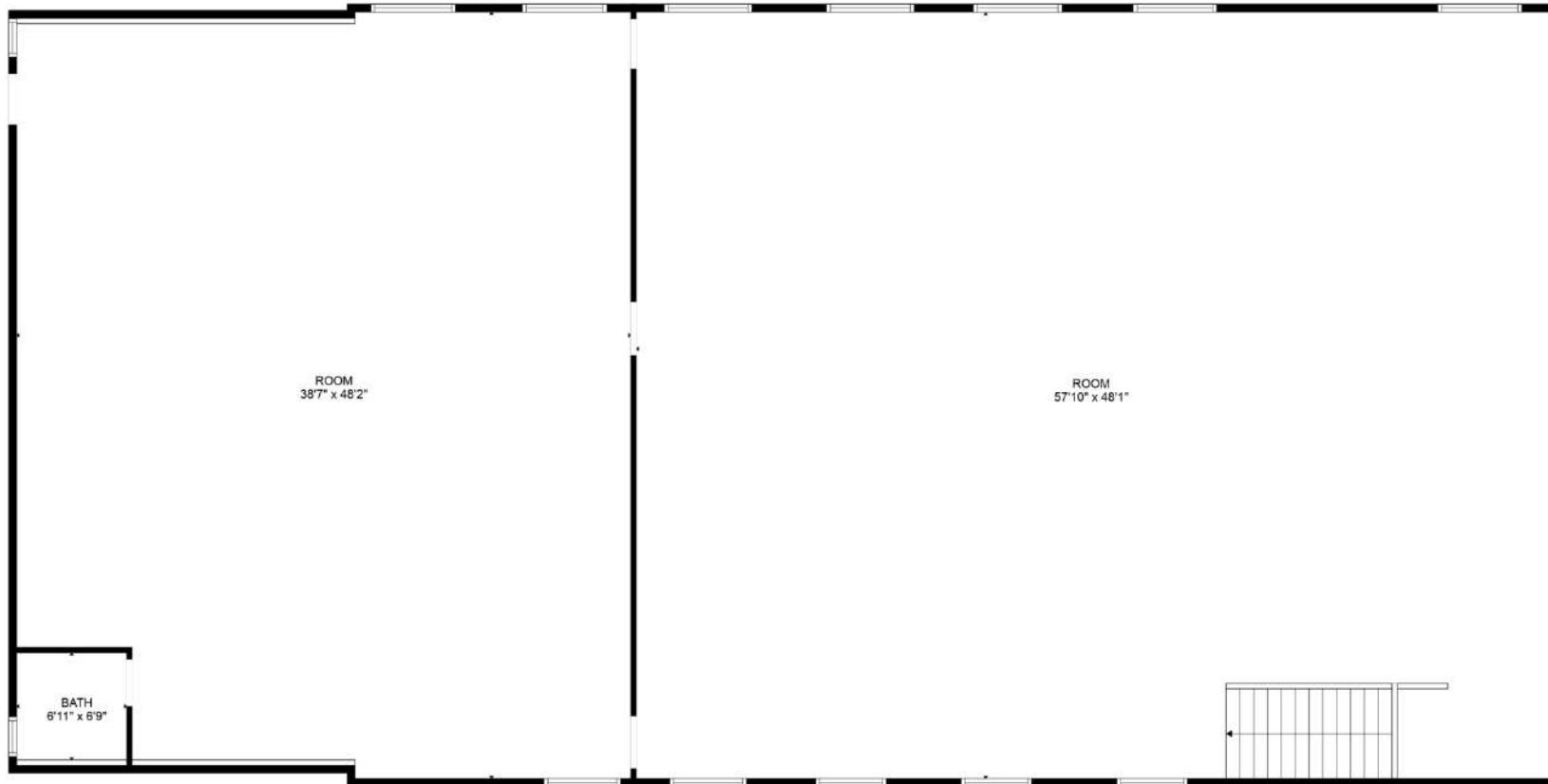
GROSS INTERNAL AREA
FLOOR 1: 2542 sq. ft
TOTAL: 2542 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY FLOOR PLANS

TOP FLOOR

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INVESTMENTS



GROSS INTERNAL AREA
FLOOR 1: 0 sq. ft
EXCLUDED AREAS: ROOM: 4583 sq. ft, BATH: 49 sq. ft
TOTAL: 0 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY FLOOR PLANS BACK VACANT UNIT

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GROSS INTERNAL AREA

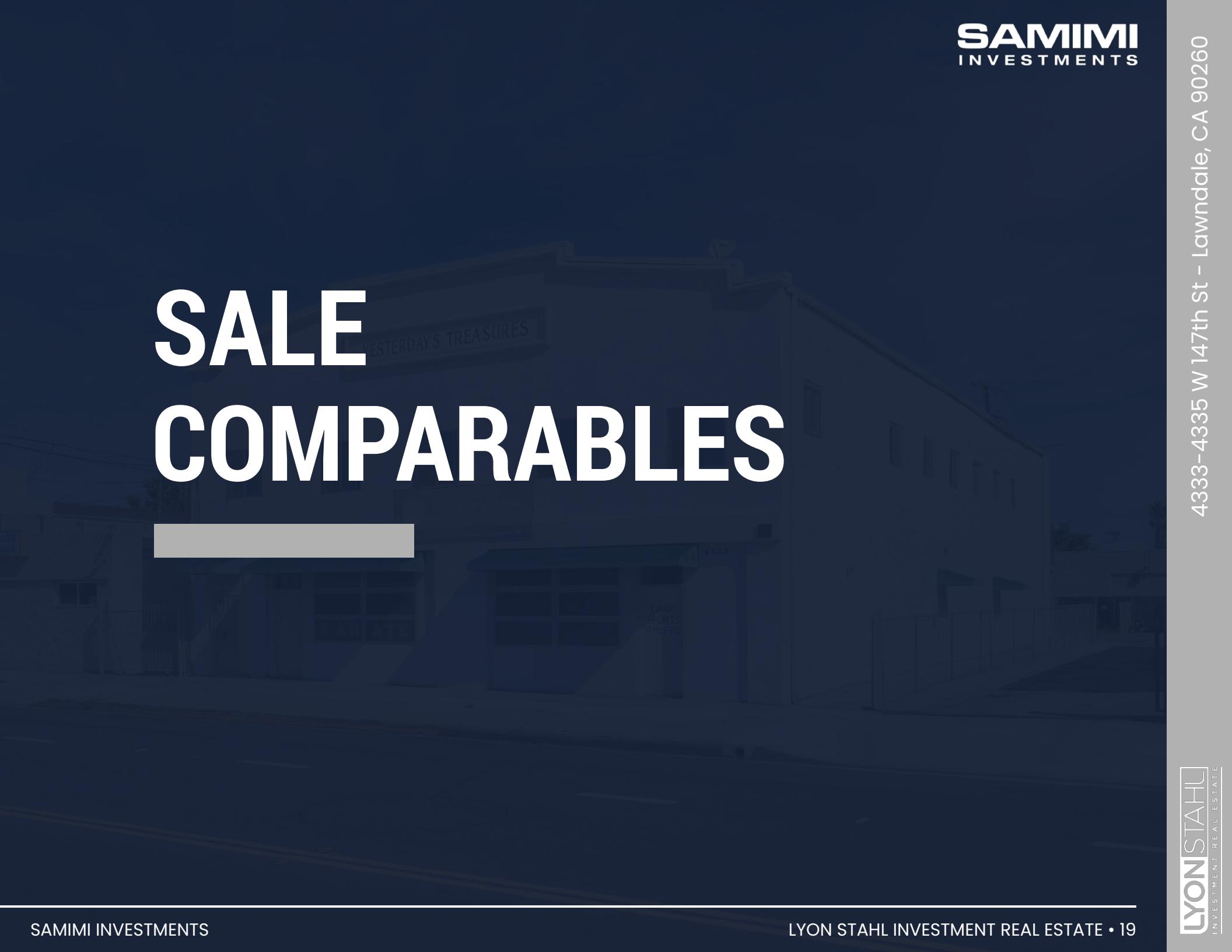
FLOOR 1: 249 sq. ft

EXCLUDED AREAS: ROOM: 1512 sq. ft, BATH: 72 sq. ft, FOYER: 39 sq. ft

TOTAL: 249 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SALE COMPARABLES



SALE COMPARABLES

SALE COMPS



4333-4335 W 147TH ST

Lawndale, CA 90260

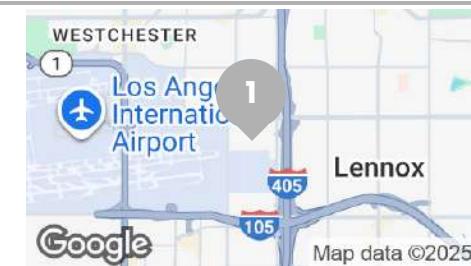
Price: \$1,380,000 Bldg Size: 10,000 SF
Lot Size: 8,305 SF Year Built: 1923



5401 W 104TH ST

Los Angeles, CA 90045

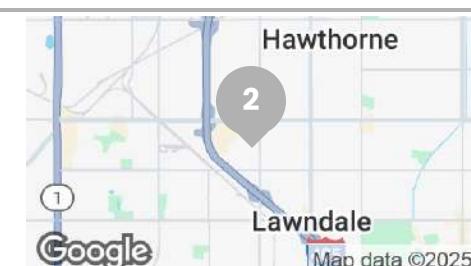
Price: \$17,000,000 Bldg Size: 25,920 SF
Lot Size: 77,881 SF Year Built: 1957



4857 W 147TH ST

Hawthorne, CA 90250

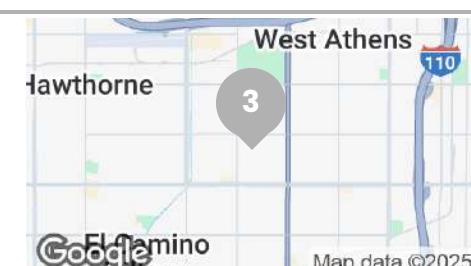
Price: \$6,500,000 Bldg Size: 24,500 SF
Lot Size: 56,480 SF Year Built: 1967



13640 CIMARRON AVE

Gardena, CA 90249

Price: \$3,480,000 Bldg Size: 11,264 SF
Lot Size: 19,166 SF Year Built: 1982



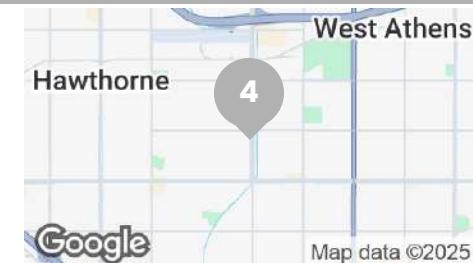
SALE COMPARABLES

SALE COMPS



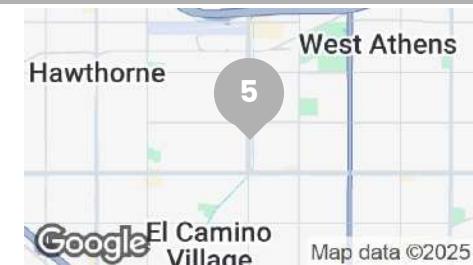
13535 CRENSHAW BLVD
Hawthorne, CA 90250

Price: \$2,600,000 Bldg Size: 8,194 SF
Lot Size: 17,241 SF Year Built: 1948



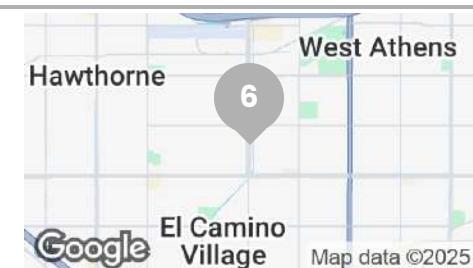
13700 CRENSHAW BLVD
Gardena, CA 90249

Price: \$2,700,000 Bldg Size: 10,508 SF
Lot Size: 16,884 SF Year Built: 1979



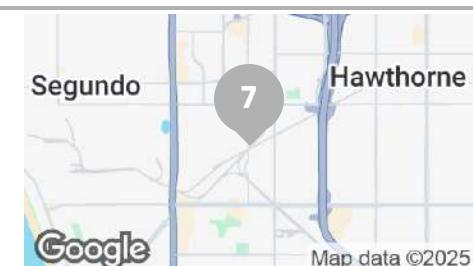
13780 S CRENSHAW BLVD
Gardena, CA 90249

Price: \$2,100,000 Bldg Size: 9,817 SF
Lot Size: 16,884 SF Year Built: 1979



410 S DOUGLAS ST
El Segundo, CA 90245

Price: \$8,040,000 Bldg Size: 14,748 SF
Lot Size: 39,640 SF Year Built: 1962



SALE COMPARABLES

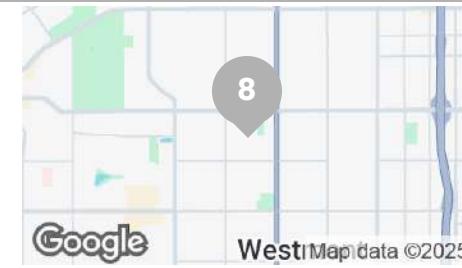
SALE COMPS



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13625 S GRAMERCY PL
Gardena, CA 90249

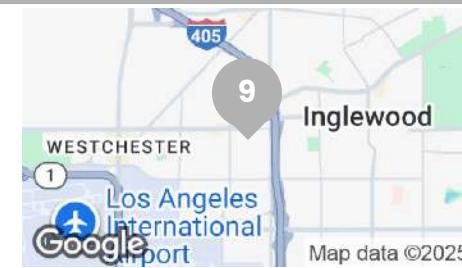
Price: \$3,901,800 Bldg Size: 11,148 SF
Lot Size: 19,018 SF Year Built: 1981



9

401 HINDRY AVE
Inglewood, CA 90301

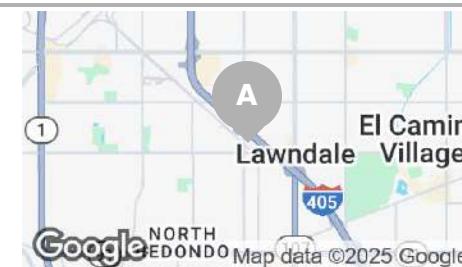
Price: \$3,700,000 Bldg Size: 9,550 SF
Lot Size: 19,166 SF Year Built: 1961



A

15624 INGLEWOOD AVE
Lawndale, CA 90260

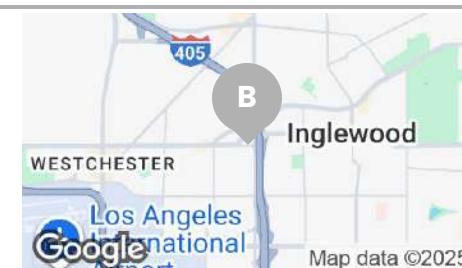
Price: \$2,150,000 Bldg Size: 8,745 SF
Lot Size: 17,611 SF Year Built: 1975



B

827 W OLIVE ST
Inglewood, CA 90301

Price: \$3,100,000 Bldg Size: 5,439 SF
Lot Size: 21,706 SF Year Built: 1963

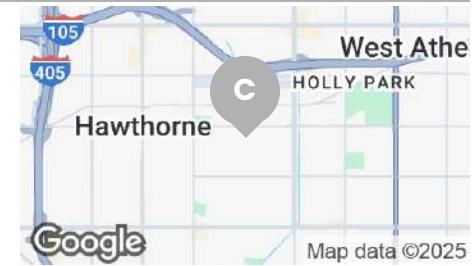


SALE COMPARABLES SALE COMPS



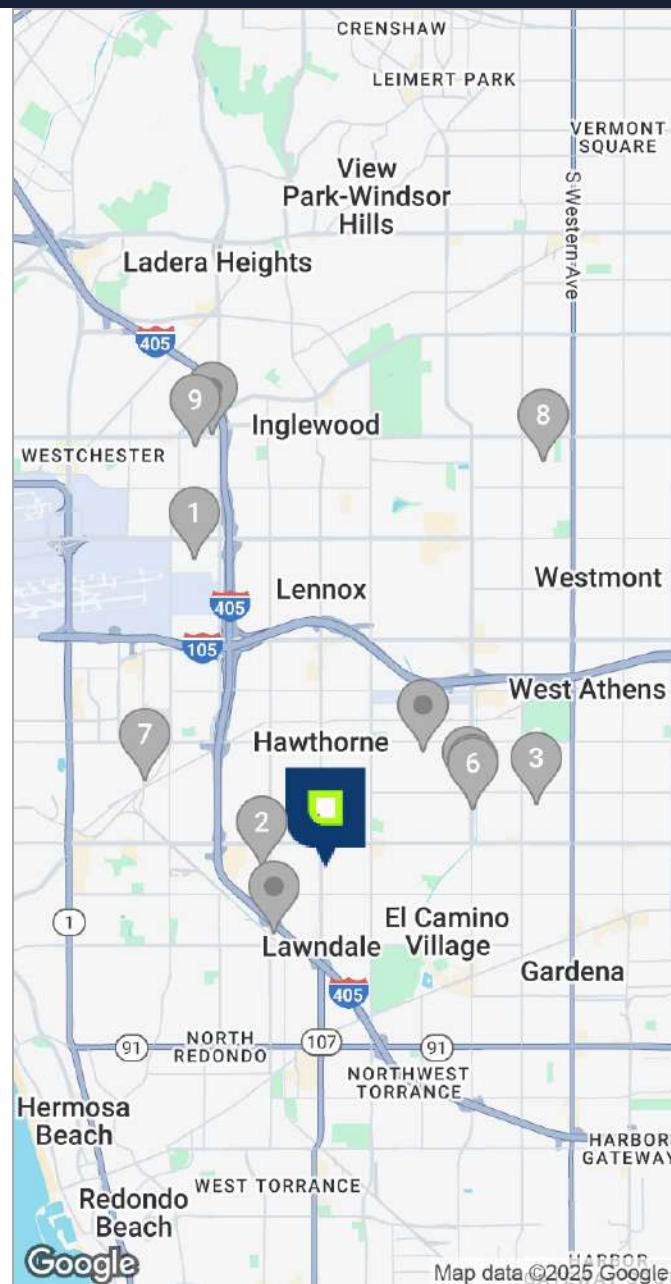
12924 YUKON AVE
Hawthorne, CA 90250

Price: \$1,450,000 Bldg Size: 5,468 SF
Lot Size: 11,252 SF Year Built: 1947



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
★	4333-4335 W 147th St Lawndale, CA	\$1,380,000	10,000 SF	8,305 SF
1	5401 W 104th St Los Angeles, CA	\$17,000,000	25,920 SF	77,881 SF
2	4857 W 147th St Hawthorne, CA	\$6,500,000	24,500 SF	56,480 SF
3	13640 Cimarron Ave Gardena, CA	\$3,480,000	11,264 SF	19,166 SF
4	13535 Crenshaw Blvd Hawthorne, CA	\$2,600,000	8,194 SF	17,241 SF
5	13700 Crenshaw Blvd Gardena, CA	\$2,700,000	10,508 SF	16,884 SF
6	13780 S Crenshaw Blvd Gardena, CA	\$2,100,000	9,817 SF	16,884 SF
7	410 S Douglas St El Segundo, CA	\$8,040,000	14,748 SF	39,640 SF
8	13625 S Gramercy Pl Gardena, CA	\$3,901,800	11,148 SF	19,018 SF
9	401 Hindry Ave Inglewood, CA	\$3,700,000	9,550 SF	19,166 SF
10	15624 Inglewood Ave Lawndale, CA	\$2,150,000	8,745 SF	17,611 SF
11	827 W Olive St Inglewood, CA	\$3,100,000	5,439 SF	21,706 SF
12	12924 Yukon Ave Hawthorne, CA	\$1,450,000	5,468 SF	11,252 SF
AVERAGES		\$4,726,817	12,108 SF	27,744 SF



SALE COMPARABLES

SALE COMPS ANALYSIS

<i>Closed</i>							
<i>4333-4335 W 147th St, Lawndale 90260</i>							
<u>Address</u>	<u>Price</u>	<u>Yr. Built</u>	<u>RSF</u>	<u>Lot SF</u>	<u>Price/Sq.Ft</u>	<u>Price/Lot SF</u>	<u>COE</u>
5401 W 104th St, Los Angeles 90045	\$17,000,000	1957	25,920	77,881	\$655.86	\$218.28	11/1/22
4857 W 147th St, Hawthorne 90250	\$6,500,000	1967	24,500	56,480	\$265.31	\$115.08	8/1/22
13640 Cimarron Ave, Gardena 90249	\$3,480,000	1982	11,264	19,166	\$308.95	\$181.57	6/23/23
13535 Crenshaw Blvd, Hawthorne 90250	\$2,600,000	1948	8,194	17,241	\$317.31	\$150.80	1/12/24
13700 Crenshaw Blvd, Gardena 90249	\$2,700,000	1979	10,508	16,884	\$256.95	\$159.91	1/5/22
13780 S Crenshaw Blvd, Gardena 90249	\$2,100,000	1979	9,817	16,884	\$213.91	\$124.38	1/5/22
410 S Douglas St, El Segundo 90245	\$8,040,000	1962	14,748	39,640	\$545.16	\$202.83	11/23/22
13625 S Gramercy Pl, Gardena 90249	\$3,901,800	1981	11,148	19,018	\$350.00	\$205.16	9/26/23
401 Hindry Ave, Inglewood 90301	\$3,700,000	1961	9,550	19,166	\$387.43	\$193.05	10/23/23
15624 Inglewood Ave, Lawndale 90260	\$2,150,000	1975	8,745	17,611	\$245.85	\$122.08	2/10/22
827 W Olive St, Inglewood 90301	\$3,000,000	1963	5,439	21,706	\$551.57	\$138.21	3/8/2024
12924 Yukon Ave, Hawthorne 90250	\$1,450,000	1947	5,468	11,252	\$265.18	\$128.87	1/6/22
<i>Averages</i>						\$365.16	\$162
<i>4335 W 147th St, Lawndale 90260</i>	\$1,380,000	1923	10,000	8,305	\$138	\$166.16	

LEASE COMPARABLES

LEASE COMPARABLES

LEASE COMPS



3931-3969 ARTESIA BLVD

Torrance, CA 90504

Lease Rate \$34.20 /SF/yr Lease Type:
Space Size: 1,077 SF

NNN

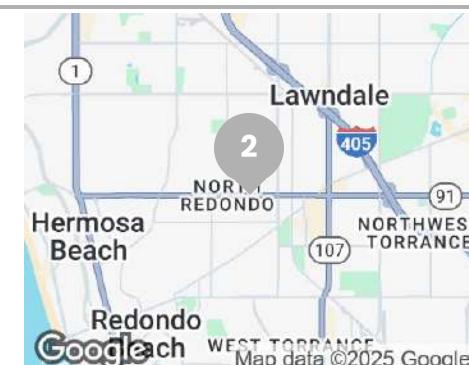


2501 ARTESIA BLVD

Redondo Beach, CA 90278

Lease Rate \$20.04 /SF/yr Lease Type:
Space Size: 1,824 SF

NNN



14623 HAWTHORNE BLVD

Lawndale, CA 90260

Lease Rate \$27.72 /SF/yr Lease Type:
Space Size: 1,115 SF

Full Service



LEASE COMPARABLES

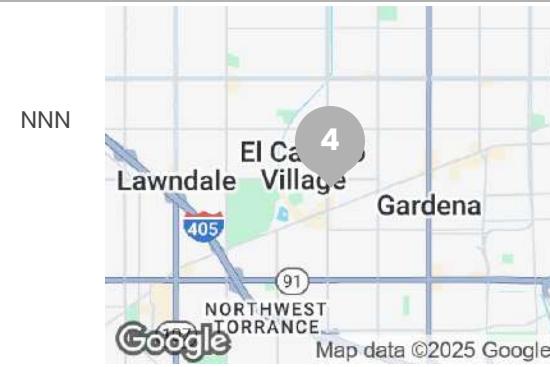
LEASE COMPS



4

15900 CRENSHAW BLVD
Gardena, CA 90249

Lease Rate \$34.08 /SF/yr Lease Type:
Space Size: 1,230 SF



5

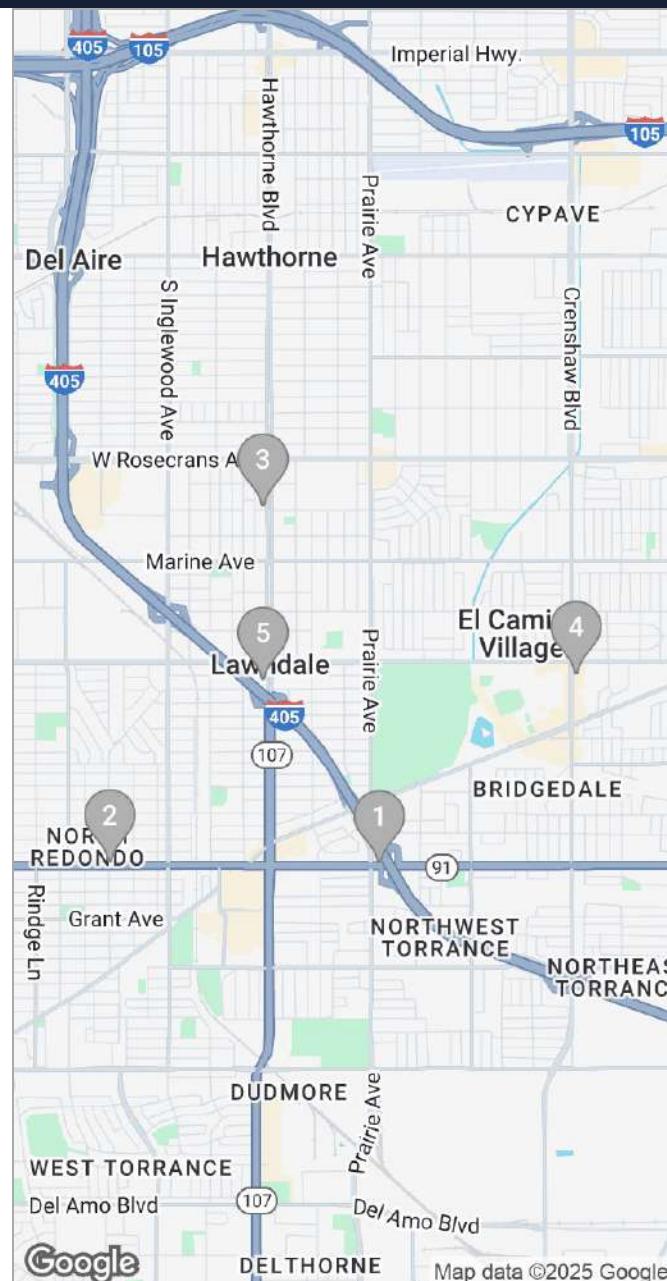
15901 HAWTHORNE BLVD
Lawndale, CA 90260

Lease Rate \$24.00 /SF/yr Lease Type:
Space Size: 4,534 SF



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE
1	3931-3969 Artesia Blvd Torrance, CA	\$34.20 /SF/yr	NNN	1,077 SF
2	2501 Artesia Blvd Redondo Beach, CA	\$20.04 /SF/yr	NNN	1,824 SF
3	14623 Hawthorne Blvd Lawndale, CA	\$27.72 /SF/yr	Full Service	1,115 SF
4	15900 Crenshaw Blvd Gardena, CA	\$34.08 /SF/yr	NNN	1,230 SF
5	15901 Hawthorne Blvd Lawndale, CA	\$24.00 /SF/yr	Full Service	4,534 SF
AVERAGES		\$28.01 /SF/YR		1,956 SF



LOCATION OVERVIEW



4333-4335 W 147th St - Lawndale, CA 90260



LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product





In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

HOLLYWOOD PARK

HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

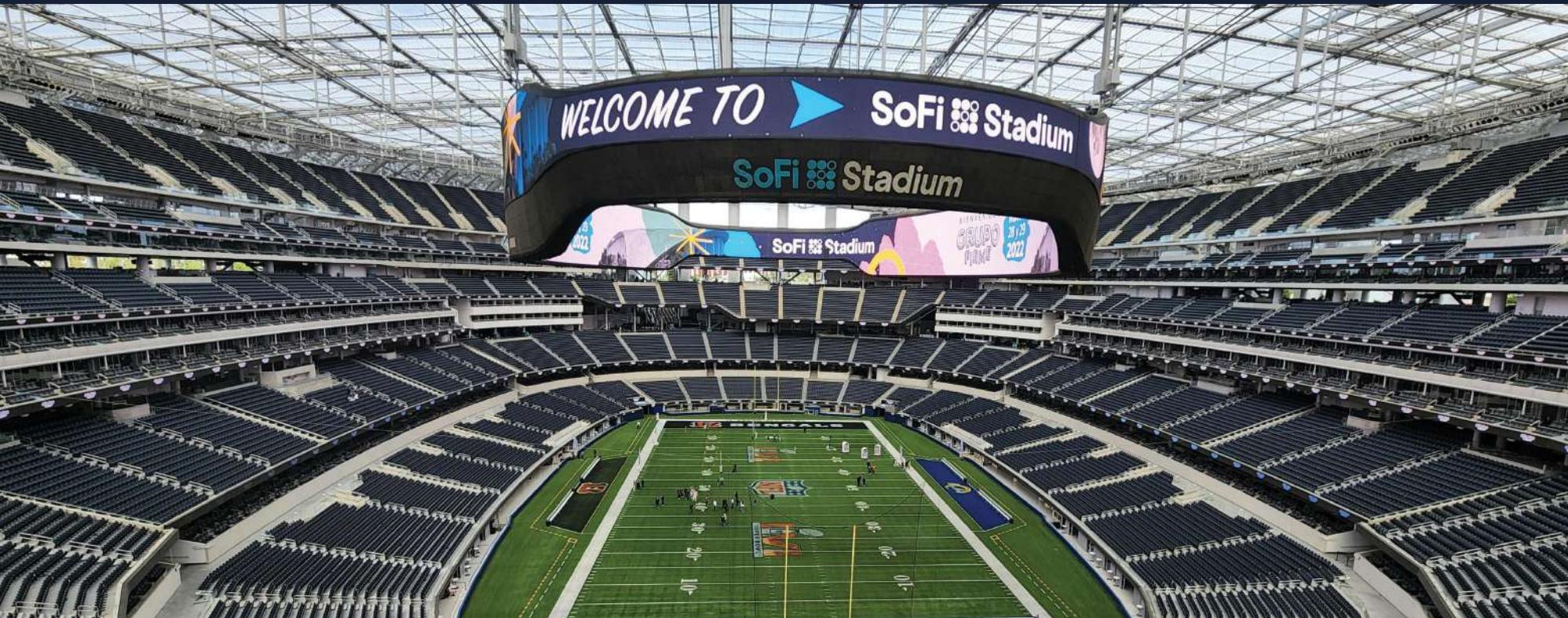
Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW

SOFI STADIUM

SAMIMI
INVESTMENTS



SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

LOCATION OVERVIEW

INTUIT DOME

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**INTUIT
DOME**

Intuit Dome, the new home of the Los Angeles Clippers, is a \$2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier "Wall" section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.

WORLD FAMOUS INTERNATIONAL AIRPORT



LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.





This latest redevelopment blueprint includes what the mall owners are calling a "power center" (which seems to just be an outdoor mall), office space, and residential units atop the compound's "walkable outdoor retail strips." Courtyards and parks would be interspersed throughout the retail area and on rooftops. In all, the new development would hold 600 residences, 500,000 square feet of space for retail, 800,000 square feet of office space, and almost 5,900 parking spots for cars. Hotels would be prioritized in the north end of town, nearest Los Angeles International Airport, and the boulevard would be upgraded. John Oshimo of GRC Associates Inc., a consulting firm that helped create the vision for the boulevard, said the overhaul should include walkable plazas, public art, extended bike lanes, revitalization of poorly maintained buildings, and educational uses like libraries. "How do we make this a healthier area? Improving the quality of life for Hawthorne residents as well as visitors?" Oshimo said. "Outdoor plazas, outdoor gathering spaces, seating areas, and just more outdoor space along the boulevard. ... We're trying to get healthier markets and improve access to healthy food."

LOCATION OVERVIEW

RING

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A pair of warehouses in Hawthorne will become the future headquarters of Ring, the home security startup recently purchased by Amazon. Ring will join SpaceX, Tesla, Urth Caffe and other big-name tenants bringing a "new energy" to the city, which was once a center for aerospace. Some 250 employees will relocate to the 62,000-square-foot campus early next year. The company is "proud to join the list of innovative, forward-thinking companies that call Hawthorne home," Ring founder Jamie Siminoff said in a statement. "Our new space will allow Ring to grow as we work to make our neighborhoods safer." Hawthorne was eyed by Ring for its proximity to Los Angeles International Airport, the Metro Green Line, the city's diverse housing supply and an array of eateries and breweries. Hawthorne "has become a hotbed for technology companies seeking sustainable alternatives to creative office space in El Segundo and LA's Westside," developer Zach Vella said in a statement.



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