FOR SALE 5,280 SF BUILDING ON 9,225 SF (0.21 ACRES) OF LAND PRIME INDUSTRIAL BUILDING IN HAWTHORNE, CA

4643 & 4645 W. ROSECRANS AVE, HAWTHORNE, CA





PURCHASE PRICE: \$2,250,000

RALPH CIMMARUSTI

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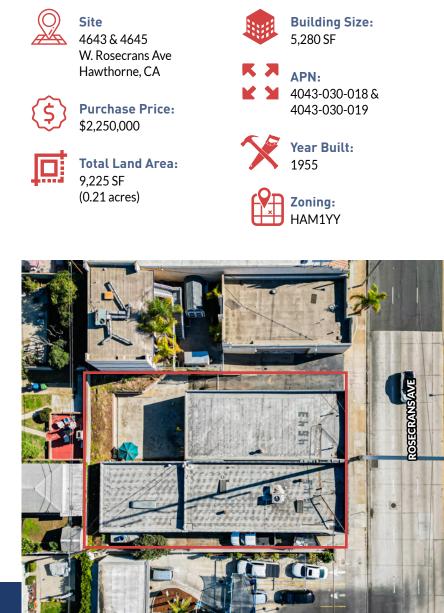
WESTPAC PARTNERS 1711 Via El Prado, Suite 302

Redondo Beach, CA 90277 Broker Lic. 01393628



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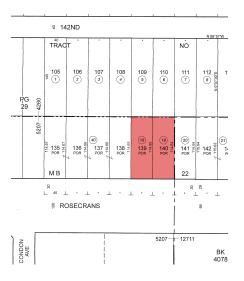
PROPERTY OVERVIEW





PROPERTY FEATURES

- △ Perfect owner/user opportunity
- △ Excellent visibility along the highly trafficked Rosecrans Corridor
- △ Convenient Access to 405 Freeway
- △ 10 Minutes to LAX and Beach Cities
- ▲ Fenced/Secured Lot
- △ Large Roll-up Door



AREA OVERVIEW

Hawthorne Area Overview

Incorporated in 1922, the City of Hawthorne currently has a population of nearly 87,000 within a six square mile area. Ideally located near the Los Angeles International Airport, connected by rail to the Port of Los Angeles and downtown Los Angeles, and surrounded by the San Diego (I-405), Harbor (I-110), and Glenn M. Anderson (I-105) Freeways, the City of Hawthorne could easily be termed the "Hub of the South Bay." By virtue of its location, Hawthorne affords easy, quick access to all that Southern California offers; culture, sports, entertainment, mountains, and beaches. Temperatures in the area are always among the most pleasant in the Los Angeles basin.

INCOME (WITHIN 5 MILE RADIUS) \$142,046 \$96,643 ESTIMATED AVERAGE HH INCOME

ESTIMATED MEDIAN HH INCOME

EMPLOYMENT (WITHIN 5 MILE RADIUS)

288,413 **EMPLOYEES**

31,967 RUSINESSE

3.8% **UNEMPLOYMENT RATE**

DEMOGRAPHICS

	1 MILE		3 MILES		5 MILES	
POPULATION						
Estimated Population (2024)	35,541		279,625		597,767	
Projected Population (2029)	33,848		267,666		574,871	
Census Population (2020)	37,436		294,095		623,355	
Census Population (2010)	37,491		290,487		612,711	
Projected Annual Growth (2024-2029)	-1,694	-1.00%	-11,959	-0.90%	-22,896	-0.80%
Historical Annual Growth (2020-2024)	-1,895	-	-14,470	-1.20%	-25,588	-0.1%
Historical Annual Growth (2010-2020)	-55	-	3,608	0.10%	10,644	0.2%
Estimated Population Density (2024)	11,319	psm	9,895	psm	7,614	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
HOUSEHOLDS						
Estimated Households (2024)	11,743		97,431		217,892	
Projected Households (2029)	11,343		94,618		212,729	
Census Households (2020)	12,156		99,794		222,396	
Census Households (2010)	11,707		96,131		214,955	
Projected Annual Growth (2024-2029)	-400	-0.7%	-2,813	-0.6%	-5,163	-0.5%
Historical Annual Change (2010-2024)	36	-	1,300	-	2,937	-
AVERAGE HOUSEHOLD INCOME						
Estimated Average HH Income (2024)	\$126,117		\$144,106		\$142,046	
Projected Average HH Income (2029)	\$131,428		\$151,291		\$149,211	
Census Average HH Income (2010)	\$60,354		\$80,827		\$77,788	
Census Average HH Income (2000)	\$51,596		\$62,628		\$62,186	
Projected Annual Change (2024-2029)	\$5,311	0.8%	\$7,185	1.0%	\$7,165	1.0%
Historical Annual Change (2000-2024)	\$74,522	6.0%	\$81,477	5.4%	\$79,860	4.5%
MEDIAN HOUSEHOLD INCOME						
Estimated Median HH Income (2024)	\$96,643		\$106,721		\$104,510	
Projected Median HH Income (2029)	\$99,315		\$110,288		\$108,013	
Census Median Household Income (2010)	\$53,031		\$64,704		\$62,462	
Census Median Household Income (2000)	\$42,708		\$50,888		\$50,364	
Projected Annual Change (2024-2029)	\$2,672	0.6%	\$3,567	0.7%	\$3,503	0.7%
Historical Annual Change (2000-2024)	\$53,935	5.3%	\$55,833	4.6%	\$54,147	4.5%
Source: Applied Geographic Solutions 5/202	24, TIGER Ge	ography				

FOR SALE 4643 & 4645 W. ROSECRANS AVE, HAWTHORNE, CA W 140th St Carl's Fr. W 141st S 41st St_ Carlo In W Rosecrans Ave Hawthorne Gateway 0 WORLD MARKET SPROUTS Walmart 🔀 Marshalls Denny's Oceangate Commerce Center * StorQuest five BELOW Pollo Loco ASHLEY FOOD LESS Michaels **Ourlington HOBBY LOBBY PartyCity** BEST TJ-MOX ZOSS Redondo Beach Plaza FLAME . BROILER IN-N-OUT petco DOLLAR TREE Smart&Final

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