

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

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PROPERTY OVERVIEW



Site
4643 & 4645
W. Rosecrans Ave
Hawthorne, CA



Building Size:
5,280 SF



APN:
4043-030-018 &
4043-030-019



Purchase Price:
\$2,250,000



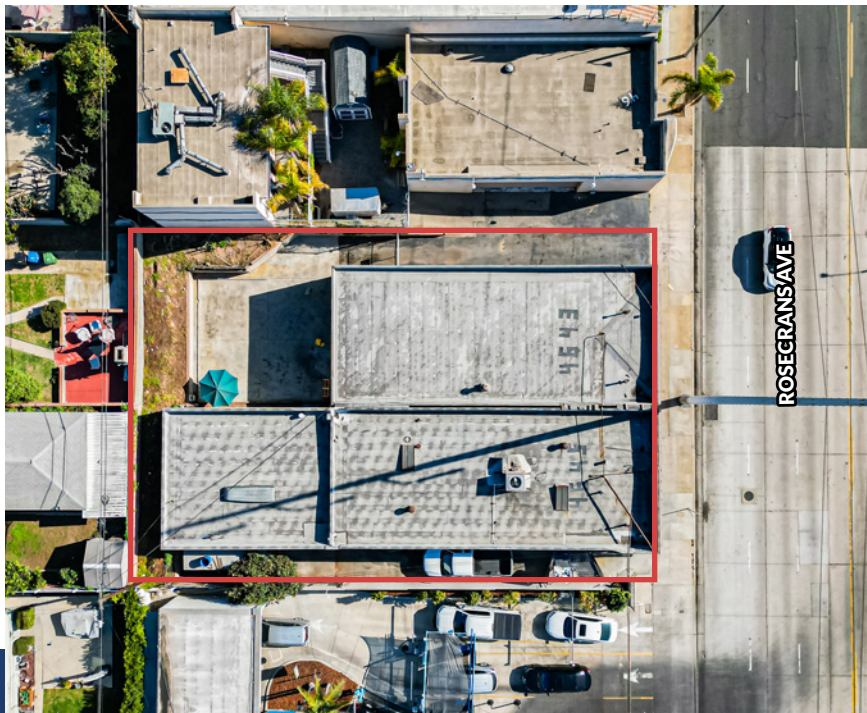
Year Built:
1955



Total Land Area:
9,225 SF
(0.21 acres)

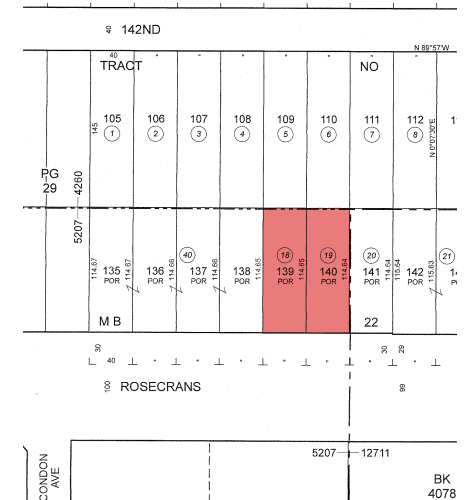


Zoning:
HAM1YY



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 **31,967**

EMPLOYEES

BUSINESSES

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 5/2024, TIGER Geography

