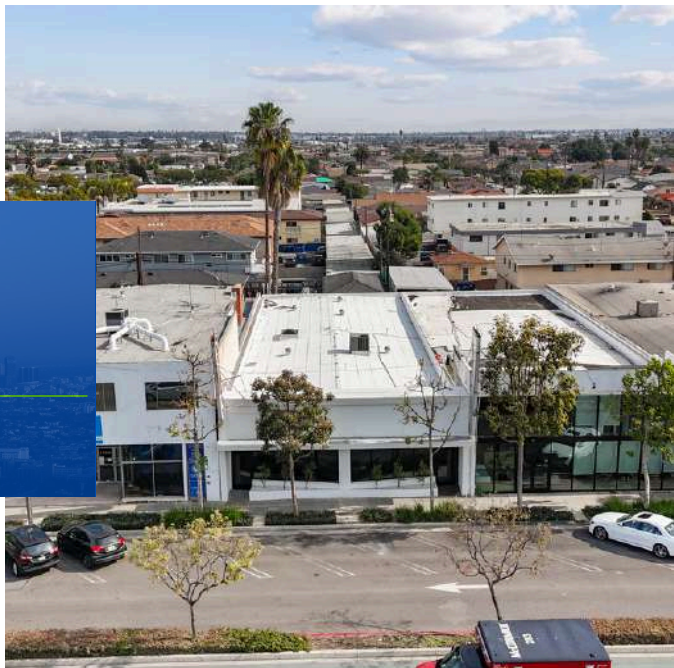


13048-13052 HAWTHORNE BLVD

HAWTHORNE, CA 90250

TWO-UNIT RETAIL SPACE
FOR SALE OR LEASE



ABOUT THE PROPERTY

13048-13052 Hawthorne Blvd is a two-unit 5,203 SF Retail space located on Hawthorne Blvd. The property is in a high-traffic location with approximately 36,000 vehicles per day at the nearest intersection. It also is conveniently located with easy access to the I-110 and I-405 freeways.



PROPERTY DETAILS

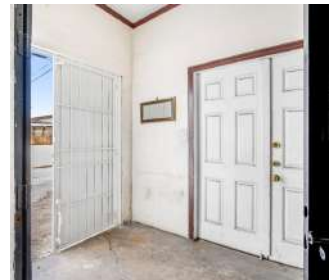
| | |
|-------------------|----------------------|
| SALE PRICE | \$1,250,000 |
| LEASE PRICE | \$2.50/SF NNN |
| NET RENTABLE SQFT | 5,203 |
| PRICE/SQFT | \$240.25 |
| OCCUPANCY | VACANT |
| YEAR BUILT | 1954 |
| ZONING | C2 |
| CAP RATE | 5.34% |
| PRO FORMA CAP | 5.34% |



TWO-UNIT RETAIL SPACE IN HAWTHORNE

13048-13052 HAWTHORNE BLVD - VACANT

- Two vacant commercial spaces in Hawthorne totaling 5,203 SF
- 100% vacant, offering immediate repositioning or owner-user opportunity
- Configured as (2) $\pm 2,600$ SF retail suites or can be combined into one $\pm 5,200$ SF space
- Shell condition, ideal for customized tenant improvements
- New façade and storefront glass | New roof
- Individually metered for electricity
- C2 zoning allowing a wide range of retail and commercial uses
- Located along high-traffic Hawthorne Blvd with strong visibility
- Alley-access parking with potential for roll-up doors
- 90% SBA financing available for qualified owner-users
- Strong area momentum with Octapharma Plasma (national tenant) leasing the former Dollar Tree across the street and currently in permitting



OFFERED AT:

\$1,250,000

LEASE AT:

\$2.50/SF NNN

(310) 880-0926
(310) 780-1899

woody@lyonstahl.com
brett@lyonstahl.com

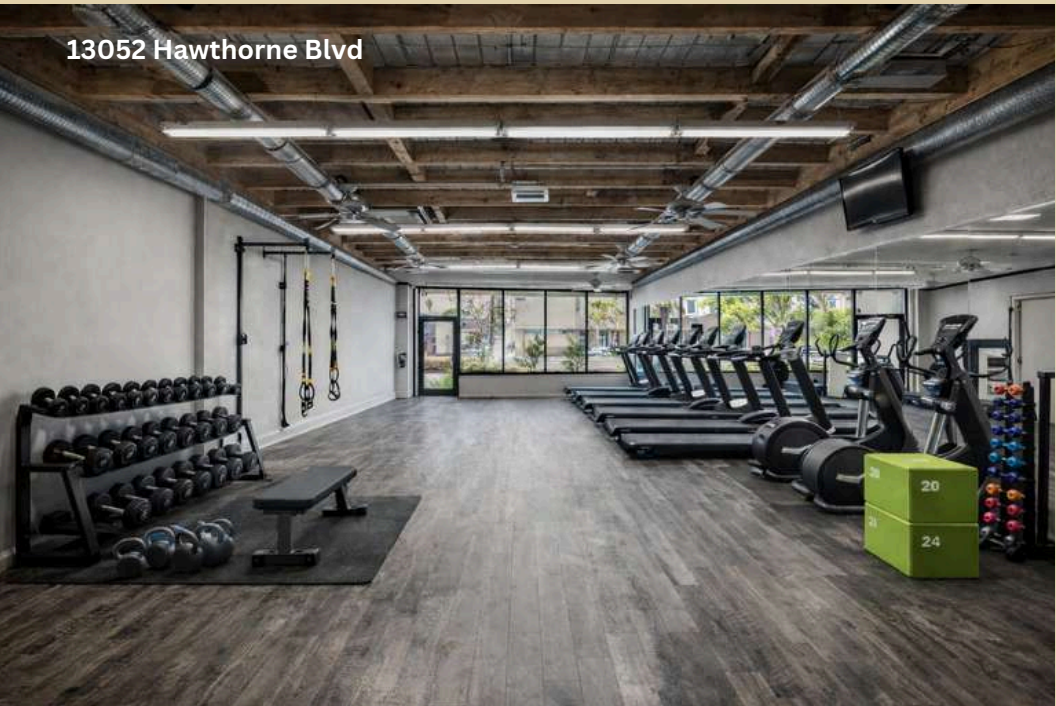
LYONSTAHLL
INVESTMENT REAL ESTATE

Renderings

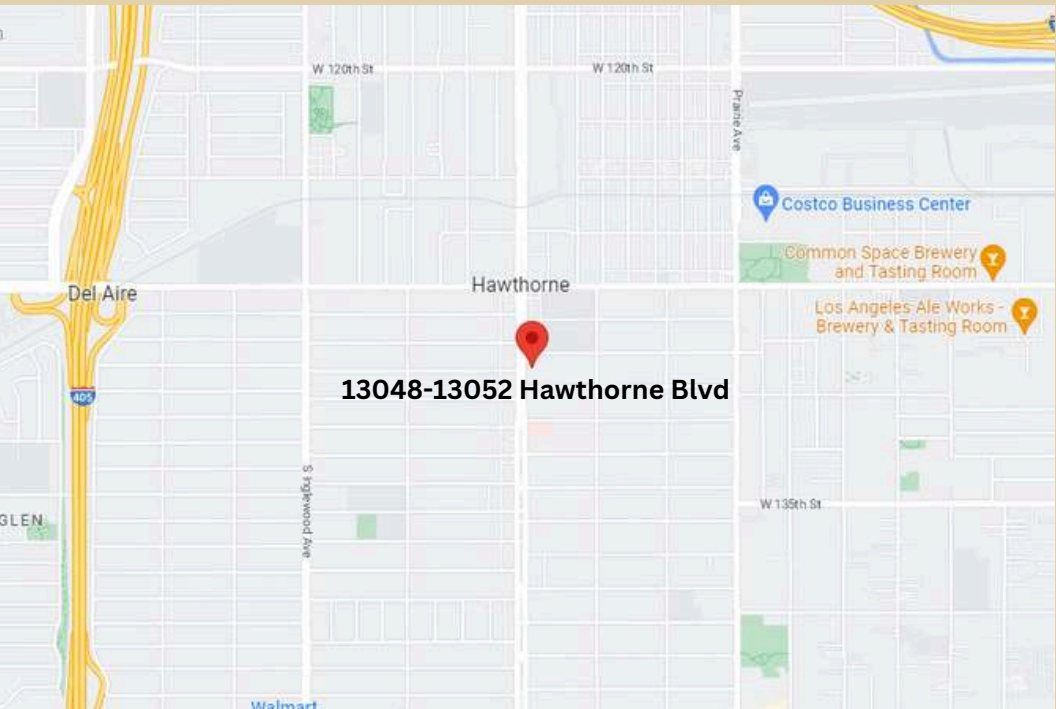
13048 Hawthorne Blvd



13052 Hawthorne Blvd



LOCATION MAP



Demographics Report

Demographics >>

| | 1 mile | 3 miles |
|-----------------------------|----------|----------|
| Population | 55,792 | 275,406 |
| Households | 18,881 | 90,864 |
| Median Age | 36.20 | 37.70 |
| Median HH Income | \$64,653 | \$74,953 |
| Daytime Employees | 11,418 | 129,676 |
| Population Growth '24 - '29 | ▼-3.05% | ▼-3.19% |
| Household Growth '24 - '29 | ▼-3.27% | ▼-3.39% |

Traffic >>

| Collection Street | Cross Street | Traffic Vol | Last Mea... | Distance |
|-------------------|---------------------|-------------|-------------|----------|
| Hawthorne Blvd | W el Segundo Blvd N | 36,455 | 2025 | 0.16 mi |
| Hawthorne Blvd | W 133rd St NW | 35,801 | 2025 | 0.16 mi |
| Hawthorne Blvd | W el Segundo Blvd S | 32,508 | 2025 | 0.21 mi |
| W el Segundo Blvd | Freeman Ave E | 32,607 | 2025 | 0.29 mi |
| Birch Ave | W 126th St N | 4,885 | 2025 | 0.30 mi |
| Hawthorne Blvd | W 136th St S | 36,652 | 2025 | 0.30 mi |
| W el Segundo Blvd | Ramona Ave W | 29,894 | 2025 | 0.33 mi |
| Hawthorne Blvd | Broadway NW | 29,886 | 2025 | 0.42 mi |
| W el Segundo Blvd | York Ave W | 29,649 | 2025 | 0.47 mi |
| Prairie Ave | W el Segundo Blvd N | 30,632 | 2025 | 0.50 mi |

Made with TrafficMetrix® Products



Proposed Financing

PROPOSED SBA 504 LOAN STRUCTURE

13048-13052 Hawthorne Blvd., Hawthorne, CA



| | |
|---------------------------|--------------------|
| BUILDING ACQUISITION | \$1,250,000 |
| SBA/CDC FEES | \$17,000 |
| TOTAL PROJECT COST | \$1,267,000 |

| SOURCE OF FUNDS | AMOUNT | RATES | MATURITY | COLLATERAL | MONTHLY PAYMENT | ANNUAL PAYMENT | |
|-----------------|-------------|--------------------|--------------------|---------------------------|-----------------|-----------------|----------|
| Bank | 50% | \$625,000 | 6.50% | 10 Years 25 Yr. Amort. | 1st Deed | \$4,220 | \$50,641 |
| SBA 504 LOAN | 40% | \$517,000 | 5.85% Jan. 2026 | 25 Years Full Amort. | 2nd Deed | \$3,284 | \$39,406 |
| BORROWER | 10% | \$125,000 | | | | | |
| TOTAL | 100% | \$1,267,000 | | | \$7,504 | \$90,046 | |

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is **FIXED** at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Jacky

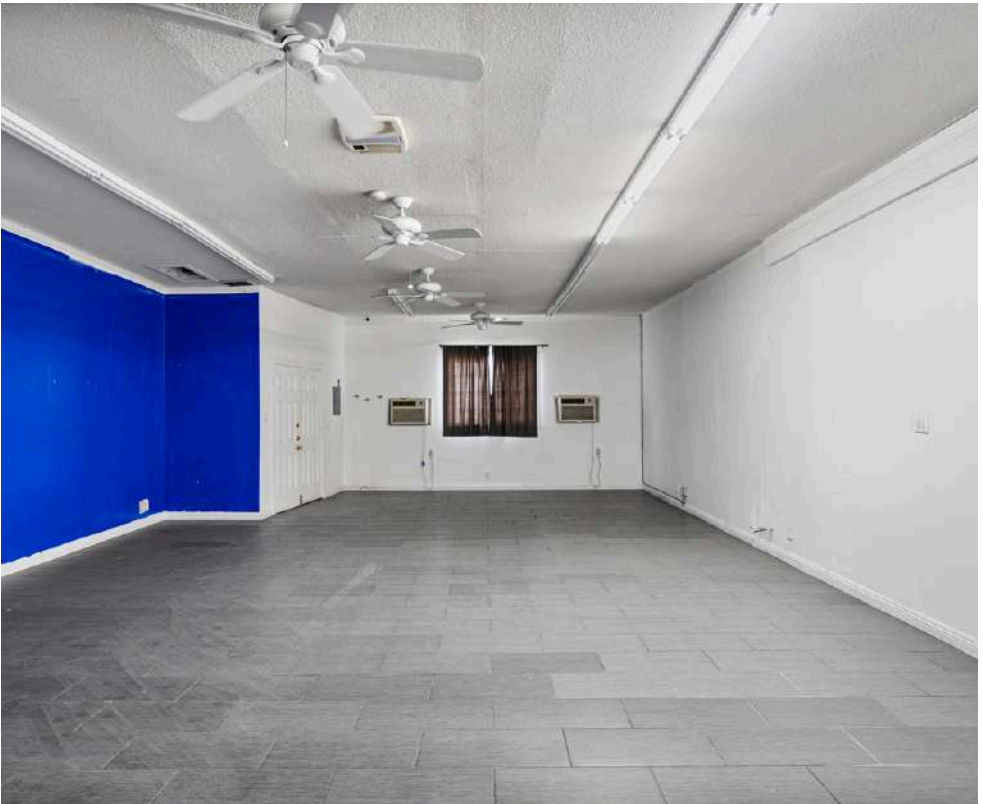
213-990-1481_jacky@bbcfunding.com



Property Photos

13048-13052 Hawthorne Blvd, Hawthorne CA 90250

[Click Here to View Full Size Photos](#)



EXCLUSIVELY MARKETED BY:



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