

FOR SALE
\$1,899,000
\$558/SQ.FT.

15001 HAWTHORNE BLVD
LAWNDALE, CA 90260



OFFERING MEMORANDUM

EXCLUSIVELY PRESENTED BY:



SCOTT BRISCOE
Investment Sales
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License#01753474

The information provided in the Offering Package has been gathered from sources that are deemed reliable, but the Owner and RE/MAX Commercial do not warrant or represent that the information is true, correct, or complete. Potential Purchaser is advised to verify information independently.



INVESTMENT SUMMARY

RE/MAX Commercial and Investments is pleased to present 15001 Hawthorne Blvd., Lawndale, CA. This is a great owner/user opportunity while also presenting investors with a value-added opportunity.

The property consists of 2,506 SF of gross leasable area. Situated on two parcels totaling 12,006 SF of land. Strategically positioned in the city's commercial district with accessibility to the surrounding South Bay markets. The property has flexible zoning allowing for various uses including but not limited to professional office and possible retail.

Buyer to verify square footage, zoning, permitted uses with the city of Lawndale. The Seller and broker do not guaranty the accuracy of the information stated in this offering memorandum.

PROPERTY SUMMARY

Offering Price	\$1,399,000.00
Building SqFt	2,506 SqFt
Year Built	1967
Lot Size (SF)	12,004.00 SqFt
Parcel ID	4078-019-024, 4078-019-037
Zoning Type	LNC3* , Commercial
County	Los Angeles



PROPERTY HIGHLIGHTS

- WELL-MAINTAINED OFFICE BUILDING
- ZONED (NC) NEIGHBORHOOD COMMERCIAL
- PRIME SOUTH BAY LOCATION
- LOCATED ON MAJOR THOROUGHFARE
- SECURE / GATED PARKING: 23 SPACES
- PROFESSIONAL OFFICE & POSSIBLE RETAIL USES (BUYER TO VERIFY)
- LARGE LOT - TWO PARCELS
- EXCELLENT VISIBILITY / SIGNAGE
- CONVENIENT ACCESS FROM ALL MAJOR FREEWAYS 405, 105, 110
- 10-MINUTES FROM LAX & THE BEACH CITIES
- HIGH TRAFFIC COUNT: 42,048+ VPD
- WALK SCORE: 91 (WALKER'S PARADISE)
- TRANSIT SCORE: 44 - WITHIN BLOCKS OF THE GREEN LINE





MICHAEL INSURANCE SERVICES



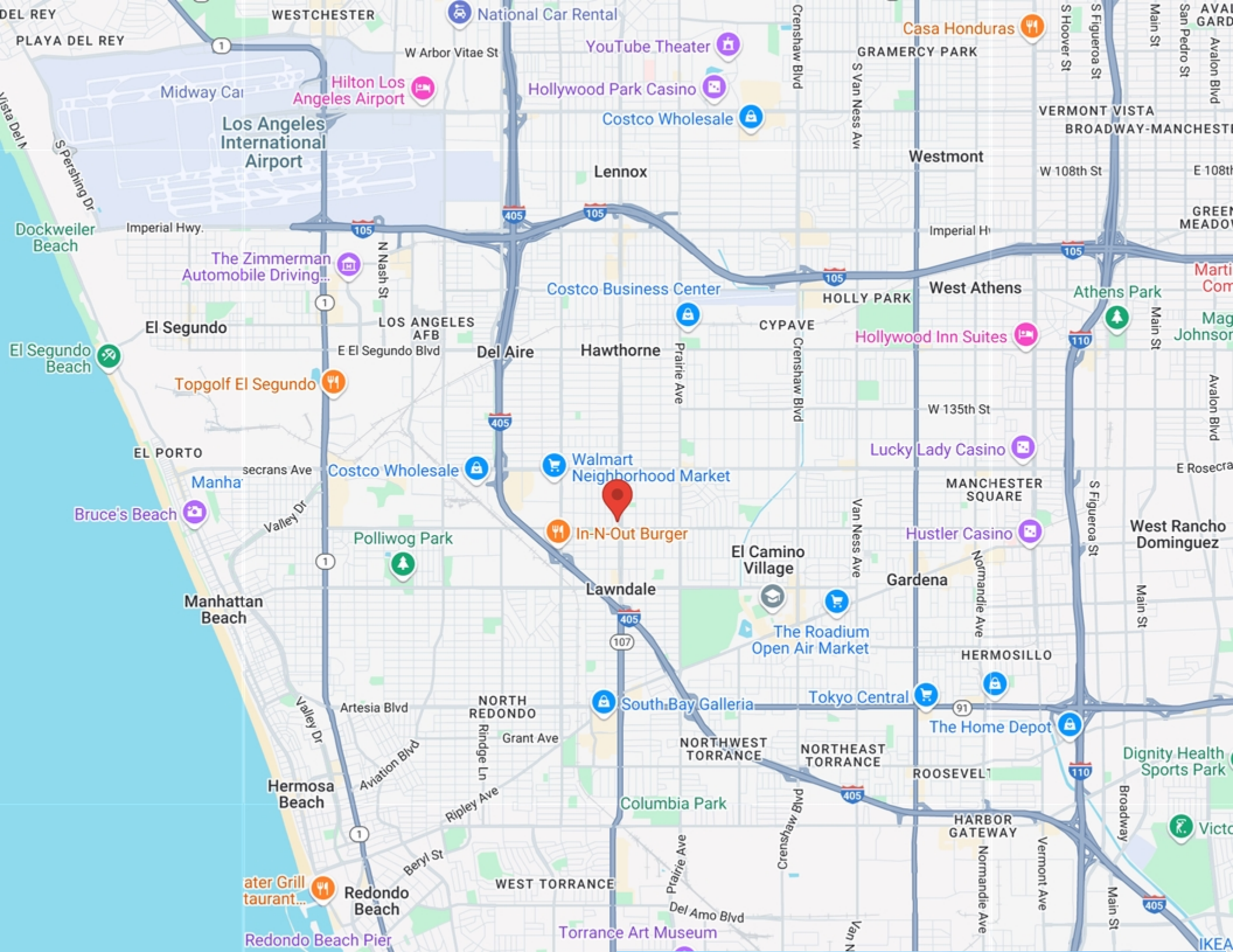


EXIT









Walmart Neighborhood Market

In-N-Out Burger

Lawndale

South Bay Galleria

Tokyo Central

The Home Depot

Columbia Park

HARBOR GATEWAY

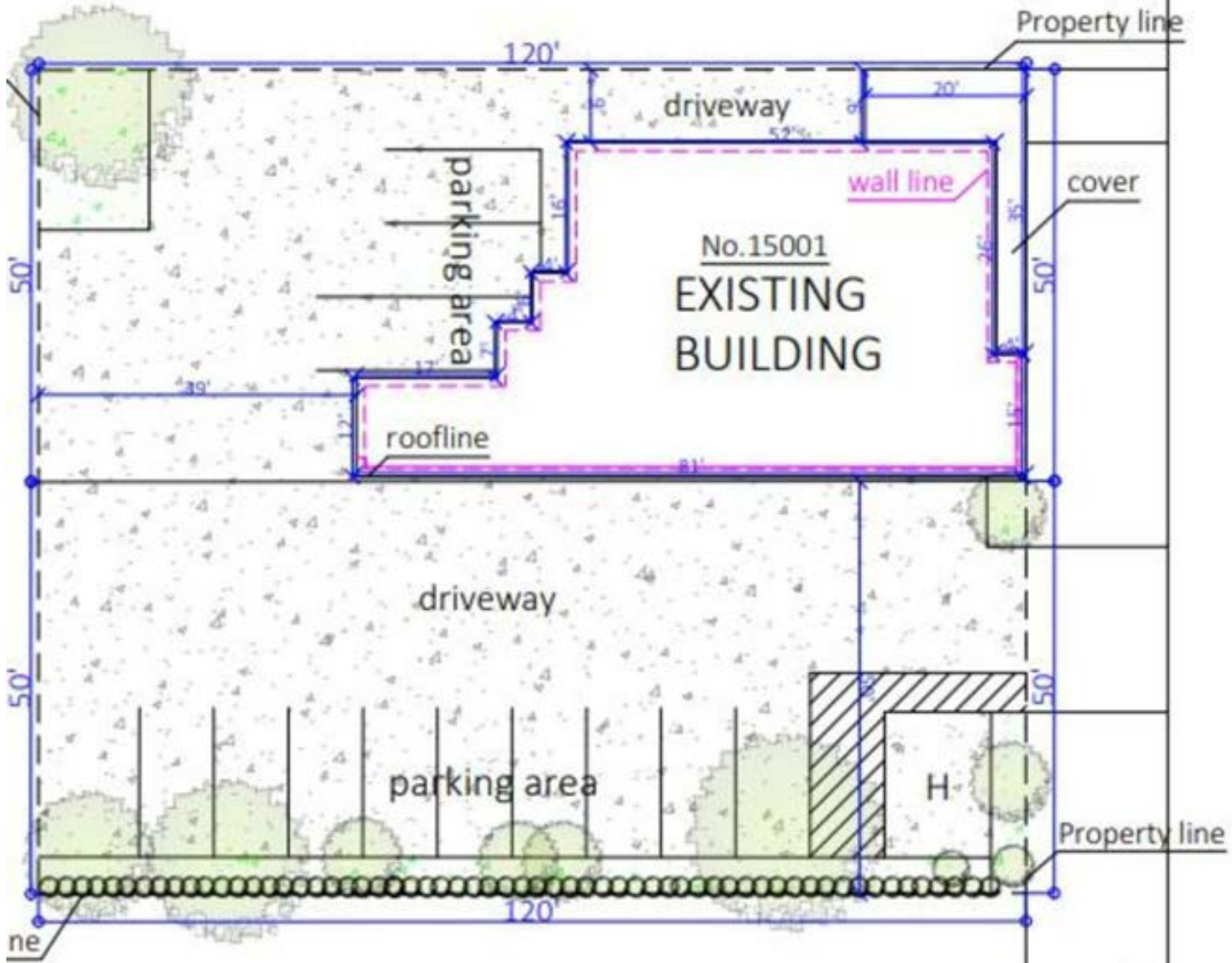
ater Grill
taurant...

Redondo Beach

Redondo Beach Pier

Torrance Art Museum

IKEA



Hawthorne Blvd
centerline

Property line

driveway

parking area

wall line

cover

No. 15001
EXISTING
BUILDING

roofline

driveway

parking area

H

Property line

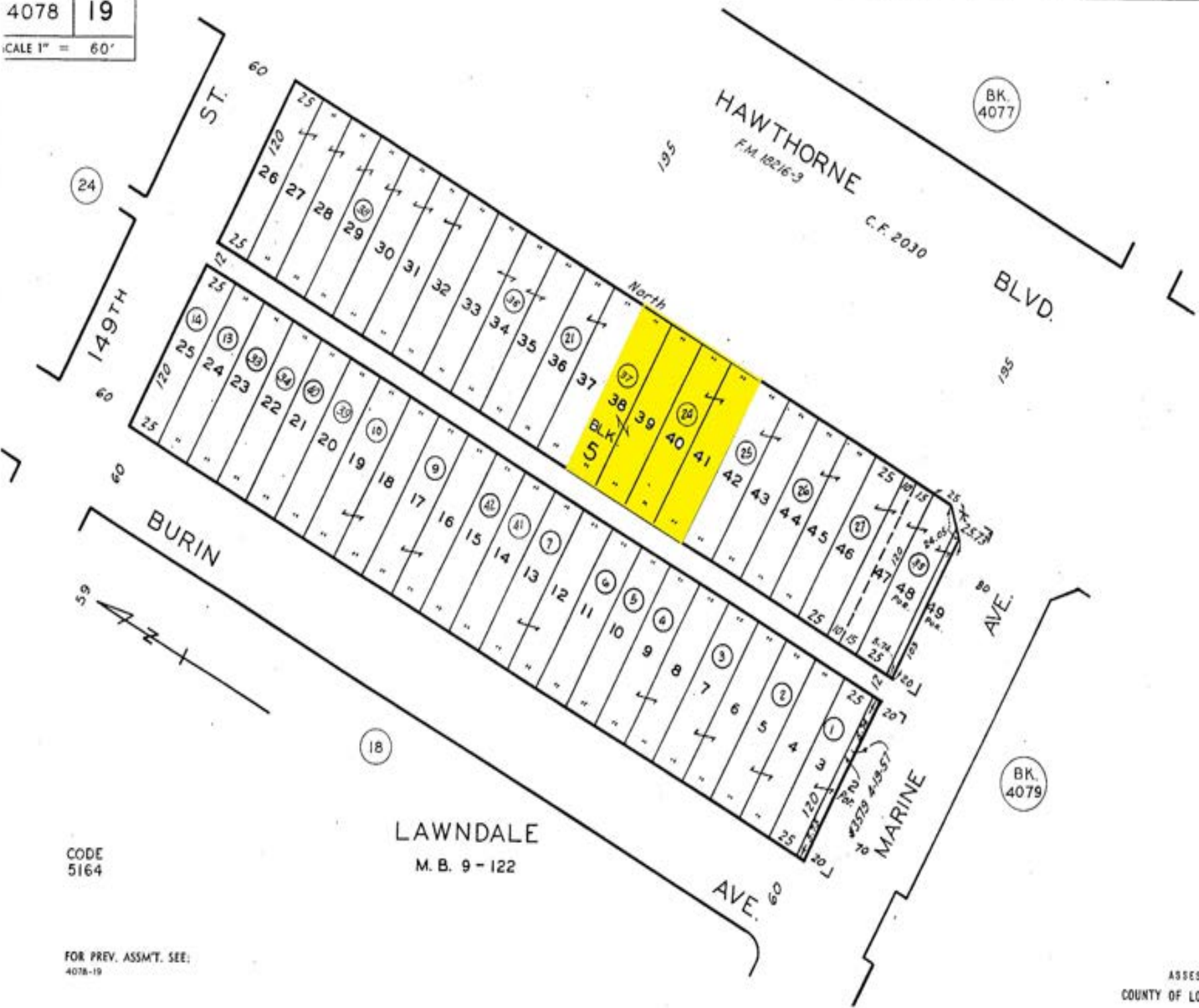
sidewalk

ne

4078 | 19

SCALE 1" = 60'

3-1-65 REVIS
 9-3-
 3-14-
 3-3-
 3-18-
 9-29-
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BK. 4077

BK. 4079

HAWTHORNE
F.M. 18216-3

C.F. 2030

BLVD.

ST.

BURIN

LAWNDALE
M. B. 9-122

MARINE

AVE.

CODE
5164

FOR PREV. ASSMT. SEE:
4078-19

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	40,345	279,060	609,327
2010 Population	41,040	285,170	616,538
2024 Population	39,011	281,778	609,299
2029 Population	37,551	273,982	593,776
2024-2029 Growth Rate	-0.76 %	-0.56 %	-0.51 %
2024 Daytime Population	32,827	287,627	728,079

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	12,659	96,293	215,425
2010 Total Households	12,622	97,077	215,778
2024 Total Households	12,772	100,454	221,519
2029 Total Households	12,655	100,512	222,036
2024 Average Household Size	3.03	2.79	2.72
2024 Owner Occupied Housing	4,873	46,212	99,952
2029 Owner Occupied Housing	4,920	47,125	102,042
2024 Renter Occupied Housing	7,899	54,242	121,567
2029 Renter Occupied Housing	7,734	53,387	119,994
2024 Vacant Housing	489	3,920	11,128
2024 Total Housing	13,261	104,374	232,647

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	742	6,299	16,279
\$15000-24999	569	4,611	11,265
\$25000-34999	864	5,895	12,407
\$35000-49999	1,335	8,219	17,833
\$50000-74999	2,380	14,464	30,444
\$75000-99999	1,811	12,774	27,410
\$100000-149999	2,550	18,205	39,999
\$150000-199999	1,297	10,711	23,992
\$200000 or greater	1,224	19,277	41,883
Median HH Income	\$ 80,476	\$ 95,067	\$ 94,523
Average HH Income	\$ 105,779	\$ 138,398	\$ 137,017



CITY OF LAWNSDALE

INCORPORATED

12/27/1959

AREA

CITY 2 SQ MI
LAND 2 SQ MI
ELEVATION 59 FT

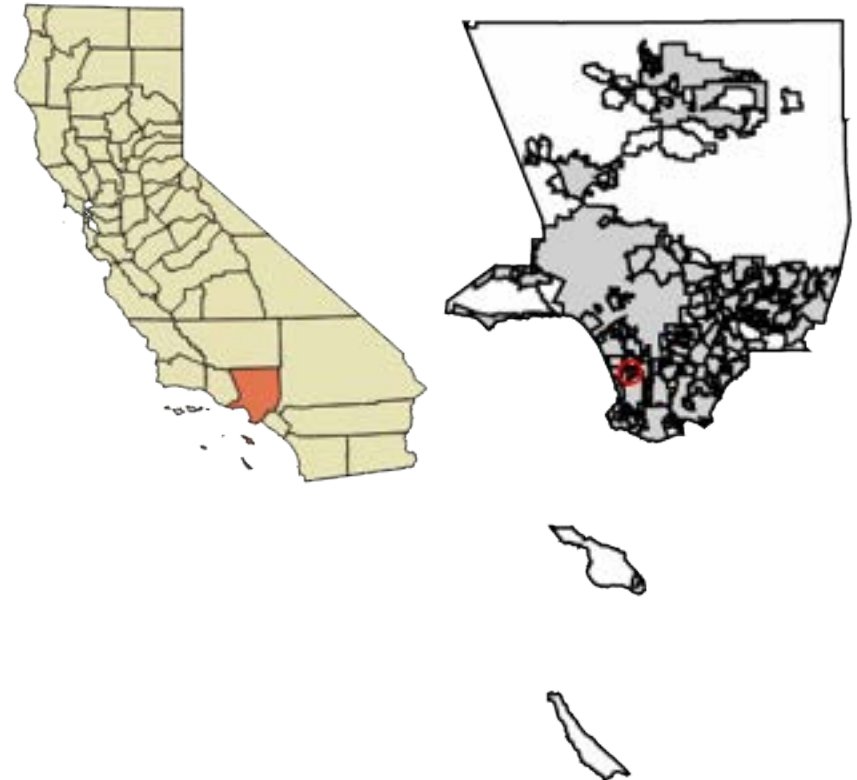
POPULATION

POPULATION 31,807
DENSITY AUTO SQ MI



ABOUT LAWNSDALE

Lawndale is a city in Los Angeles County, California, United States. The population was 32,769 at the 2010 census, up from 31,712 according to the 2000 census. The city is in the South Bay region of the Greater Los Angeles Area.



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE RE/MAX ADVISOR FOR MORE DETAILS.

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