

# 13048-13052 HAWTHORNE BLVD

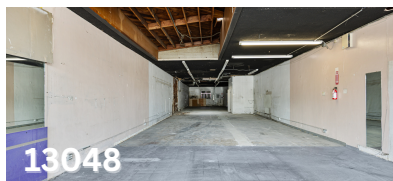
HAWTHORNE, CA 90250

TWO-UNIT RETAIL SPACE  
FOR SALE OR LEASE



## ABOUT THE PROPERTY

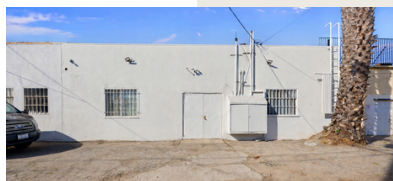
13048-13052 Hawthorne Blvd is a two-unit 5,203 SF Retail space located on Hawthorne Blvd. The property is in a high-traffic location with approximately 36,000 vehicles per day at the nearest intersection. It also is conveniently located with easy access to the I-110 and I-405 freeways.



13048



13052



## PROPERTY DETAILS

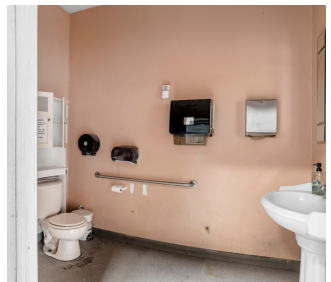
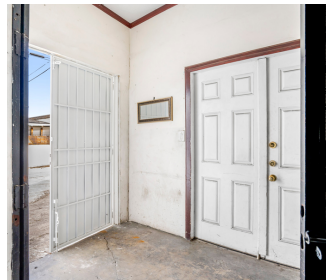
|                   |                      |
|-------------------|----------------------|
| SALE PRICE        | <b>\$1,250,000</b>   |
| LEASE PRICE       | <b>\$2.50/SF NNN</b> |
| NET RENTABLE SQFT | <b>5,203</b>         |
| PRICE/SQFT        | <b>\$240.25</b>      |
| OCCUPANCY         | <b>VACANT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



# 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)  $\pm$ 2,500 SF retail suites or can be combined into one  $\pm$ 5,000 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

**LYONSTAHL**  
INVESTMENT REAL ESTATE

## Renderings

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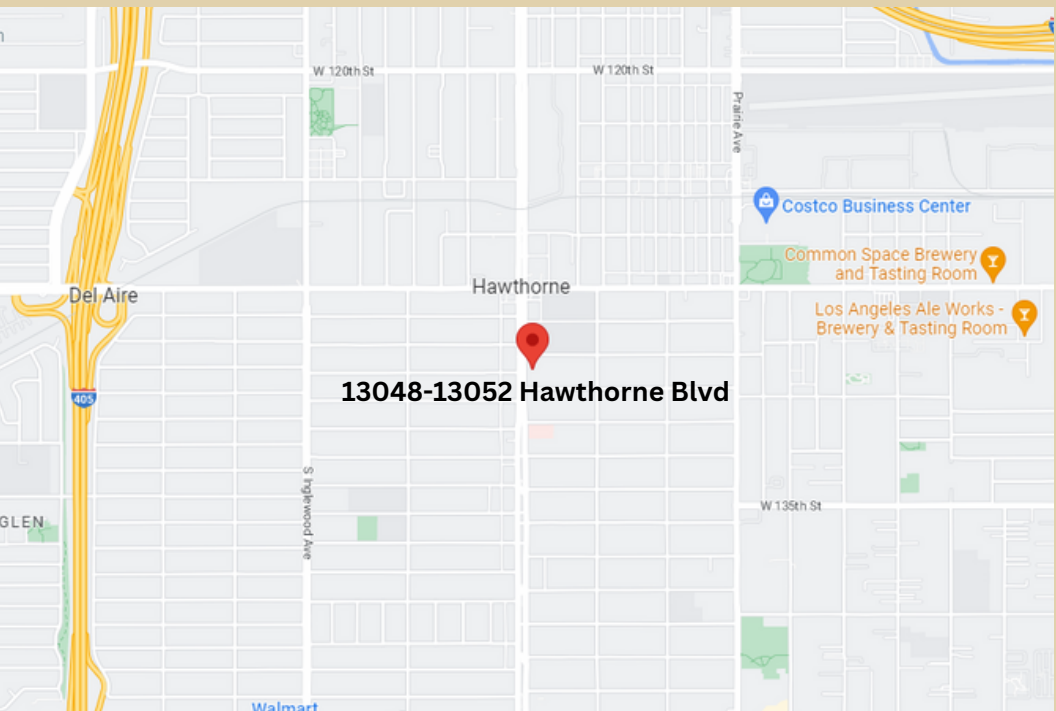
13048 Hawthorne Blvd



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  |

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# 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<br>25 Yr. Amort. | 1st Deed   | \$4,220         | \$50,641       |
| SBA 504 LOAN    | 40%  | \$517,000   | 5.85%<br>Jan. 2026 | 25 Years<br>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**  
213-999-1481 [jacky@bfcfunding.com](mailto:jacky@bfcfunding.com)



# Property Photos

13048-13052 Hawthorne Blvd, Hawthorne CA 90250

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



EXCLUSIVELY MARKETED BY:



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