

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

4337 W 147TH ST

LAWNDALE, CA 90260

\$1,380,000

10K SF WAREHOUSE

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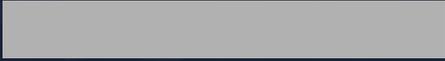
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PROPERTY INFORMATION



THE OFFERING



A unique **10,000 SF \$138/ SF Warehouse/Creative, Office/Flex Space for Sale/Lease** building in Lawndale, **4337 W 147th St**, combines usable space with something most competitors lack: on-site dedicated parking. The **two-story property** is currently configured with a **3,000 SF** street-facing karate studio, a **2,000 SF** ground-floor flex unit, and a full **5,000 SF open-plan** upper level that can be tailored to creative office, training/education, wellness, or light showroom/warehouse needs. **Nine exclusive parking** spaces on-site, plus plentiful street parking, give tenants and customers convenient access that typical Hawthorne Blvd and neighborhood commercial buildings simply cannot match. The asset will operate at a **12.96% CAP and 6.04 GRM once stabilized**.

General Commercial/Neighborhood Commercial zoning in Lawndale permits most **professional offices, personal services, retail**, and many **entertainment/recreation** uses **by right** or with a **Special Use Permit**. Investors can curate a higher-quality tenant roster than competing older retail strips, with potential to reposition the building as a **multi-tenant** creative campus or branded **owner-user headquarters**. Looking ahead, the property also functions as a **covered-land play**: as Lawndale updates its General Plan and Hawthorne Boulevard Specific Plan to favor **mixed-use** and higher-intensity infill, future owners retain the option to pursue an **SB 330 style** residential or mixed-use concept, while the current commercial use carries the land.

For investors, the most compelling **exit strategy** is to stabilize the asset with a blend of long-term service/office and specialty recreation or training tenants, drive NOI to its **projected 12%+ cap rate**, and then hold as **(1)** a cash-flowing core asset in a supply-constrained submarket or **(2)** a medium-term redevelopment site benefiting from the city's pro-housing, pro-infill land-use direction.

4337 W 147th St – Lawndale, CA 90260

PROPERTY INFORMATION

PROPERTY DETAILS

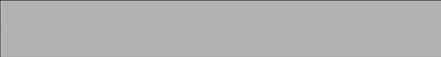
Address	4337 W 147th St Lawndale, CA 90260
Total Units	3
Total Building Sqft.	10,000 SF
Total Lot Size	8,305 SF
Year Built	1923
Zoning	LCN2
APN	4077-010-012



INVESTMENT HIGHLIGHTS

- **Warehouse/Creative Office/Flex Space For Sale/Lease**
- Owner/User or Investor Opportunity in Prime Lawndale
- 2/3 Units are Currently Vacant
- Karate Studio Currently Operates on the Ground Floor (Front Unit)
- \$450k Retrofit Work Complete on Ground Floor
- 10,000 sqft of Usable Square Footage
- Located off the Signalized Corner of Rosecrans Ave and Hawthorne Blvd
- 9 Parking Spots On-Site

PROPERTY PHOTOS

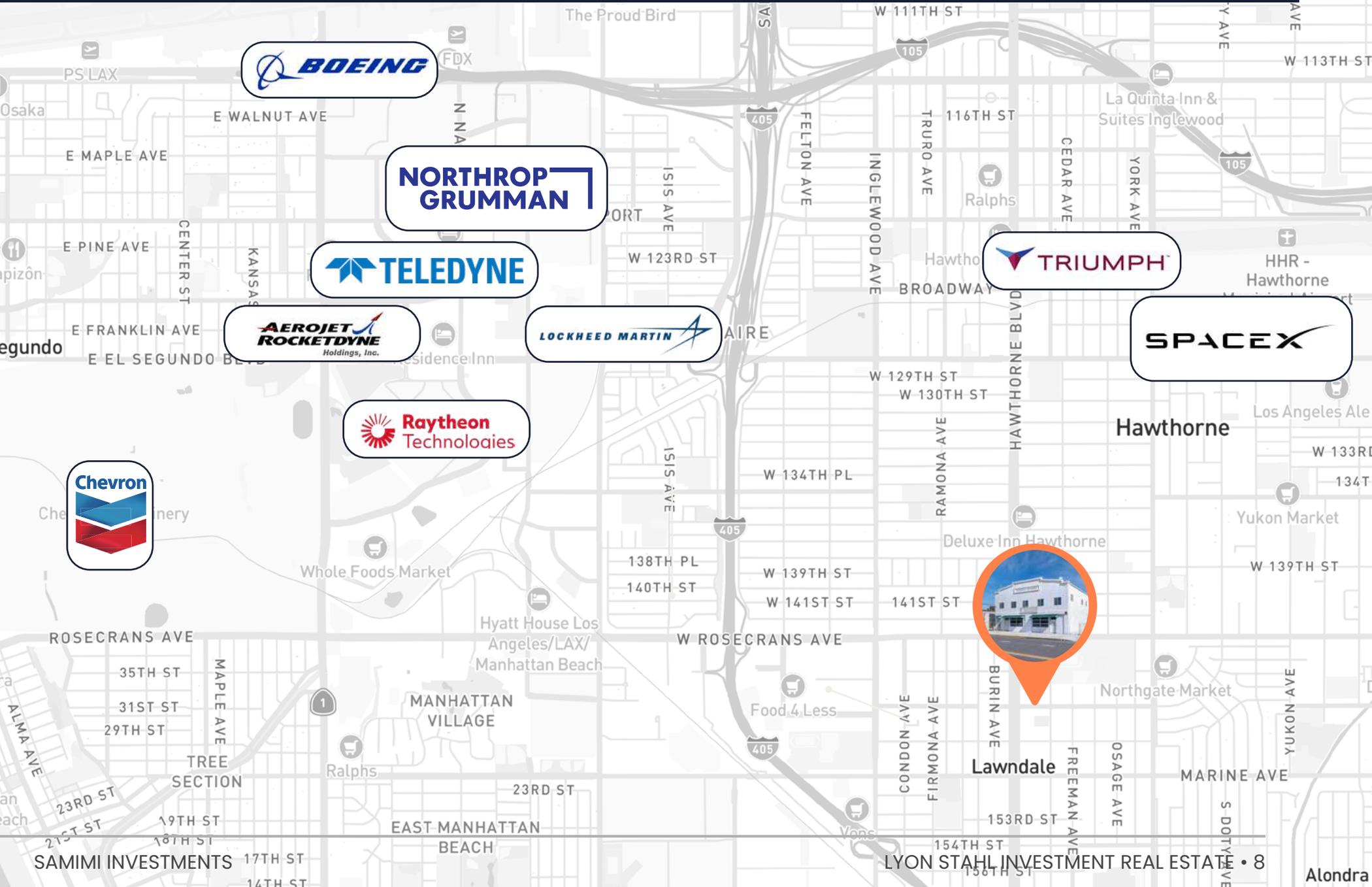


4337 W 147th St - Lawndale, CA 90260

SAMPLE COFFEE SHOP AND OFFICE UPSTAIRS



PROPERTY PHOTOS SPACE & DEFENSE FACILITIES



PROPERTY PHOTOS
PROPERTY PHOTOS

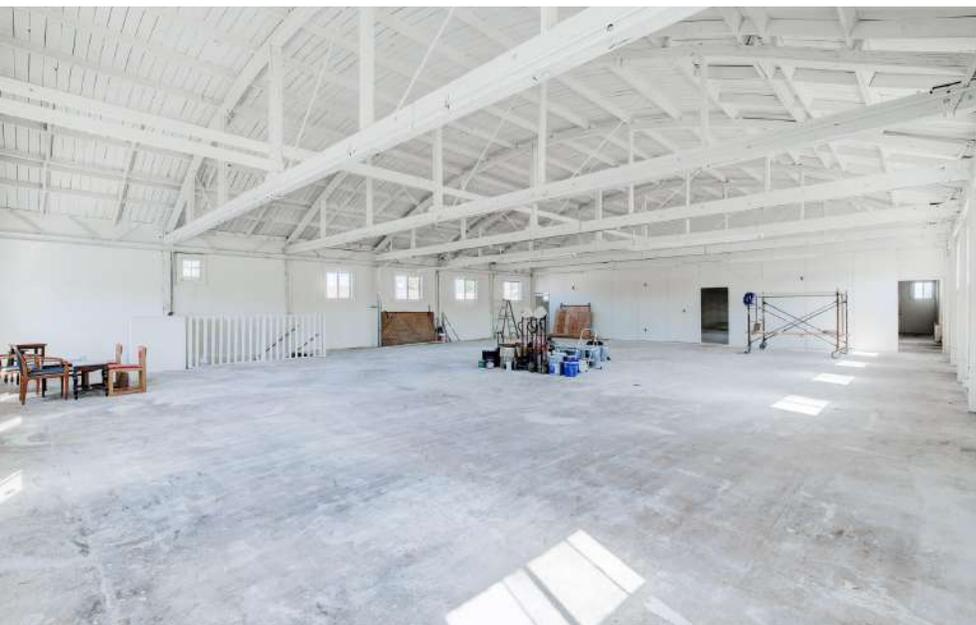
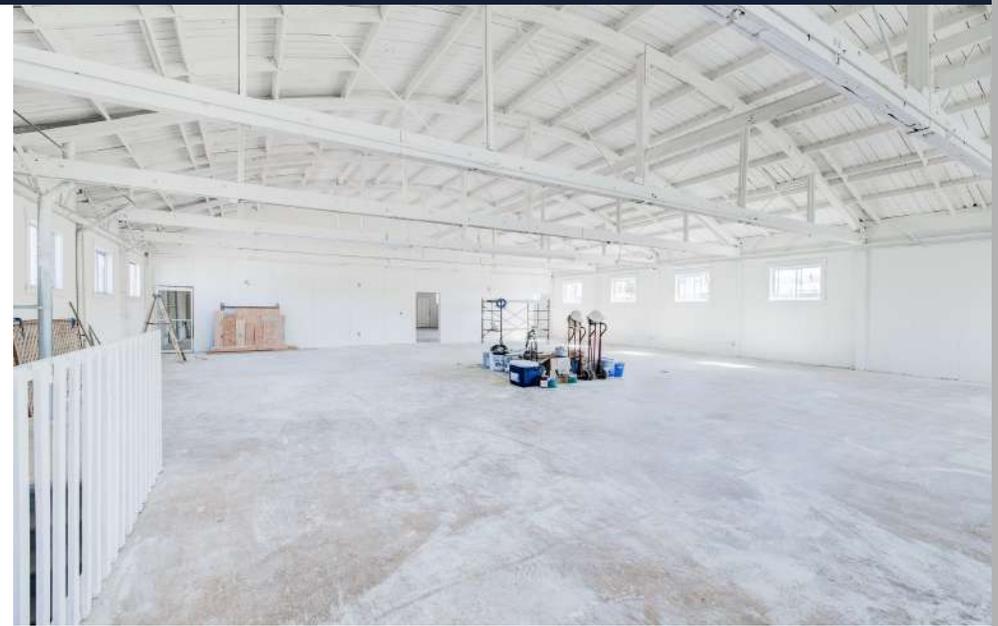




PROPERTY PHOTOS
PROPERTY PHOTOS



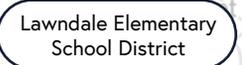
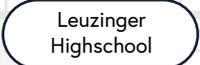
PROPERTY PHOTOS
PROPERTY PHOTOS | UPSTAIRS



PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS NEARBY AMENITIES



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	LEASE END
1 - Karate Studio	-	1	3,000 SF	\$1,800	\$0.60	\$6,000	-
2 - Back Unit	-	1	2,000 SF	\$4,300	\$2.15	\$4,300	Vacant
3 - Top Floor	-	1	5,000 SF	\$8,750	\$1.75	\$8,750	Vacant
TOTALS			10,000 SF	\$14,850	\$4.50	\$19,050	

All dimensions, square footage, layouts, and features are approximate and not guaranteed. Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

FINANCIAL ANALYSIS

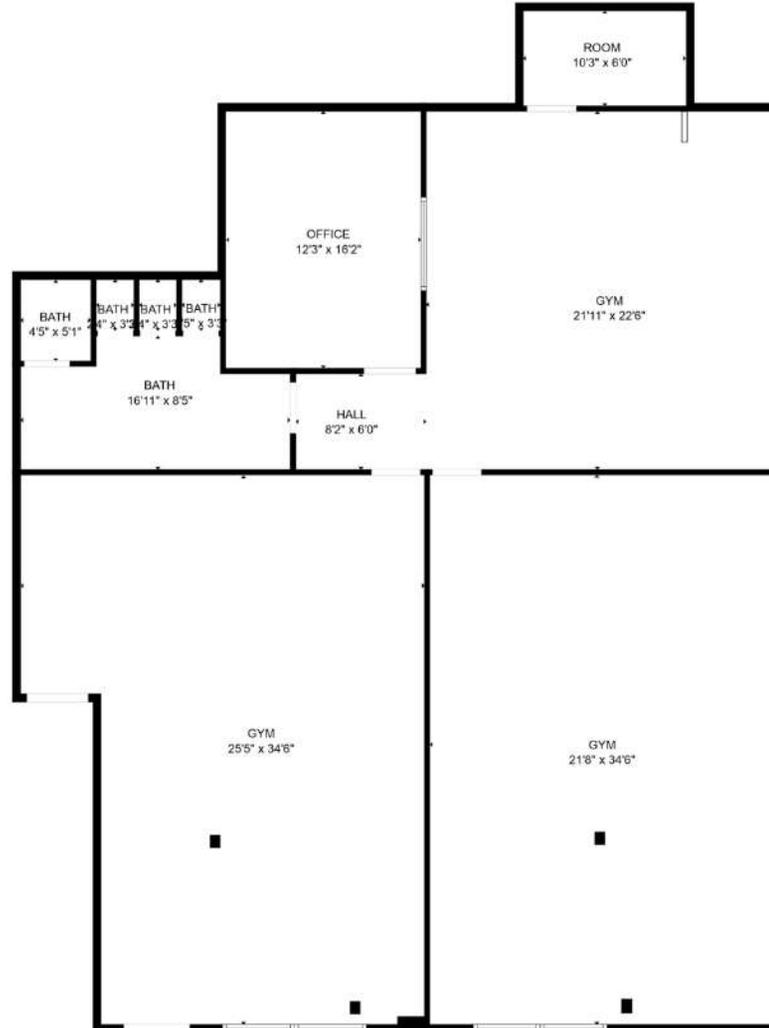
FINANCIAL ANALYSIS

Property Address 4335 W 147th St			Annualized Operating Data		Current Rents		Market Rents			
List Price:		\$1,380,000	Scheduled Gross Income:		\$178,200		\$228,600			
Down Payment:	25.0%	\$345,000	Vacancy Rate Reserve:		\$8,910	5%	*1	\$6,858 3% *1		
Number of units:		3	Gross Operating Income:		\$169,290					
Cost per Unit:		\$460,000	Expenses:		\$42,950	24%	*1	\$42,950 19% *1		
Current GRM:		7.74	Net Operating Income:		\$126,340					
Market GRM:		6.04	Loan Payments:		\$74,464					
Current CAP:		9.16%	Pre Tax Cash Flows:		\$51,876	15.04%	*2	\$104,328 30.24% *2		
Market CAP:		12.96%	Principal Reduction:		\$11,421					
Year Built / Age:		1923	Total Return Before Taxes:		\$61,258	17.76%	*2	\$109,138 31.63% *2		
Approx. Lot Size:		8,305								
Approx. Gross USF:		10,000	*1 As a percent of Scheduled Gross Income							
Cost per Net USF:		\$138.00	*2 As a percent of Down Payment							
Proposed Financing			Scheduled Income							
First Loan Amount:	\$1,035,000	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
Terms:	6.00%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$6,205	DCR:	1.70							
Annualized Expenses				1		3,000sqft/Karate Studio	\$1,800	\$1,800	\$6,000	\$6,000
*Estimated				1		2,000sqft/Vacant	\$4,300	\$4,300	\$4,300	\$4,300
New Taxes (New Estimated):			\$17,250	1		5,000sqft/Vacant	\$8,750	\$8,750	\$8,750	\$8,750
Maintenance (\$1/SF):			\$10,000							
Insurance (\$1.25/SF):			\$12,500							
Utilities (\$.20/SF):			\$2,000							
Landscaping/Pest Control (\$100/mo):			\$1,200							
Total Expenses:			\$42,950	Total Scheduled Rent:			\$14,850		\$19,050	
Expenses as %/SGI			24.10%	Laundry			\$0		\$0	
Per Net Sq. Ft:			\$4.29	Garages			\$0		\$0	
Per Unit			\$14,317	Monthly Scheduled Gross Income:			\$14,850		\$19,050	
				Annualized Scheduled Gross Income:			\$178,200		\$228,600	
				Utilities Paid by Tenant:			Gas & Electric		28% Space Upside	

PROPERTY FLOOR PLANS



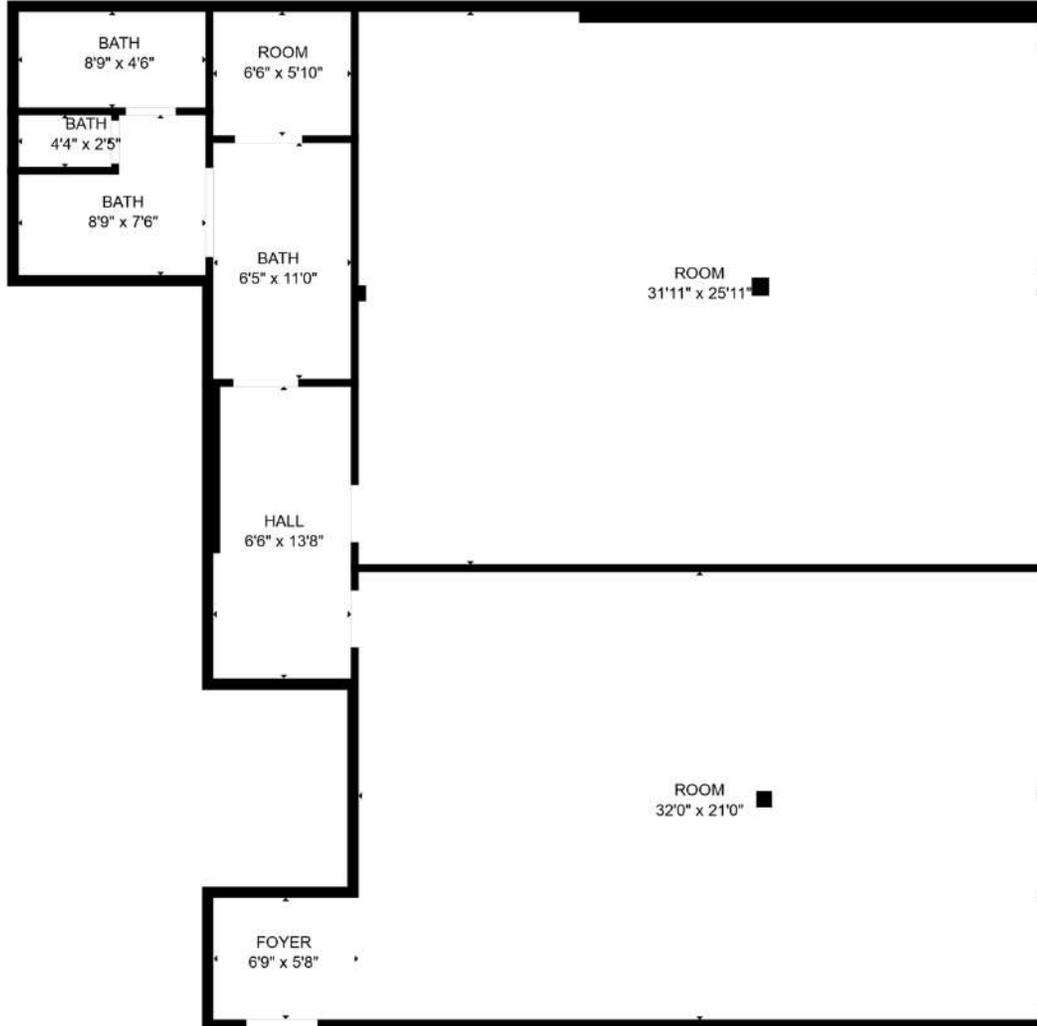
PROPERTY FLOOR PLANS
KARATE STUDIO | 1ST FLOOR



GROSS INTERNAL AREA
FLOOR 1: 2542 sq. ft
TOTAL: 2542 sq. ft

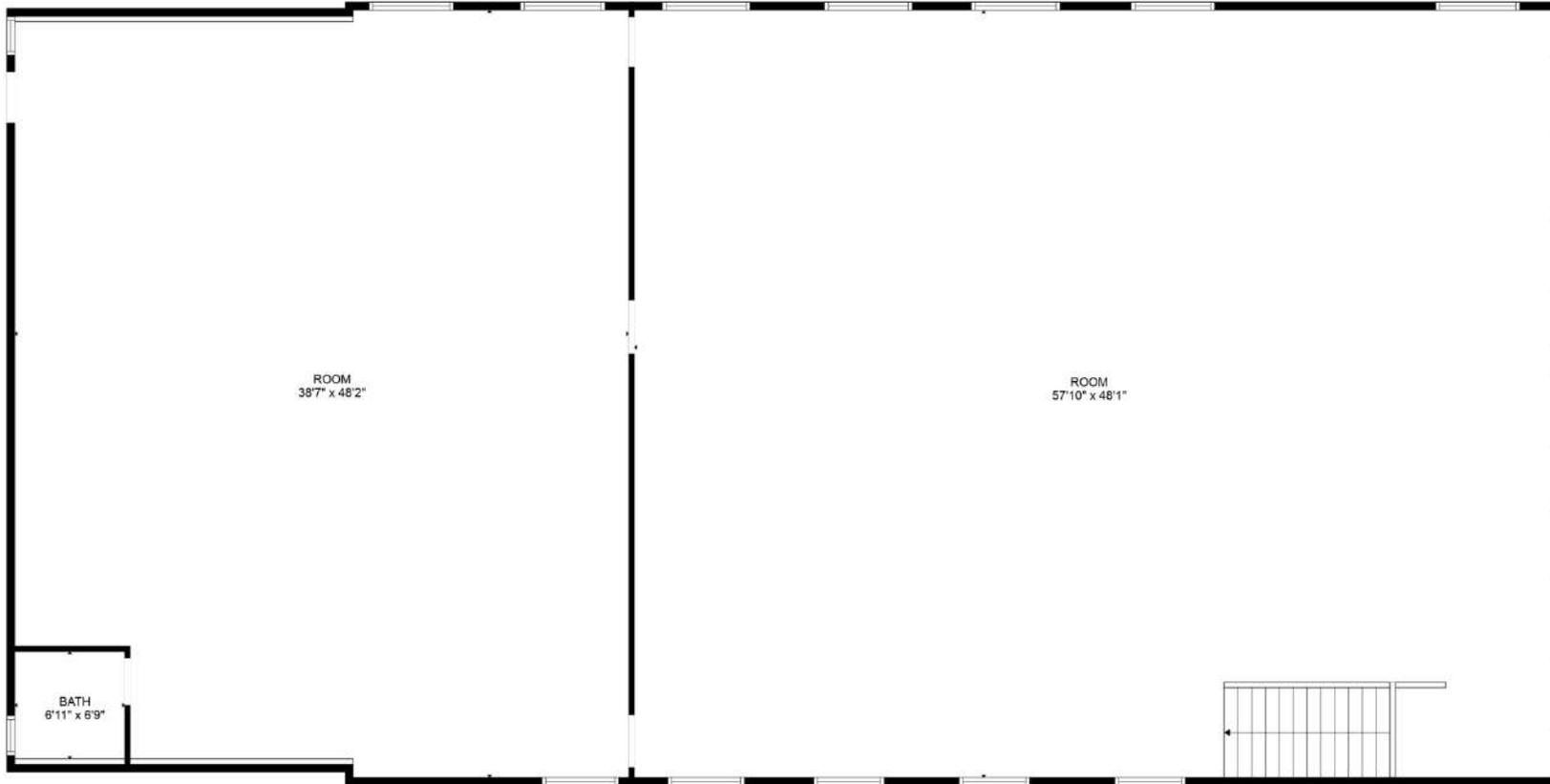
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

BACK VACANT UNIT | 1ST FLOOR



GROSS INTERNAL AREA
FLOOR 1: 249 sq. ft
EXCLUDED AREAS: ROOM: 1512 sq. ft, BATH: 72 sq. ft, FOYER: 39 sq. ft
TOTAL: 249 sq. ft
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY FLOOR PLANS
TOP FLOOR



GROSS INTERNAL AREA
FLOOR 1: 0 sq. ft
EXCLUDED AREAS: ROOM: 4583 sq. ft, BATH: 49 sq. ft
TOTAL: 0 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SALE COMPARABLES

4337 W 147th St - Lawndale, CA 90260

SALE COMPARABLES

SALE COMPS ANALYSIS

<u>Address</u>	<u>Price</u>	<u>Yr. Built</u>	<u>RSF</u>	<u>LOT SF</u>	<u>Price/Sq.Ft</u>	<u>Price/ Lot SF</u>	<u>DOM</u>	<u>COE</u>
949 S La Brea Ave, Inglewood	\$1,900,000	1944	7,084	5,660	\$268.21	\$335.69	34	8/26/2025
12321 Hawthorne Blvd, Hawthorne	\$1,900,000	1930	8,750	8,727	\$217.14	\$217.72	308	1/9/2026
4947 Marine Ave, Lawndale	\$2,196,000	1982	6,100	9,781	\$360.00	\$224.52	20	10/17/2025
135th St, Gardena	\$6,300,000	1971	25,850	44,431	\$243.71	\$141.79	6	10/25/2024
8721 Aviation Blvd, Inglewood	\$1,700,000	2005	6,038	100,567	\$281.55	\$16.90	0	4/8/2025
4610/ 4612 Manhattan Beach Blvd, Lawndale	\$2,750,000	1955	5,509	18,668	\$499.18	\$147.31	115	Active
4038 El Segundo Blvd, Hawthorne	\$3,200,000	1958	6,460	21,649	\$495.36	\$147.81	12	Active
4643 W Rosecrans Ave, Hawthorne	\$2,100,000	1955	5,280	9,211	\$397.73	\$227.99	23	Active
1527 W El Segundo Blvd, Gardena	\$1,950,000	1966	5,920	10,412	\$329.39	\$187.28	358	Active
Averages					\$343.59	\$183	97	
4337 147th St Lawndale, Ca 90260	\$1,380,000	1977	8,305	10,000	\$166.16	\$138.00	Subject	

LEASE COMPARABLES

4337 W 147th St - Lawndale, CA 90260

LEASE COMPARABLES

LEASE COMPS



3931-3969 ARTESIA BLVD
Torrance, CA 90504

Lease Rate: \$34.20 /SF/yr Lease Type: NNN
Space Size: 1,077 SF



2501 ARTESIA BLVD
Redondo Beach, CA 90278

Lease Rate: \$20.04 /SF/yr Lease Type: NNN
Space Size: 1,824 SF



14623 HAWTHORNE BLVD
Lawndale, CA 90260

Lease Rate: \$27.72 /SF/yr Lease Type: Full Service
Space Size: 1,115 SF



LEASE COMPARABLES

LEASE COMPS



15900 CRENSHAW BLVD
Gardena, CA 90249

Lease Rate: \$34.08 /SF/yr Lease Type: NNN
Space Size: 1,230 SF



15901 HAWTHORNE BLVD
Lawndale, CA 90260

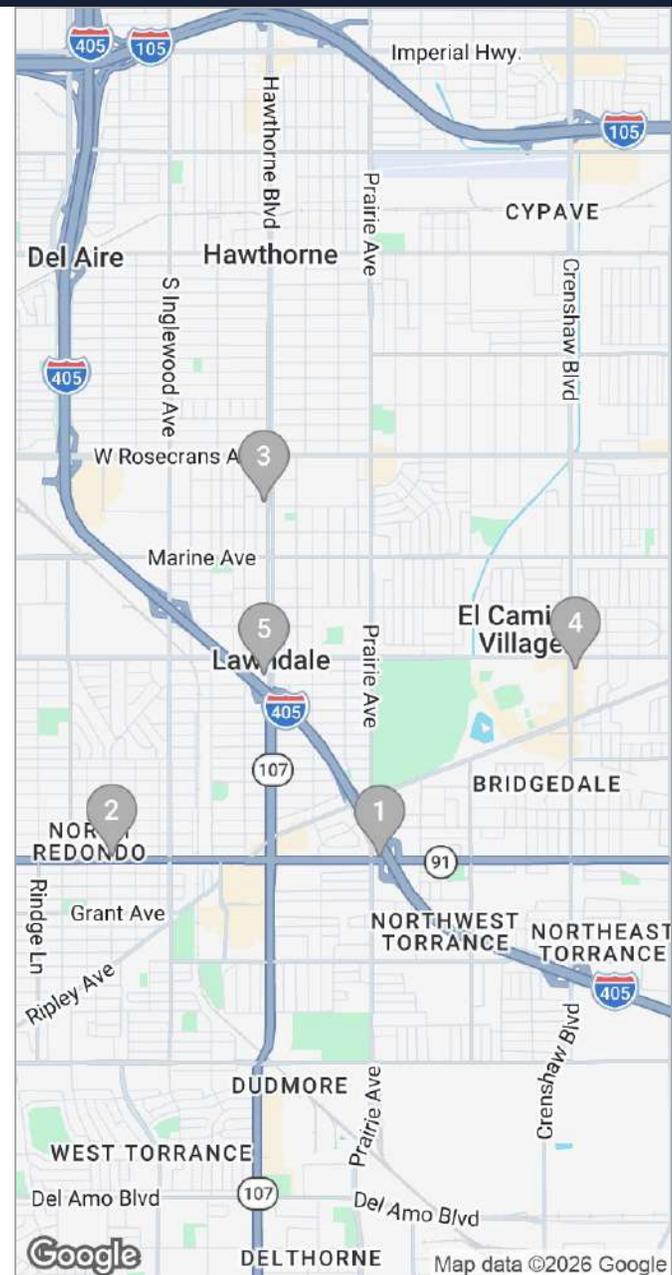
Lease Rate: \$24.00 /SF/yr Lease Type: Full Service
Space Size: 4,534 SF



LEASE COMPARABLES

LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE
1	3931-3969 Artesia Blvd Torrance, CA	\$34.20 /SF/yr	NNN	1,077 SF
2	2501 Artesia Blvd Redondo Beach, CA	\$20.04 /SF/yr	NNN	1,824 SF
3	14623 Hawthorne Blvd Lawndale, CA	\$27.72 /SF/yr	Full Service	1,115 SF
4	15900 Crenshaw Blvd Gardena, CA	\$34.08 /SF/yr	NNN	1,230 SF
5	15901 Hawthorne Blvd Lawndale, CA	\$24.00 /SF/yr	Full Service	4,534 SF
AVERAGES		\$28.01 /SF/YR		1,956 SF



LOCATION OVERVIEW



LOCATION OVERVIEW LOCATION MAP



Map data ©2026 Imagery ©2026 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

LOS ANGELES OVERVIEW

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



2028 OLYMPICS | INGLEWOOD, CA



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



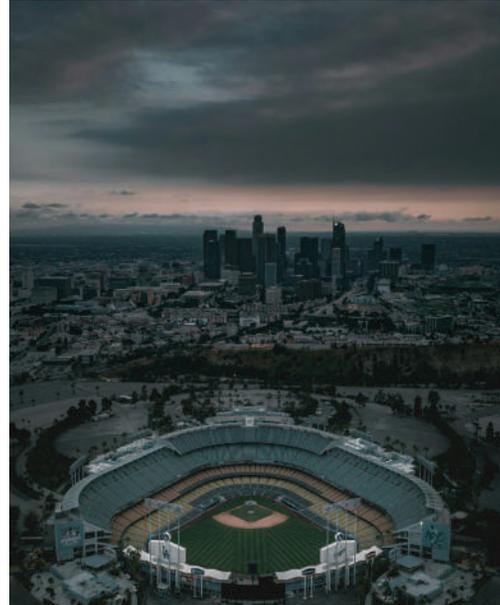
ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.



LOCATION OVERVIEW

HOLLYWOOD PARK

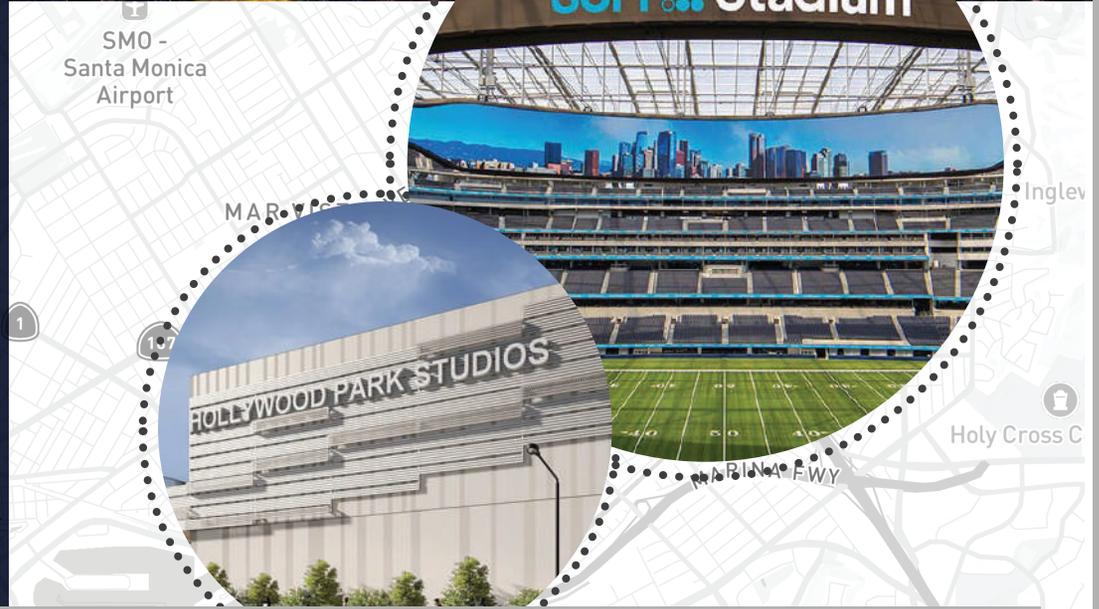
HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

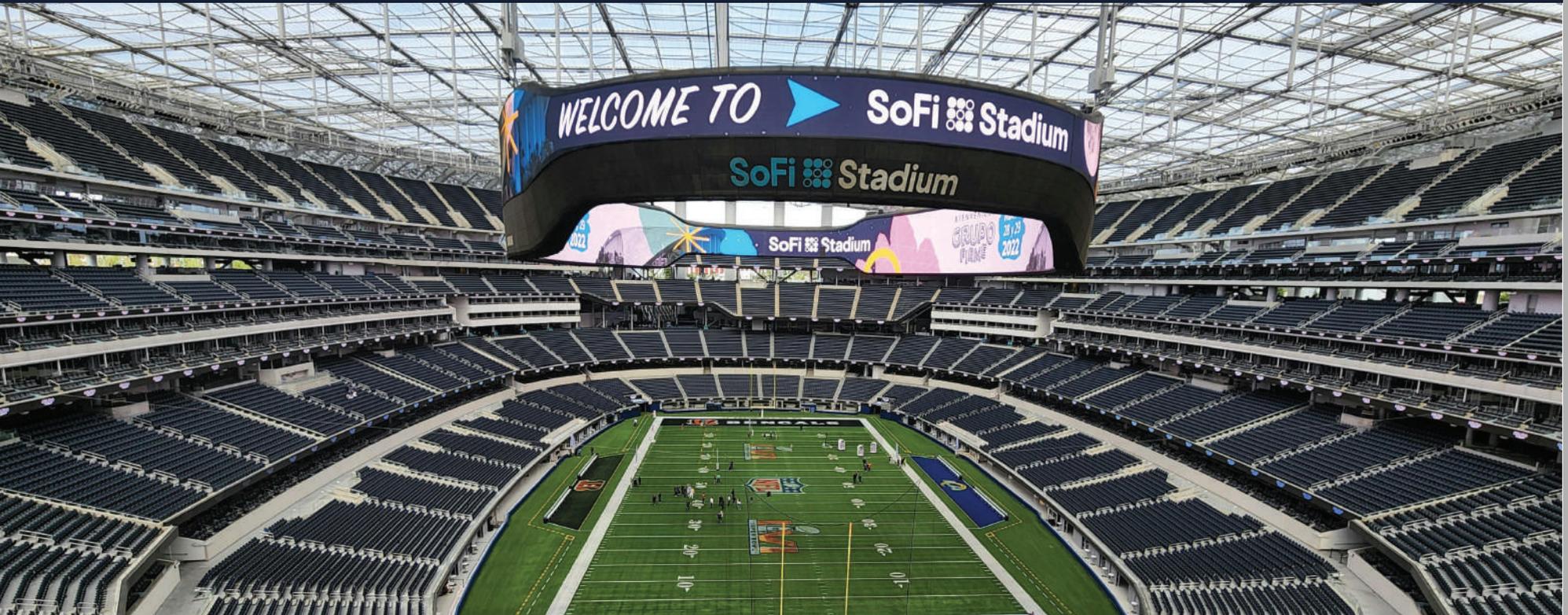
Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW
SOFI STADIUM



SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

LOCATION OVERVIEW
INTUIT DOME



INTUIT
DOME

Intuit Dome, the new home of the Los Angeles Clippers, is a \$2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier “Wall” section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.

WORLD FAMOUS INTERNATIONAL AIRPORT



LAX

Los Angeles International Airport continues its \$15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.



LOCATION OVERVIEW

HAWTHORNE MALL



This latest redevelopment blueprint includes what the mall owners are calling a "power center" (which seems to just be an outdoor mall), office space, and residential units atop the compound's "walkable outdoor retail strips." Courtyards and parks would be interspersed throughout the retail area and on rooftops. In all, the new development would hold 600 residences, 500,000 square feet of space for retail, 800,000 square feet of office space, and almost 5,900 parking spots for cars. Hotels would be prioritized in the north end of town, nearest Los Angeles International Airport, and the boulevard would be upgraded. John Oshimo of GRC Associates Inc., a consulting firm that helped create the vision for the boulevard, said the overhaul should include walkable plazas, public art, extended bike lanes, revitalization of poorly maintained buildings, and educational uses like libraries. "How do we make this a healthier area? Improving the quality of life for Hawthorne residents as well as visitors?" Oshimo said. "Outdoor plazas, outdoor gathering spaces, seating areas, and just more outdoor space along the boulevard. ... We're trying to get healthier markets and improve access to healthy food."



A pair of warehouses in Hawthorne will become the future headquarters of Ring, the home security startup recently purchased by Amazon. Ring will join SpaceX, Tesla, Urth Caffe and other big-name tenants bringing a “new energy” to the city, which was once a center for aerospace. Some 250 employees will relocate to the 62,000-square-foot campus early next year. The company is “proud to join the list of innovative, forward-thinking companies that call Hawthorne home,” Ring founder Jamie Siminoff said in a statement. “Our new space will allow Ring to grow as we work to make our neighborhoods safer.” Hawthorne was eyed by Ring for its proximity to Los Angeles International Airport, the Metro Green Line, the city’s diverse housing supply and an array of eateries and breweries. Hawthorne “has become a hotbed for technology companies seeking sustainable alternatives to creative office space in El Segundo and LA’s Westside,” developer Zach Vella said in a statement.

EXCLUSIVELY MARKETED BY

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INVESTMENT REAL ESTATE

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