

Offering an Exceptional and Versatile South Bay Property

Price:	Now Accepting Offers
Address:	11822 Felton Ave Hawthorne, California, 90250
APN:	4141-012-049
Square Footage:	4,322 Sq. Ft.
Lot Size:	12,479 Sq. Ft.
Year Built:	1941
Parking:	10+ Parking Spaces

Prime Hawthorne Location

- Positioned within one of the most dynamic growth pockets in Los Angeles County, with proximity to El Segundo employment centers and the broader South Bay tech/aerospace ecosystem
 - Minutes to SpaceX, Tesla Design Center, Amazon Fresh, and SoFi Stadium and the emerging "Silicon Beach South" ecosystem
 - Easy access to the 105 and 405 freeways
 - Surrounded by a dense residential population and strong demand for community-serving uses
- Strong local demand drivers in childcare, education, assembly, creative arts, and community services
- Above-average population density and consistent household growth

1 11822 Felton Ave
Hawthorne, California 90250

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Investment Highlights

Prime Repositioning or Redevelopment Opportunity

- Unique and vacant 4,322 sq ft multi-purpose facility on a 12,479 sq ft corner lot in the heart of Hawthorne
- Parking for more than 10 vehicles across 2 lots
- Adjacent freestanding storage area provides additional versatility

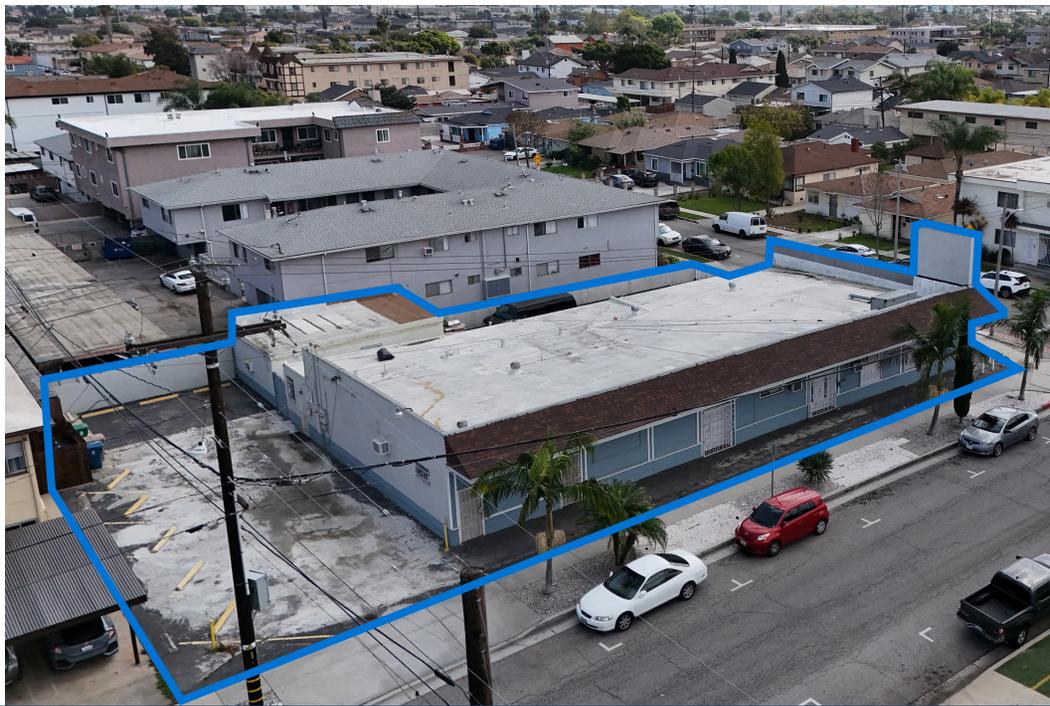
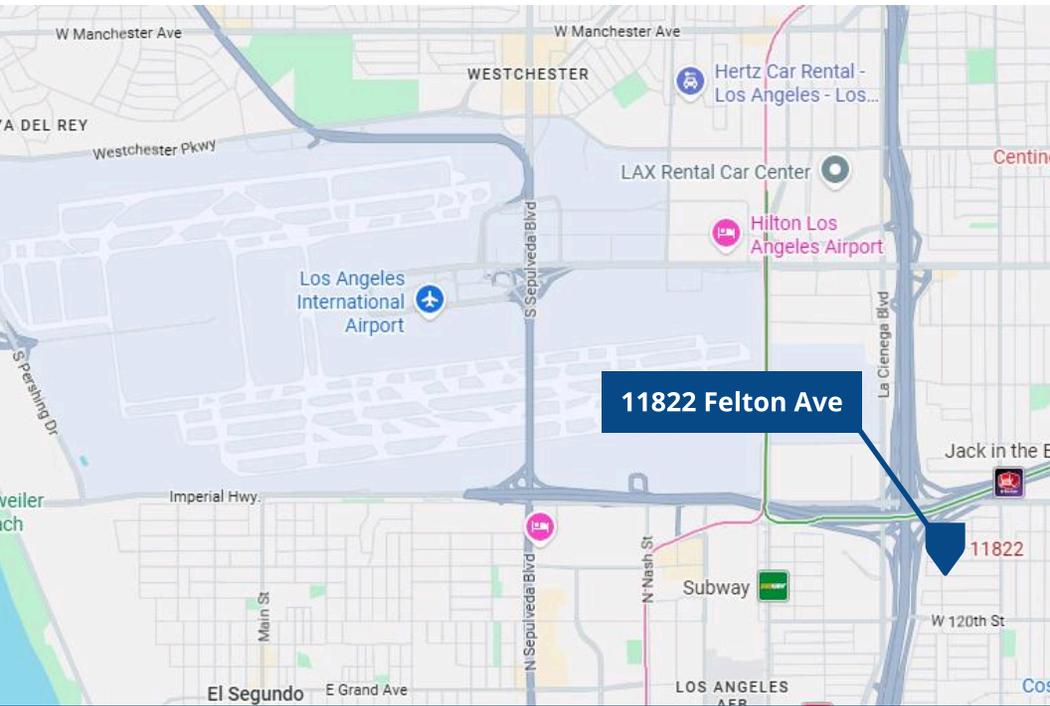
Delivered Vacant with Flexible Existing Improvements

- Delivered 100% vacant - unlocking immediate flexibility for owner-users, investors, or developers with no relocation costs or tenant encumbrances
- The current floor plan is highly adaptable for a wide range of commercial, institutional, or creative uses
- Expansive main hall with stage accommodates 100+ seats for assemblies, events, or performances
- Full commercial-style kitchen and large cafeteria with dining tables
- Multiple accessory rooms offer endless possibilities including offices, classrooms, daycare rooms, and storage
- Divided men's and women's restrooms
- The existing configuration supports immediate reuse as an event venue, church, daycare, training center, creative arts hub, or community facility.

Compelling Redevelopment Potential

- The 12,479 sq ft lot offers strong fundamentals for ground-up infill development in an area with limited availability
 - Rectangular parcel with street frontage on 2 sides
 - Ample depth for new construction
 - Parking layout can support multiple future uses and entrances
- Located in a high-demand, centrally connected South Bay corridor
- Ideal for developers exploring educational, institutional, mixed-use, or specialized commercial concepts (buyer to verify zoning and allowable uses).
- Proximity to major transit may permit density bonuses





This Memorandum includes select information about the Property and is not comprehensive. Data is from sources deemed reliable but not verified for accuracy, completeness, or suitability. All content is provided "as is" without warranty. Forward-looking statements are based on assumptions subject to change. Additional information and property access may be offered to qualified buyers. Prospective purchasers should independently verify all content, consult legal and financial advisors. Jake Ison DRE #02243439



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