

# FOR SALE

12 UNITS IN HAWTHORNE – BUILT 1986



13304 – 13308

ROSELLE AVENUE  
Hawthorne, CA 90250

CREM  
COMMERCIAL





# Executive Summary

The CREM Group is pleased to exclusively present 13304–13308 Roselle Avenue, a 12-unit apartment complex located in Hawthorne, CA. The property consists of two adjacent six-unit buildings situated on separate parcels totaling 11,550 square feet of land with a combined building area of approximately 6,861 square feet. The unit mix is composed entirely of one-bedroom, one-bathroom units. Both buildings are individually metered for gas and electricity, and the property provides 22 total parking spaces, along with two on-site laundry rooms.





**Built in 1986, the property is subject only to the statewide rent control provisions of AB 1482 and is exempt from the Los Angeles Rent Stabilization Ordinance (RSO). The buildings are fully stabilized with consistent occupancy and additional rental upside through continued renovation and rent adjustments. Given the oversized double lot and ample parking, there is also potential for the addition of accessory dwelling units (ADUs) to enhance long-term income and property value.**

Hawthorne continues to be one of the most active and economically diverse submarkets in the South Bay, supported by a mix of aerospace, technology, medical, and logistics employers. Major nearby companies include SpaceX, Northrop Grumman, Raytheon, and Amazon, along with Centinela Hospital, Mattel, and the newly completed SoFi Stadium and Intuit Dome in neighboring Inglewood. The property is also located within close proximity to El Camino College and enjoys convenient access to Los Angeles International Airport and the 405, 105, and 110 freeways.

Residents benefit from nearby shopping, dining, and entertainment options including Del Amo Fashion Center, South Bay Galleria, and the growing restaurant and brewery scene throughout the South Bay. Recreational amenities include Alondra Park Golf Course, Manhattan Beach Pier, and Dockweiler Beach, all within a short drive. The property's central location provides easy access to surrounding cities such as El Segundo, Redondo Beach, Torrance, and downtown Los Angeles, making it an attractive investment opportunity with solid in-place income and additional value-add potential in one of the region's most stable rental markets.









13304 – 13308 Roselle Avenue | Hawthorne, CA 90250

CREM Commercial



# Property Details

ADDRESS:	13304 – 13308 ROSELLE AVENUE HAWTHORNE, CA 90250
PRICE:	\$2,700,000
UNITS:	12
BUILDINGS:	2
PRICE/UNIT:	\$225,000
BUILDING SQ. FT:	6,861
PRICE/SF:	\$393.53
LOT SIZE:	11,554
CURRENT CAP RATE:	5.06%
MARKET CAP RATE:	5.84%
CURRENT GRM:	11.45
MARKET GRM:	10.45
UNIT MIX:	12 (1 BED / 1 BATH)
YEAR BUILT:	1986
ZONING:	HAR3
APN:	4050-027-049, 050
PARKING:	22 SPACES
UTILITIES:	GAS & ELECTRIC SEPARATELY METERED, WATER MASTER METERED

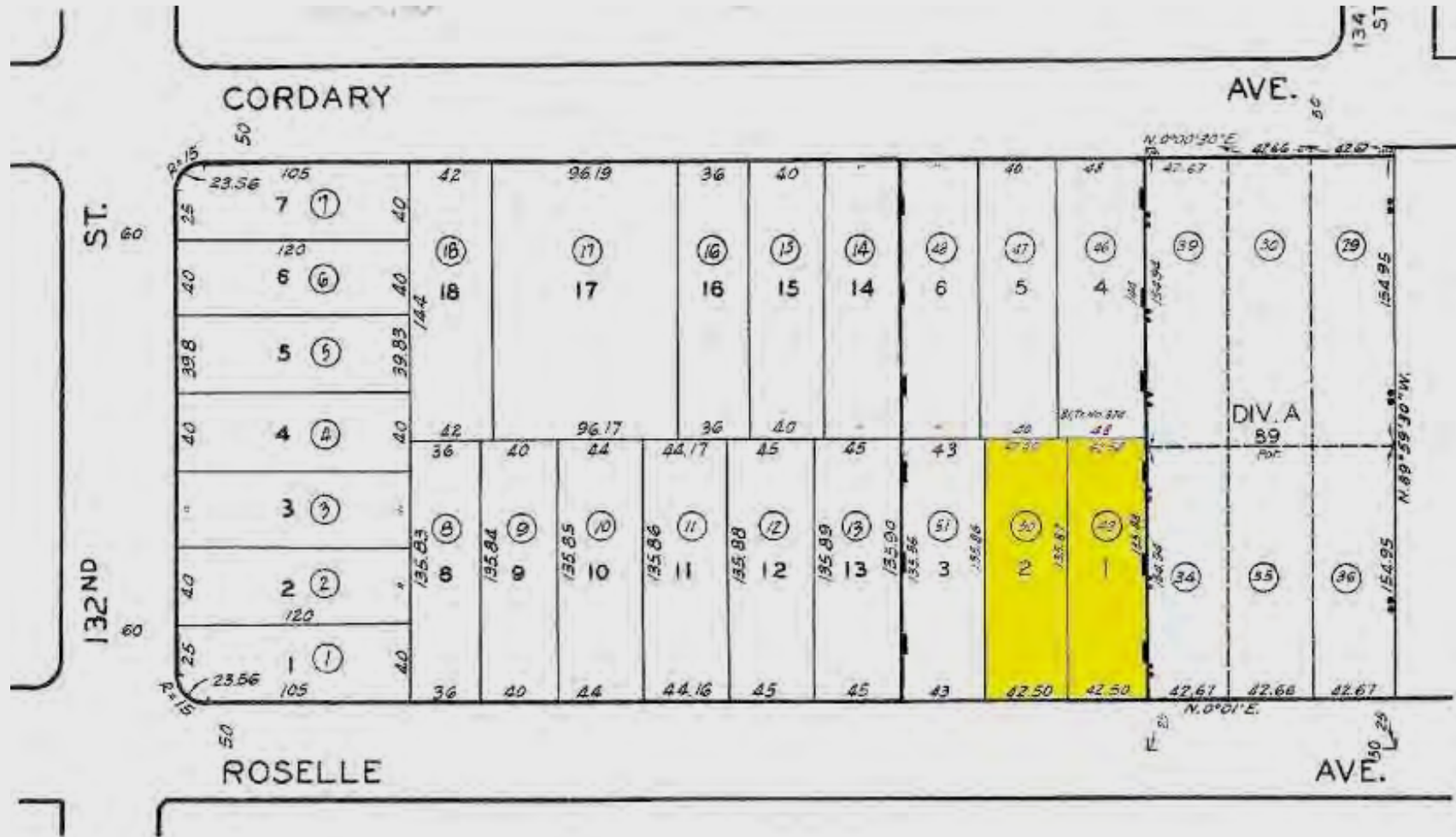
Listing broker is also serving as the court-appointed referee for the sale of the property. The sale is subject to court confirmation and may be subject to overbid. Broker makes no representations or warranties regarding the condition, history, or compliance status of the property and shall not be responsible for inspections, repairs, reports, or retrofit requirements prior to closing. Prospective buyers are advised to conduct their own independent investigations and due diligence to satisfy themselves as to all aspects of the property.

13304 – 13308 Roselle Avenue | Hawthorne, CA 90250

CREM Commercial



# Parcel Map







13304 – 13308 Roselle Avenue | Hawthorne, CA 90250

CREM Commercial





13304 – 13308 Roselle Avenue | Hawthorne, CA 90250

CREM Commercial





# Investment Highlights

- ✓ The property is subject only to AB 1482 statewide rent control and is exempt from the Los Angeles Rent Stabilization Ordinance (RSO).
- ✓ Built in 1986, twelve one-bedroom, one-bathroom units across two adjacent six-unit buildings totaling approximately 6,861 square feet.
- ✓ Fully stabilized asset with consistent occupancy and further rental upside through interior upgrades and rent adjustments.
- ✓ Combined lot size of 11,550 square feet with 22 total parking spaces and two on-site laundry rooms.
- ✓ Individually metered for gas and electricity
- ✓ Oversized double lot offers potential for additional income through accessory dwelling unit (ADU) conversions.
- ✓ Centrally located in Hawthorne with convenient access to the 405, 105, and 110 freeways and Los Angeles International Airport.
- ✓ Surrounded by major South Bay employment centers including SpaceX, Northrop Grumman, Raytheon, Amazon, Mattel, and Centinela Hospital.
- ✓ Close to retail, dining, and entertainment destinations such as SoFi Stadium, Intuit Dome, Del Amo Fashion Center, and South Bay Galleria.





# Location Overview

Hawthorne is a centrally located city within the South Bay region of Los Angeles County, offering a balanced mix of residential stability, employment accessibility, and long-term investment growth. Bordered by El Segundo, Inglewood, Gardena, and Manhattan Beach, the city provides quick access to major business districts, regional shopping centers, and the coastal corridor, making it an increasingly attractive submarket for both residents and investors.



**The city's location near the 405, 105, and 110 freeways allows for seamless connectivity throughout Los Angeles County, including direct routes to Downtown Los Angeles, the Westside, and the beach cities. Los Angeles International Airport is less than 10 minutes away, creating strong housing demand among professionals in aviation, aerospace, and logistics industries.**

Hawthorne benefits from a strong employment base anchored by major companies such as SpaceX, Northrop Grumman, Raytheon, Amazon, Tesla, and Centinela Hospital Medical Center. The nearby SoFi Stadium, YouTube Theater, and Intuit Dome have also brought significant investment and infrastructure improvements to the area, further driving demand for local housing. The city's diverse economy continues to expand through the growth of technology, creative office, and industrial sectors throughout the South Bay.

Residents enjoy a wide variety of retail, dining, and entertainment options, including the South Bay Galleria, Del Amo Fashion Center, and a growing number of local restaurants and breweries in Hawthorne and neighboring cities. The area is also home to several parks and recreational amenities such as Holly Park, Alondra Park and Golf Course, and the Hawthorne Memorial Center. Nearby educational institutions include El Camino College, Loyola Marymount University, and a network of public and charter schools serving the surrounding communities.





# Demographics

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	58,925	293,774	713,672
AVG. HH INCOME	\$76,574	\$95,419	\$105,351
MEDIAN AGE	35.3	37.9	38.5
RENTER OCCUPIED HOUSEHOLDS	15,932	56,378	135,453





FOR SALE

\$2,700,000

13304 – 13308 ROSELLE AVENUE, HAWTHORNE, CA 90250

## FINANCIAL DETAILS

CURRENT CAP RATE: 5.06%  
MARKET CAP RATE: 5.84%

PRICE PER UNIT: \$ 225,000  
GRM: 11.45  
PRO FORMA GRM: 10.45

BUILDING SF: 6,861  
LOT SIZE: 11,554  
PRICE/SF (BUILDING): \$394

## ANNUALIZED INCOME

## CURRENT

## MARKET

MONTHLY RENT: \$19,646 \$21,540

SCHEDULED GROSS INCOME: \$235,752 \$258,480

PARKING & MISC. INCOME: \$2,442 \$2,442  
EFFECTIVE GROSS INCOME: \$238,194 \$260,922  
VACANCY RATE: -\$7,146 (3%) -\$7,828 (3%)  
EXPENSES: -\$94,382 (40%) -\$95,518 (37%)

NET OPERATING INCOME: \$136,667 \$157,576

## EXPENSES

## PER UNIT

PROPERTY TAXES @ 1.21% \$32,670 \$2,723  
DIRECT ASSESSMENTS \$3,200 \$267  
MANAGEMENT (5%) \$11,788 \$982  
INSURANCE \$9,600 \$800  
REPAIRS & MAINTENANCE \$9,000 \$750  
UTILITIES \$16,180 \$1,348  
TRASH \$4,234 \$353  
PHONE \$400 \$33  
PEST \$1,800 \$150  
GARDENER \$1,310 \$109  
LIC & PERMITS \$1,200 \$100  
RESERVES \$3,000 \$250

% OF GROSS RENT 40%  
% OF PRO FORMA GROSS RENT 37%

TOTAL EXPENSES \$94,382  
EXPENSES/SF \$13.76  
EXPENSES/UNIT \$7,865

13304 – 13308 Roselle Avenue | Hawthorne, CA 90250

CREM Commercial



FOR SALE

\$2,700,000

13304 – 13308 ROSELLE AVENUE, HAWTHORNE, CA 90250

## RENT ROLL

Unit Number	Bd/Ba	Approx. SF	Current Rent	Market Rent	Last Increase
13304-1	1 BED / 1 BATH	570	\$ 1,625.00	\$ 1,795.00	12/1/2025
13304-2	1 BED / 1 BATH	570	\$ 1,404.00	\$ 1,795.00	12/1/2025
13304-3	1 BED / 1 BATH	570	\$ 1,539.00	\$ 1,795.00	12/1/2025
13304-4	1 BED / 1 BATH	570	\$ 1,695.00	\$ 1,795.00	2/22/2025
13304-5	1 BED / 1 BATH	570	\$ 1,800.00	\$ 1,795.00	12/1/2025
13304-6	1 BED / 1 BATH	570	\$ 1,560.00	\$ 1,795.00	12/1/2025
13308-1	1 BED / 1 BATH	570	\$ 1,647.00	\$ 1,795.00	12/1/2025
13308-2	1 BED / 1 BATH	570	\$ 1,775.00	\$ 1,795.00	4/1/2025
13308-3	1 BED / 1 BATH	570	\$ 1,512.00	\$ 1,795.00	12/1/2025
13308-4 (VACANT)	1 BED / 1 BATH	570	\$ 1,795.00	\$ 1,795.00	-
13308-5	1 BED / 1 BATH	570	\$ 1,647.00	\$ 1,795.00	12/1/2025
13308-6	1 BED / 1 BATH	570	\$ 1,647.00	\$ 1,795.00	12/1/2025
TOTAL		6,840	\$ 19,646.00	\$ 21,540.00	

## RENT SUMMARY

# of Units	Unit Type	CURRENT		MARKET	
		Avg Current	Current Monthly Income	Avg Market	Market Monthly Income
12	1 BED / 1 BATH	\$1,637.17	\$19,646.00	\$1,795.00	\$21,540.00
MONTHLY SCHEDULED GROSS INCOME			\$19,646.00		\$21,540.00
ANNUALIZED SCHEDULED GROSS INCOME			\$235,752.00		\$258,480.00

13304 – 13308 Roselle Avenue | Hawthorne, CA 90250

CREM Commercial





13304 – 13308 Roselle Avenue | Hawthorne, CA 90250

CREM Commercial



# Sales Comps



PRICE	\$1,600,000
APT UNITS	7
YEAR BUILT	1961
BUILDING SF	6,357
BUILDING \$/SF	\$ 251.69
LOT SIZE (SF)	7,181
CAP RATE	5.38%
\$/UNIT	\$ 228,571
SALES DATE	11/5/2025
MIX	2 (2/1), 3 (2/2), 2 (1/1)



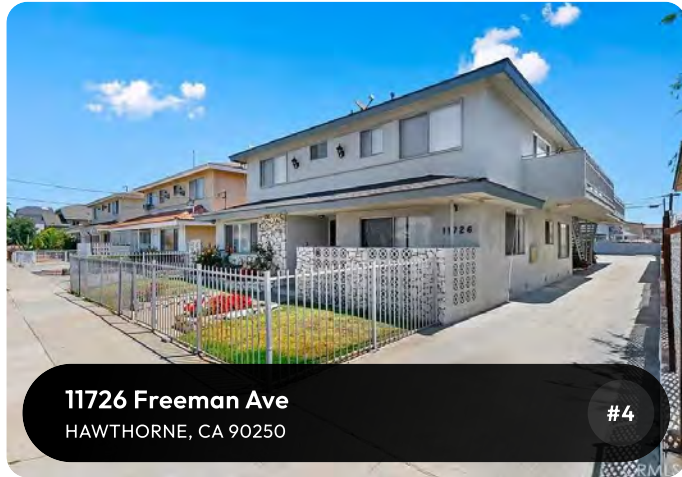
PRICE	\$1,680,000
APT UNITS	6
YEAR BUILT	1963
BUILDING SF	6,507
BUILDING \$/SF	\$ 258.18
LOT SIZE (SF)	8,694
CAP RATE	5.73%
\$/UNIT	\$ 280,000
SALES DATE	11/4/2025
MIX	5 (2/1), 1 (2/2), 1 (3/2)



PRICE	\$ 2,300,000
APT UNITS	10
YEAR BUILT	1984
BUILDING SF	7,733
BUILDING \$/SF	\$ 297.43
LOT SIZE (SF)	8,731
CAP RATE	5.03%
\$/UNIT	\$ 230,000
SALES DATE	9/5/2025
MIX	8 (1/1), 2 (2/1)



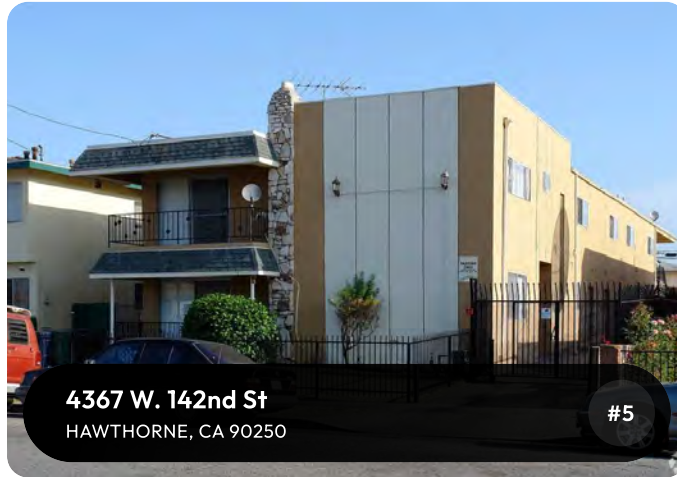
# Sales Comps



**11726 Freeman Ave**  
HAWTHORNE, CA 90250

#4

PRICE	\$1,400,000
APT UNITS	5
YEAR BUILT	1964
BUILDING SF	4,564
BUILDING \$/SF	\$ 306.75
LOT SIZE (SF)	6,970
CAP RATE	4.91%
\$/UNIT	\$ 280,000
SALES DATE	8/15/2025
MIX	1 (1/1), 3 (2/1), 1 (3/1.75)



**4367 W. 142nd St**  
HAWTHORNE, CA 90250

#5

PRICE	\$ 1,790,000
APT UNITS	6
YEAR BUILT	1964
BUILDING SF	6,491
BUILDING \$/SF	\$ 275.77
LOT SIZE (SF)	9,148
CAP RATE	6.15%
\$/UNIT	\$ 298,333
SALES DATE	8/4/2025
MIX	4 (2/1), 1 (3/1.5), 1 (4/2.5)



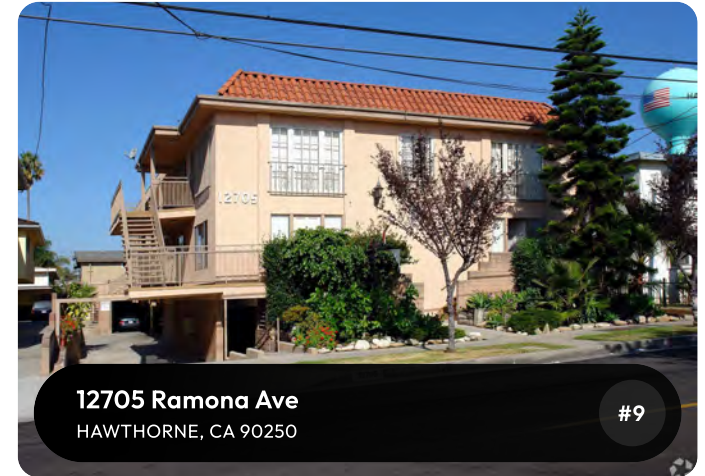
**12532 Cranbrook Ave**  
HAWTHORNE, CA 90250

#6

PRICE	\$ 1,750,000
APT UNITS	7
YEAR BUILT	1966
BUILDING SF	6,912
BUILDING \$/SF	\$ 253.18
LOT SIZE (SF)	8,682
CAP RATE	4.73%
\$/UNIT	\$ 250,000
SALES DATE	7/29/2025
MIX	5 (1/1), 1 (2/1), 1 (3/2.5)



# Sales Comps



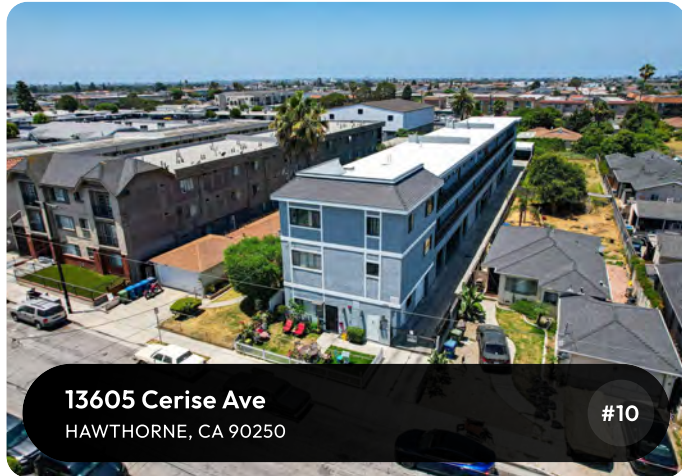
PRICE	\$ 1,710,000
APT UNITS	6
YEAR BUILT	1963
BUILDING SF	6,122
BUILDING \$/SF	\$ 279.32
LOT SIZE (SF)	7,405
CAP RATE	5.11%
\$/UNIT	\$ 285,000
SALES DATE	7/1/2025
MIX	5 (2/1), 1 (3/2)

PRICE	\$ 2,150,000
APT UNITS	9
YEAR BUILT	1988
BUILDING SF	7,354
BUILDING \$/SF	\$ 292.36
LOT SIZE (SF)	7,841
CAP RATE	4.42%
\$/UNIT	\$ 238,889
SALES DATE	6/12/2025
MIX	6 (1/1), 1 (2/1), 2 (2/2)

PRICE	\$ 2,615,000
APT UNITS	11
YEAR BUILT	1968
BUILDING SF	9,752
BUILDING \$/SF	\$ 268.15
LOT SIZE (SF)	8,784
CAP RATE	5.67%
\$/UNIT	\$ 237,727
SALES DATE	6/6/2025
MIX	2 (1/1), 8 (2/1.75), 1 (3/1.75)



# Sales Comps



**13605 Cerise Ave**  
HAWTHORNE, CA 90250

#10



**4360 W. 137th St**  
HAWTHORNE, CA 90250

#11

PRICE	\$ 3,800,000
APT UNITS	15
YEAR BUILT	1986
BUILDING SF	12,884
BUILDING \$/SF	\$ 294.94
LOT SIZE (SF)	13,296
CAP RATE	4.87%
\$/UNIT	\$ 253,333
SALES DATE	1/27/2025
MIX	12 (1/1), 1 (2/1), 1 (2/2), 1 (3/1)

PRICE	\$ 2,850,000
APT UNITS	10
YEAR BUILT	1985
BUILDING SF	7,752
BUILDING \$/SF	\$ 367.65
LOT SIZE (SF)	8,713
CAP RATE	5.23%
\$/UNIT	\$ 285,000
SALES DATE	1/8/2025
MIX	3 (1/1), 7 (2/2)



# Sales Comps

## Average

of 11 comps

PRICE	\$ 2,149,545
APT UNITS	8
YEAR BUILT	-
BUILDING SF	7,493
BUILDING \$/SF	\$ 285.95
LOT SIZE (SF)	8,677
CAP RATE	5.20%
\$/UNIT	\$ 260,623
MIX	-

## Subject

13304 – 13308 Roselle Avenue

PRICE	\$2,700,000
APT UNITS	12
YEAR BUILT	1986
BUILDING SF	6,861
BUILDING \$/SF	\$ 393.53
LOT SIZE (SF)	11,554
CAP RATE	5.06%
\$/UNIT	\$ 225,000
MIX	12 (1 BED / 1 BATH)



# Rent Comps

1 BEDROOM

**12903 ROSELLE AVE**  
Hawthorne, CA 90250

#1

YEAR BUILT	1986
TYPE	1+1
ASKING RENT	\$ 1,995.00
SQ FT	575
PRICE/SF	\$ 3.47

**13000 ROSELLE AVE**  
Hawthorne, CA 90250

#2

YEAR BUILT	1985
TYPE	1+1
ASKING RENT	\$ 1,750.00
SQ FT	600
PRICE/SF	\$ 2.92

**13016 ROSELLE AVE**  
Hawthorne, CA 90250

#3

YEAR BUILT	1986
TYPE	1+1
ASKING RENT	\$ 1,775.00
SQ FT	750
PRICE/SF	\$ 2.37

**12914 DOTY AVE**  
Hawthorne, CA 90250

#4

YEAR BUILT	1985
TYPE	1+1
ASKING RENT	\$ 1,795.00
SQ FT	600
PRICE/SF	\$ 2.99

## Average

of 4 comps

ASKING RENT	\$ 1,828.75
SQ FT	631
PRICE/SF	\$ 2.94



# Disclaimer

**Listing broker is also serving as the court-appointed referee for the sale of the property. The sale is subject to court confirmation and may be subject to overbid. Broker makes no representations or warranties regarding the condition, history, or compliance status of the property and shall not be responsible for inspections, repairs, reports, or retrofit requirements prior to closing. Prospective buyers are advised to conduct their own independent investigations and due diligence to satisfy themselves as to all aspects of the property.**

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 13304-13308 Roselle Ave, Hawthorne, CA 90250 ("Property") and is not to be used for any other purpose.

The only party authorized to represent the property owner ("Owner") in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

Neither The CREM Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The CREM Group with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The CREM Group and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and recipient of these materials shall not look to Owner or The CREM Group, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner from any liability with respect hereto.



# Get In Touch With Us!

FOR MORE INFORMATION.



**Mark Cianiulli, Esq.**

mark@cremgroupe.com Ca/DRE #01990266

**(323) 208-9512**



**Andrew Leff**

andrew@cremgroupe.com Ca/DRE #01865688

**(818) 939-4058**

**CREM**  
COMMERCIAL

LOS ANGELES | SANTA MONICA | NEWPORT BEACH | VENTURA | SAN DIEGO

[CREMGROUPE.COM/COMMERCIAL](https://cremgroupe.com/commercial)