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LYON STAHL
INVESTMENT REAL ESTATE



PRODUCTION STUDIO + WAREHOUSE
3642 W 139TH STREET Hawthorne, CA



Property DETAILS

3642 W 139TH STREET
HAWTHORNE CA 90250

SALES PRICE: \$1,399,000

RSF	4,500 SF
LOT SIZE	6,407 SF
PRICE/SF	\$310
ZONING	HAM1
OCCUPANCY	DELIVERED VACANT
PARKING	(6) DRIVEWAY SPACES
YEAR BUILT	1949

PROPERTY HIGHLIGHTS

- Nicely Renovated Production Studio & Warehouse
- Great Build-out including Reception area, customer waiting room, full kitchen, offices, storage area, sound mixing rooms & production areas w/ lighting
- 2 Combined Units: (1) Movie Equipment Rental Business Vacant at COE, (1) Vacant Unit Built Out w/ Production Studio & Kitchen
- (6) Driveway Spaces



Financial ANALYSIS

Property Summary

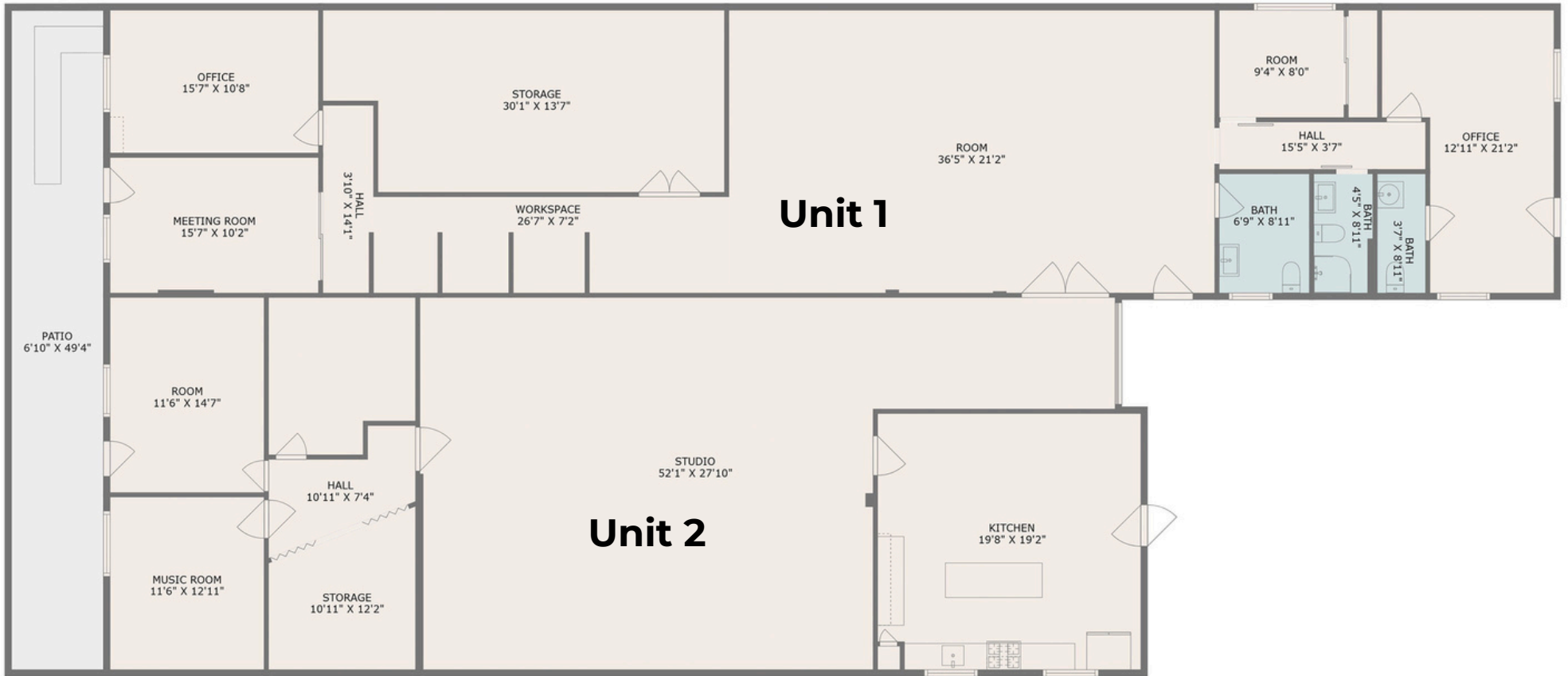
ADDRESS	3642 W 139th Street
OFFERING PRICE	\$1,399,000
YEAR BUILT	1949
GROSS SF	4,500
PRICE/SF	\$310
LOT SIZE (SF)	6,407
PRICE/SF (LOT)	\$218
ZONING	HAM1
APN	4051-020-026

ANNUALIZED INCOME (PRO FORMA)

SCHEDULED GROSS INCOME	\$121,500
LESS VACANCY	\$6,075
REIMBURSEMENTS	NNN
GROSS OPERATING INCOME	\$115,425
ESTIMATED ANNUAL EXPENSES	
PROPERTY TAXES & INSURANCE	\$20,130
UTILITIES	NNN
REPAIRS & MAINTENANCE	NNN
TOTAL EXPENSES	NNN
NOI	\$95,295

Unit #	SF Occupied	Occupancy	Rent
1	2,250	Vacant at COE	\$5,063
2	2,250	Vacant at COE	\$5,063
Totals	4,500		\$10,125

Floor PLAN



3642 W 139TH STREET, HAWTHORNE CA 90250

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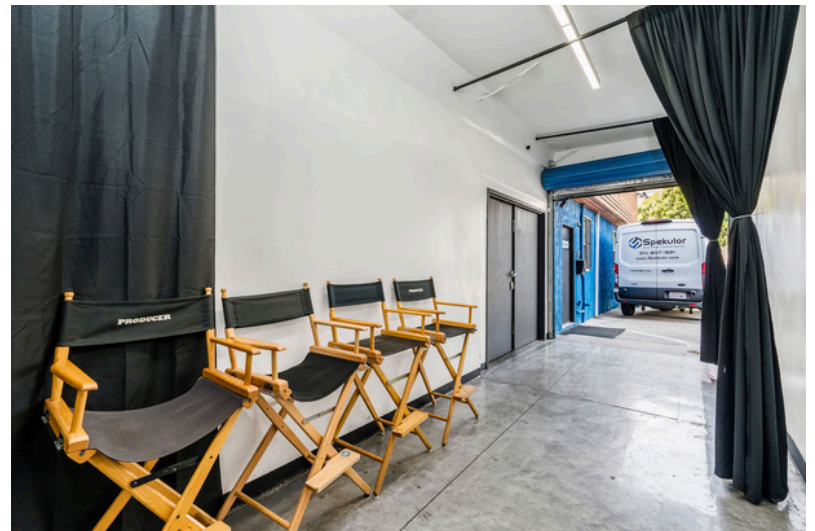


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HAWTHORNE CA

Area OVERVIEW

Hawthorne, California, incorporated in 1922, is a vibrant community of nearly 87,000 residents within a compact six-square-mile area. Ideally positioned near Los Angeles International Airport, the city offers exceptional connectivity with direct rail links to the Port of Los Angeles and downtown Los Angeles, and is surrounded by the I-405, I-110, and I-105 freeways, making it the "Hub of the South Bay." A key player in Southern California's aerospace industry, Hawthorne is home to major employers such as Northrop Grumman, Raytheon, Boeing, Lockheed Martin, and Alcoa Inc., as well as the Los Angeles Air Force Base, providing numerous high-skilled, high-paying jobs. This thriving industry attracts a highly skilled workforce, contributing to the city's economic stability and creating robust demand for commercial real estate. With business-friendly policies, strategic connectivity, and a stable local economy, Hawthorne presents a prime opportunity for commercial real estate investment, offering significant growth prospects for logistics, manufacturing, distribution centers, and retail and service-oriented businesses.





CONTACT FOR MORE DETAILS:

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