

4513

artesia LAWNDALE
boulevard CALIFORNIA

BACK ON THE MARKET!



OFFERING SUMMARY



\$3,495,000

ASKING PRICE



\$257,514

PRO FORMA NOI



7.36%

PRO FORMA CAP RATE



\$405

PRICE PER SF BUILDING



±8,617 SF

BUILDING SIZE



±16,493 SF

LAND SIZE

- Excellent location at the northwest corner of the signalized intersection of Artesia Boulevard and Redondo Beach Boulevard, just west of Hawthorne Boulevard.
- Across the street to the south of the property is the South Bay Galleria anchored by Kohl's, Macy's, AMC, Total Wine & More, Nordstrom's Rack, Sprouts and Living Spaces.
- Over 70,000 vehicles a day, average household income is \$135,000 and average home value is \$970K.

FOR MORE INFORMATION, PLEASE CONTACT:

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