

13663 PRAIRIE AVE, HAWTHORNE, CA 90250



FOR SALE


IKON
PROPERTIES

PROPERTY SUMMARY

13663 PRAIRIE AVE,
HAWTHORNE, CA 90250

Property Type: Office Bldg

Year Built: 1965

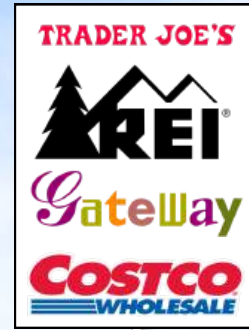
Parcel Number: 4045-030-039

Building: 4,807 SF

Lot: 4,344/.1 SF/AC

Zoning: HACM*





SUBJECT PROPERTY

Prairie Ave

PROPERTY HIGHLIGHTS

- ✔ Freestanding building in a high-density area – ideal for owner/user occupancy
- ✔ Prime location on a signalized corner
- ✔ Dedicated parking for each unit
- ✔ Vacant second floor, move-in ready
- ✔ Conveniently located just minutes from the 405 Freeway
- ✔ Ground-level storage space available

**SUBJECT
PROPERTY**

137th St

Prairie Ave

PROPERTY PHOTOS

13663 PRAIRIE AVE, HAWTHORNE, CA 90250



FINANCIAL SUMMARY

13663 PRAIRIE AVE, HAWTHORNE, CA 90250

CURRENT RENT ROLL

TENANTS	LEASE TERM	MONTHLY INCOME
Unit 1	Month to Month	\$1,250.00
Unit 2	Month to Month	\$1,250.00
TOTAL		\$2,500.00/mo

*Property information deemed to be reliable but not guaranteed. Buyer is advised to independently verify the accuracy of all information.

DEMOGRAPHICS

13663 PRAIRIE AVE, HAWTHORNE, CA 90250

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	60,384	284,095	669,310
2023 Estimate	61,985	293,290	689,801
2010 Census	62,487	303,954	709,055
Growth 2023 - 2028	-2.58%	-3.14%	-2.97%
Growth 2010 - 2023	-0.80%	-3.51%	-2.72%

2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	6,973	11.25%	50,026	17.06%	149,709	21.70%
Black	15,022	24.23%	53,195	18.14%	144,703	20.98%
Am. Indian & Alaskan	1,031	1.66%	4,570	1.56%	8,843	1.28%
Asian	4,753	7.67%	36,161	12.33%	76,193	11.05%
Hawaiian & Pacific Island	553	0.89%	1,963	0.67%	3,112	0.45%
Other	33,652	54.29%	147,376	50.25%	307,241	44.54%
U.S. Armed Forces	46		204		577	

HOUSEHOLDS

	1 Mile		3 Mile		5 Mile	
2028 Projection	20,610		94,462		229,860	
2023 Estimate	21,189		97,729		237,312	
2010 Census	21,467		102,046		245,258	
Growth 2023 - 2028	-2.73%		-3.34%		-3.14%	
Growth 2010 - 2023	-1.30%		-4.23%		-3.24%	
Owner Occupied	4,555	21.50%	40,050	40.98%	101,362	42.71%
Renter Occupied	16,634	78.50%	57,679	59.02%	135,950	57.29%

DEMOGRAPHICS DETAILED REPORT

13663 PRAIRIE AVE, HAWTHORNE, CA 90250

2023 POPULATION BY OCCUPATION

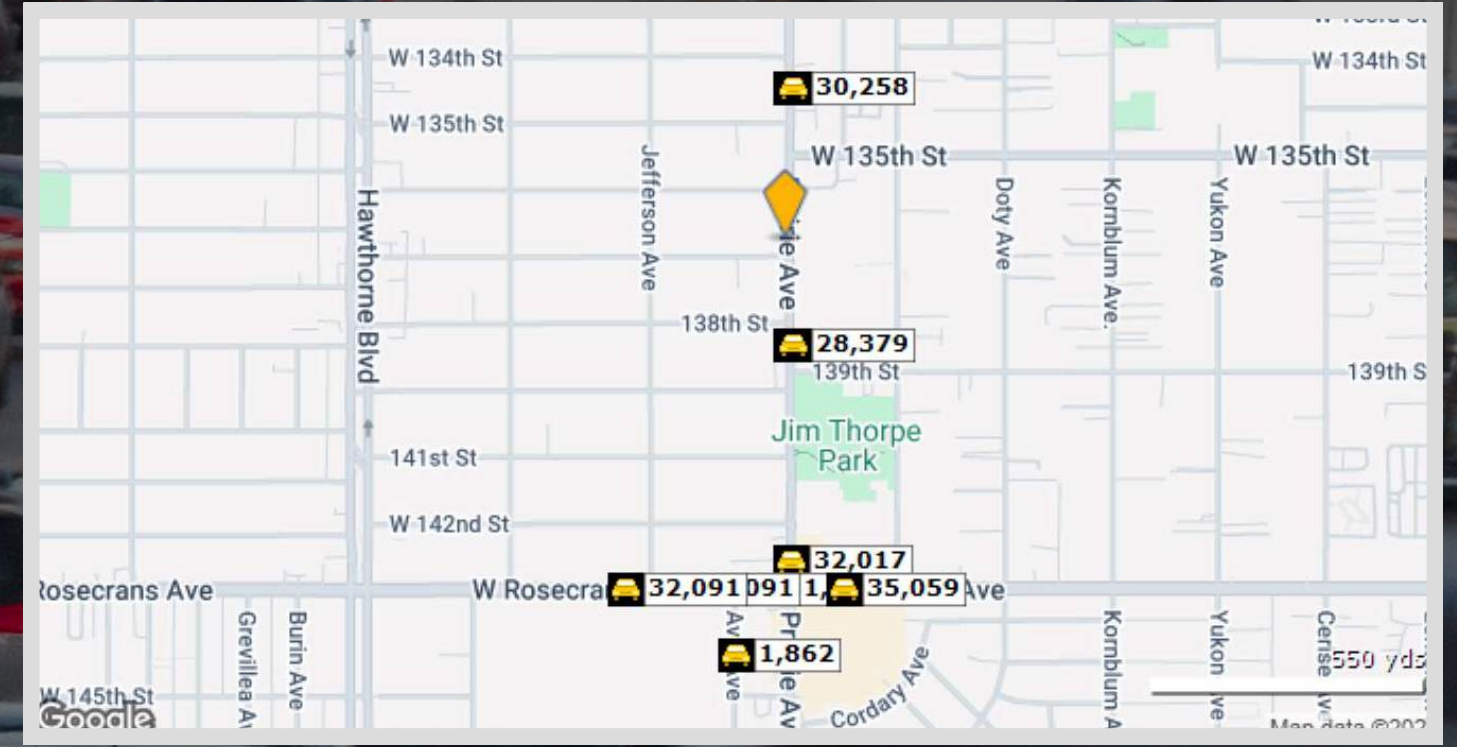
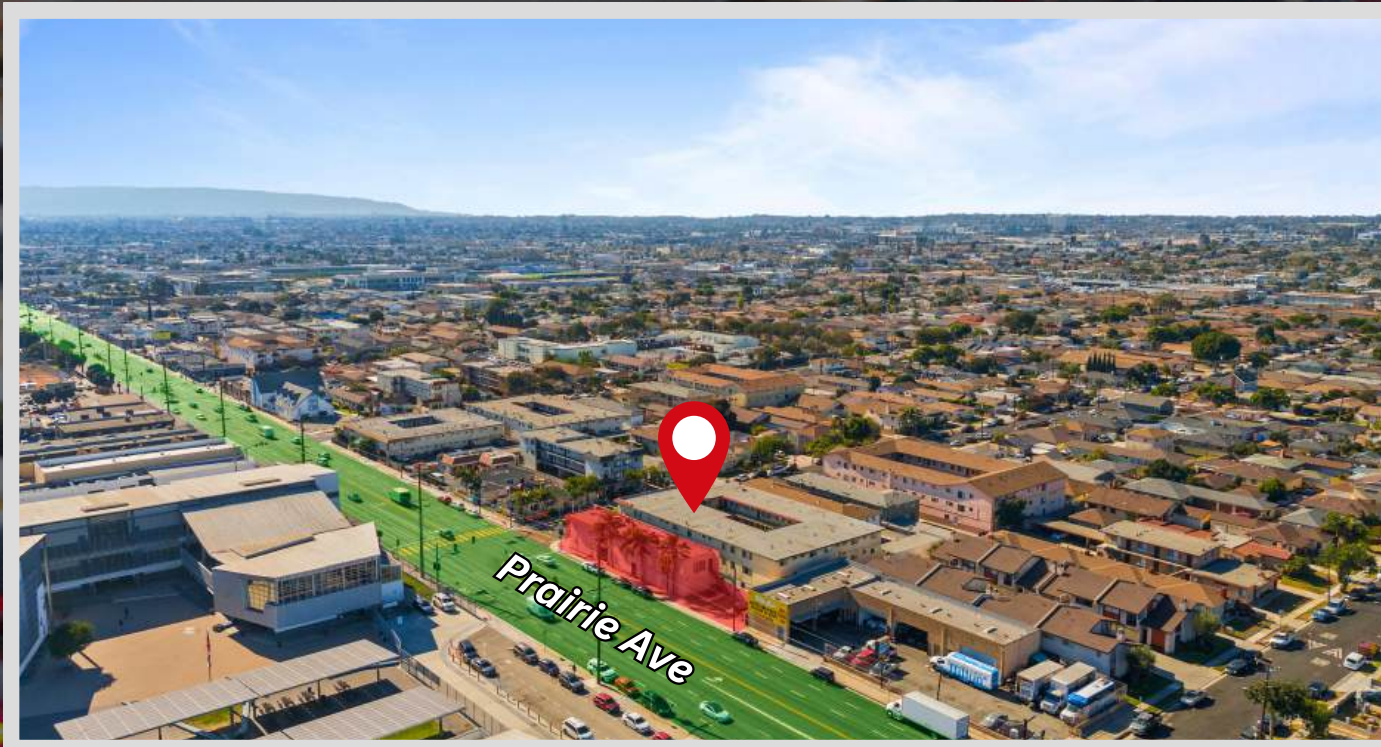
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	1,401	2.25%	7,664	2.70%	21,062	3.18%
Professional & Management	13,076	21.03%	69,807	24.55%	181,017	27.33%
Public Administration	1,304	2.10%	6,079	2.14%	13,287	2.01%
Education & Health	6,483	10.43%	30,225	10.63%	70,999	10.72%
Services	8,569	13.78%	34,233	12.04%	69,728	10.53%
Information	630	1.01%	3,877	1.36%	11,748	1.77%
Sales	7,629	12.27%	35,382	12.44%	79,100	11.94%
Transportation	1,589	2.56%	5,517	1.94%	13,584	2.05%
Retail	3,645	5.86%	15,347	5.40%	33,768	5.10%
Wholesale	847	1.36%	4,511	1.59%	10,397	1.57%
Manufacturing	2,886	4.64%	14,651	5.15%	34,877	5.27%
Production	5,805	9.34%	22,009	7.74%	47,603	7.19%
Construction	2,494	4.01%	11,143	3.92%	23,212	3.50%
Utilities	3,735	6.01%	13,788	4.85%	30,255	4.57%
Agriculture & Mining	138	0.22%	725	0.25%	1,474	0.22%
Farming, Fishing, Forestry	55	0.09%	340	0.12%	704	0.11%
Other Services	1,891	3.04%	9,069	3.19%	19,539	2.95%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	5,360	24.97%	22,787	22.33%	60,552	24.69%
2-Person Households	5,405	25.18%	26,847	26.31%	65,615	26.75%
3-Person Households	3,794	17.67%	18,531	18.16%	42,614	17.38%
4-Person Households	3,255	15.16%	16,577	16.24%	38,145	15.55%
5-Person Households	1,925	8.97%	9,033	8.85%	19,806	8.08%
6-Person Households	978	4.56%	4,469	4.38%	9,814	4.00%
7-or more Person Households	750	3.49%	3,801	3.72%	8,711	3.55%

TRAFFIC COUNT

13663 PRAIRIE AVE, HAWTHORNE, CA 90250



TRAFFIC COUNT

Street		Traffic Volume	Distance from Subject	
Prairie Ave	138th St	0.02 N	28,935	MPSI .12
Prairie Ave	138th St	0.02 N	28,379	MPSI .12
Prairie Ave	W 134th St	0.04 N	30,303	MPSI .18
Prairie Ave	W 134th St	0.04 N	30,258	MPSI .18
Prairie Ave	Rosecrans Ave	0.03 S	32,017	MPSI .37
Rosecrans Ave	Avis Ave	0.03 W	31,333	MPSI .40
Rosecrans Ave	Prairie Ave	0.06 W	35,059	MPSI .41
Rosecrans Ave	Jefferson Ave	0.03 W	36,091	MPSI .42
Rosecrans Ave	Jefferson Ave	0.03 E	32,091	MPSI .44
Avis Ave	145th St	0.05 S	1,862	MPSI .48

EXCLUSIVELY REPRESENTED BY



BLAS FERNANDEZ
FOUNDER
(818) 319-9191
LICENSE: CA 02012036
Blas@ikonpropertiesla.com



JAMES VANIAN
INVESTMENT ASSOCIATE
(818) 262-6065
LICENSE: CA 02085069
James@ikonpropertiesla.com



BRYAN SILVA
INVESTMENT ASSOCIATE
(805) 886-2065
LICENSE: CA 02198098
Bryan@ikonpropertiesla.com