

W IMPERIAL HWY



HAWTHORNE BLVD



±44,000 VEHICLES
Average Daily Traffic

RETAIL REPOSITIONING OPPORTUNITY

11425 HAWTHORNE BLVD, HAWTHORNE, CA 90250

\$1,950,000
RECOMMENDED LIST PRICE

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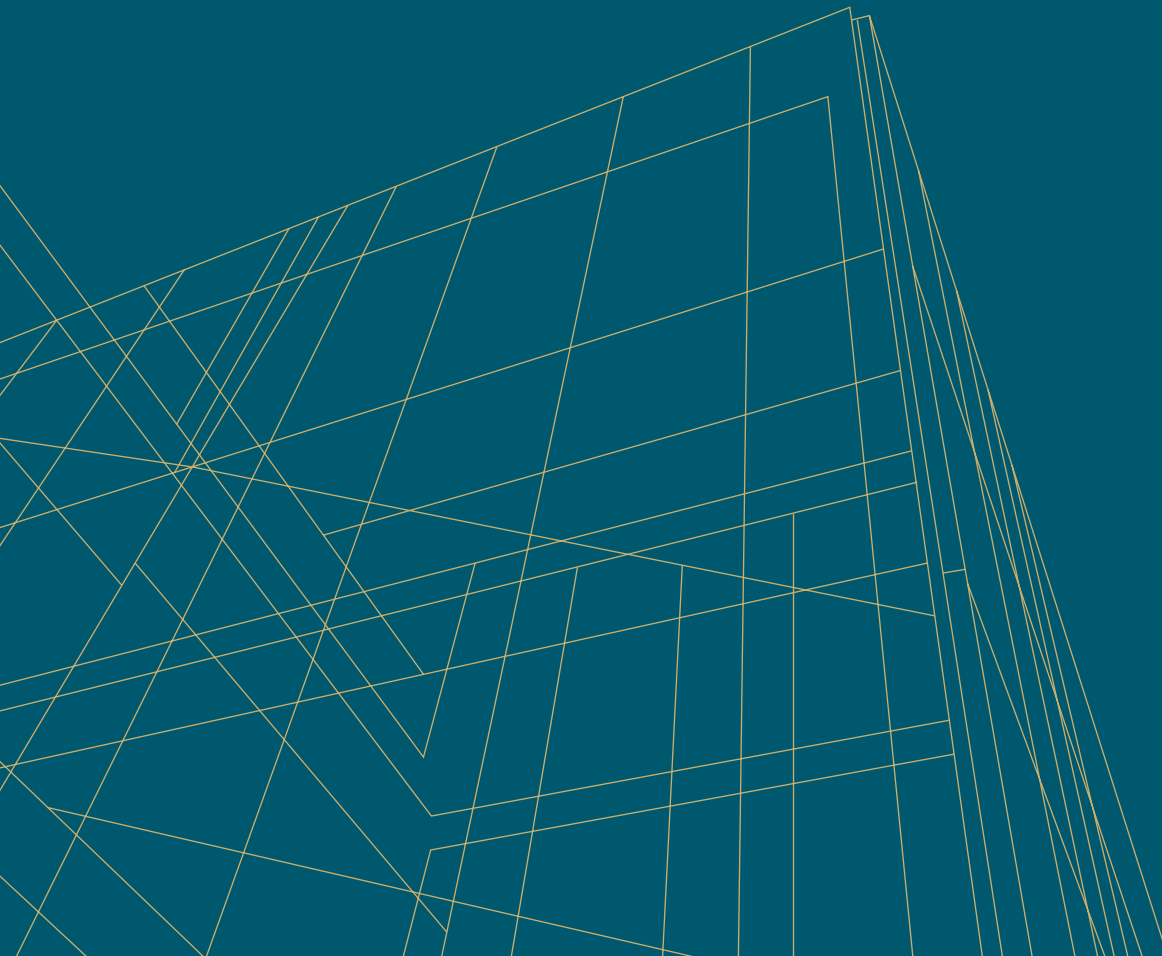
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EXECUTIVE SUMMARY

Section 01



RETAIL REPOSITIONING OPPORTUNITY

Kidder Mathews is pleased to present the exclusive offering of 11425 Hawthorne Blvd, a two-parcel, signalized, corner-adjacent commercial property in the City of Hawthorne. Delivered vacant, the property offers an owner-user or investor the ability to occupy, develop, or reposition a freestanding building adjacent to the major signalized corner of Hawthorne Blvd and Imperial Highway on a 15,647 SF lot, with immediate access to the 105 & 405 Freeways. The property is shadow anchored by a newer Starbucks drive-thru, immediately to the north.

ADDRESS	11425 Hawthorne Blvd, Hawthorne, CA 90250
OFFERING PRICE	\$1,950,000
BUILDING SIZE	3,367 SF
PRICE/SF BLDG	\$579
APN(S)	4044-013-003 & 4044-013-024
YEAR BUILT	1937
CURRENT USE	Vacant - prior restaurant (Mi Casita)
PARCEL AREA	15,647 SF (2 parcels)
PRICE/SF LAND	\$125
ZONING	CR, Regional Commercial (City of Hawthorne)
PARKING	±30-35 spaces (estimated)
TENANCY	Single-tenant, delivered vacant
TRAFFIC COUNT	±44,000 Vehicles/Day on Hawthorne Blvd

INVESTMENT SUMMARY

Shadow anchored by Starbucks, among the 94% top visited locations nationwide with 470k visits annually

The offering consists of two contiguous parcels totaling 15,647 SF of land improved with a single 3,367 SF freestanding building most recently operated as a restaurant. The building is delivered as raw space, allowing a buyer to build out the improvements to suit a medical, restaurant, retail, or professional office use permitted under the property's CR (Regional Commercial) zoning.

The site fronts both Hawthorne Blvd and 115th Street with a combined 120 feet of frontage and is adjacent to the major signalized corner of Hawthorne Blvd and Imperial Highway, with immediate access to the 105 and 405 Freeways. The Metro C Line's Hawthorne/Lennox station, situated in the I-105 median at Hawthorne Blvd, is approximately 0.2 miles away. Traffic counts along this segment of Hawthorne Blvd were previously measured at 43,656 vehicles per day. The site is roughly 1.6 miles

from SpaceX headquarters (1 Rocket Rd) and about 4.4 miles / a 9-minute drive from LAX. Based on the site's net land area after the building footprint, the lot likely supports roughly 30-35 surface parking spaces – a strong ratio for an infill commercial site of this size.

The CR zoning classification does not impose a stated maximum floor area ratio or building height for permitted uses; a conditional use permit is required only where a project reaches a 1.0 FAR or a height greater than two stories. At a 1.0 FAR, the combined parcels could by-right support roughly 15,647 SF of floor area – more than four times the existing 3,367 SF building – before a CUP is triggered. This gap between existing improvements and the zoning envelope may be of interest to a buyer evaluating longer-term redevelopment or expansion, subject to the buyer's own feasibility analysis and City of Hawthorne approvals.



TRANSACTION NOTES

- Delivered vacant – suited to an owner-user occupying the full building or an investor repositioning for lease-up.
- Two parcels sold together; combined lot dimensions of 120' x 60' and 140' x 60'.
- Buyer to independently verify zoning, allowable uses, building condition, and all site-specific development assumptions with the City of Hawthorne prior to close of escrow.

PROPERTY HIGHLIGHTS

Two-parcel assemblage totaling 15,647 SF of land adjacent to a major intersection

60' street frontage w/ curb cut on 115th Street

Adjacent to the major signalized corner of Hawthorne Blvd and Imperial Highway, with immediate access to the 105 and 405 Freeways; the Metro C Line's Hawthorne/Lennox station (in the I-105 median) is ± 0.2 miles away

± 1.6 miles from SpaceX headquarters (1 Rocket Rd, Hawthorne) and ± 4.4 miles / a 9-minute drive to LAX – within the Hawthorne / El Segundo aerospace and tech employment corridor

Traffic counts of $\pm 44,000$ vehicles per day along this segment of Hawthorne Blvd

Est. 30-35 on-site parking spaces based on net lot area – field verification recommended

CR (Regional Commercial) zoning permits medical/professional/general offices, restaurants, retail, and a broad range of service uses

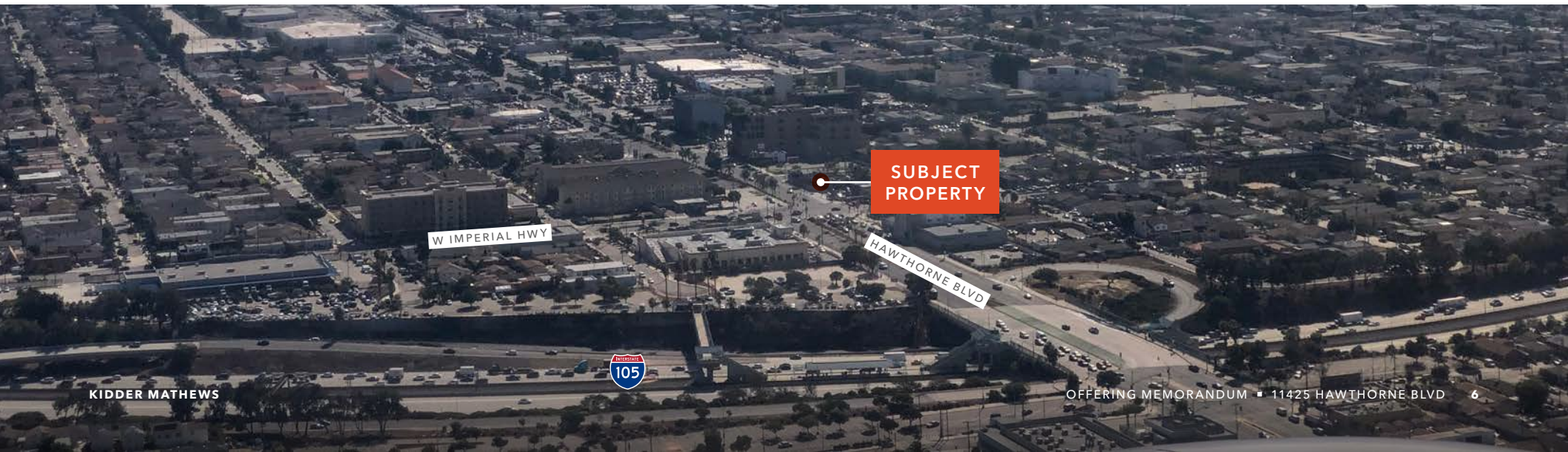
Potential Cannabis Retail Use Allowed (CR zoning; subject to CUP and City of Hawthorne Chapter 17.90 – see Zoning & Permitted Uses for permit-availability)

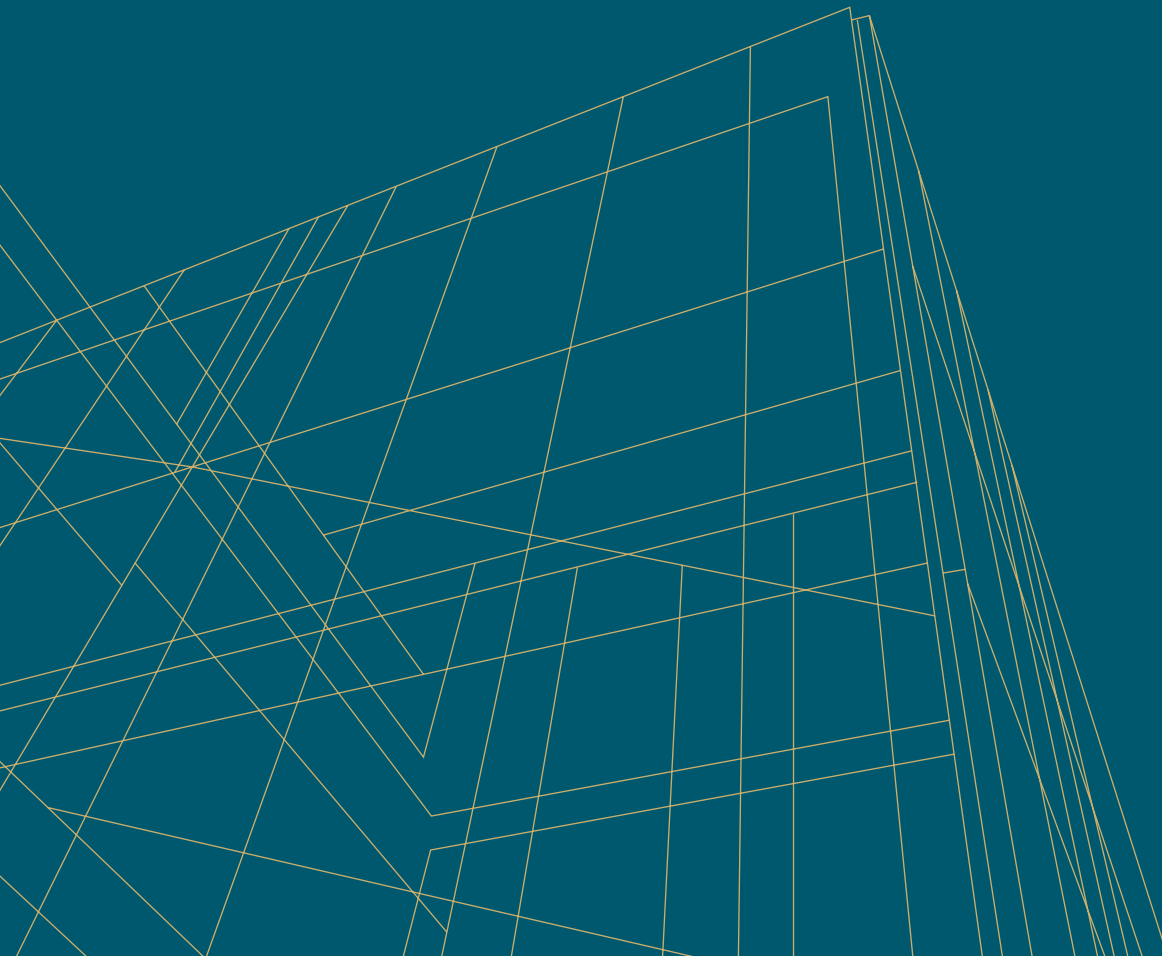
No stated maximum FAR or height for permitted uses; a CUP is triggered only at 1.0 FAR (~15,647 SF by-right) or above two stories – a meaningful gap over the existing 3,367 SF building

Shadow anchored by top visited Starbucks location in the country (94%)

Surrounded by national credit tenants at the same corner – McDonald's, El Pollo Loco, ARCO, and Candlewood Suites by IHG – in addition to the adjacent Starbucks

Delivered vacant – immediate owner-user occupancy or reposition-and-lease flexibility





PROPERTY OVERVIEW

Section 02

SITE DESCRIPTION

PROPERTY OVERVIEW

ADDRESS	11425 Hawthorne Blvd
APNS	4044-013-003 & 4044-013-024
BUILDING SIZE	3,367 SF
YEAR BUILT	1937
PARKING (EST.)	±30-35 spaces
LOT DIMENSIONS	120' x 60' and 140' x 60'
FAR (EXISTING)	0.22
BUILD-OUT	Raw space
HIGHWAY ACCESS	I-105, 405 & 110 Freeways
DIST. TO SPACEX HQ	±1.6 mi (straight-line)

CITY / STATE	Hawthorne, CA 90250
PARCEL AREA	15,647 SF
ZONING	CR, Regional Commercial
TENANCY	Single, vacant
PARKING RATIO (EST.)	±9-10 per 1,000 SF
STREET FRONTAGE	60' on Hawthorne, 60' on 115th St
FAR (CUP TRIGGER)	1.0 (CR §17.25.030(I))
PRIOR USE	Restaurant (Mi Casita)
TRAFFIC COUNT (CORRIDOR)	±43,656 vehicles / day
DIST. TO LAX	±4.4 mi / 9-min drive



PROPERTY OVERVIEW



PROPERTY OVERVIEW



ZONING & PERMITTED USES — CR REGIONAL COMMERCIAL

The subject property is located within the City of Hawthorne's CR (Regional Commercial) zoning classification under Chapter 17.25 of the Hawthorne Municipal Code. The CR classification is intended to provide for freeway-related commercial development for uses requiring regional accessibility and visibility. A representative summary of allowed and restricted uses is below; buyers should confirm current code language and any recent amendments directly with the City of Hawthorne Planning Division.

USES PERMITTED BY RIGHT OR WITH A CONDITIONAL USE PERMIT (CUP)

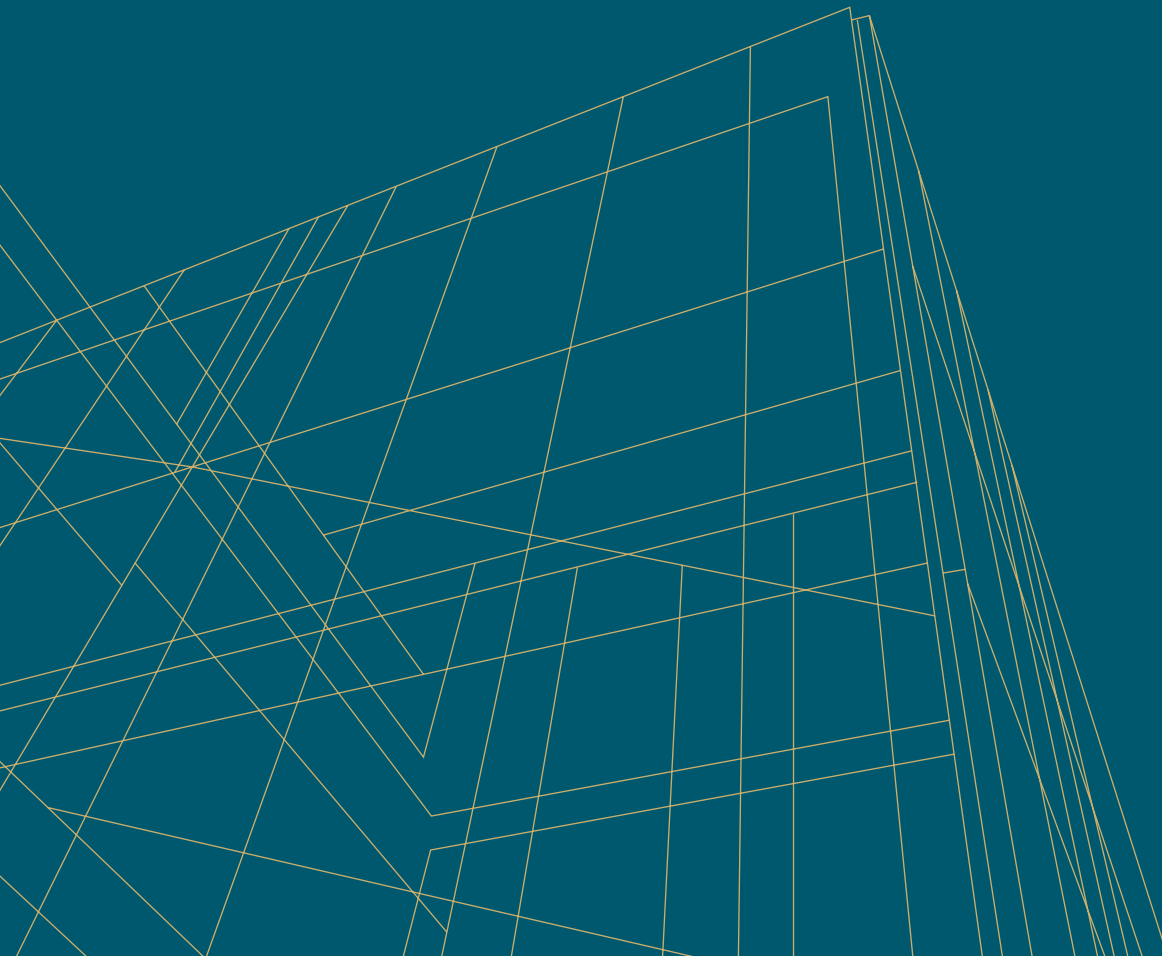
- Offices, including medical, professional, and general
- Restaurants (with or without cocktail bars, with or without outdoor dining), cafeterias; drive-thru subject to CUP
- Banks, lending institutions, and other full-service financial institutions
- Health clubs, martial arts studios, and boxing gyms
- Bakeries, drugstores, and food markets/grocery stores
- Day care facilities, subject to on-site parking/ADA limitations in the code
- Department stores, bookstores, antique shops, and consignment shops

- Personal cosmetic services and dry cleaning/pressing (no on-site cleaning plant)
- Movie theaters, family entertainment centers (CUP), and studios
- Automobile parts sales and accessory service (CUP, not including repair); automobile service stations (CUP); car washes
- Thrift shops (if operated by a charitable organization) and trade schools, commercial
- Cannabis businesses, subject to CUP and all provisions of Chapter 17.90 and Chapter 5.100 (business licensing) – see caveat below
- Other similar retail and service uses that meet the code's performance standards
- On-site surface parking must include landscaped finger planters with a canopy tree at intervals of every 8 spaces and at end caps (§17.25.100(F)) – relevant to the buyer's achievable parking count on this site
- All uses must be conducted wholly within an enclosed building, with limited code-specified exceptions (e.g., parking/loading areas, outdoor dining)
- Cannabis retail is zoned CR-eligible but has historically been issued through a capped, competitive CUP screening process; buyer should confirm with the City whether retail permit capacity remains available before underwriting a cannabis retail use

Source: City of Hawthorne Municipal Code, Chapter 17.25 (Regional Commercial Classification), §§ 17.25.010-.110, and Chapter 17.90 (Commercial Cannabis Businesses), accessed via eCode360. Buyer should independently confirm any applicable overlays or site-specific conditions with the City.

NOTABLE RESTRICTIONS

- Automobile repair (minor or major) is expressly prohibited in the CR zone
- Massage establishments are expressly prohibited (not merely CUP-restricted, as in some other Hawthorne commercial zones)
- Self-storage facilities, laundromats, check-cashing, and amusement arcades are expressly prohibited
- No stated maximum FAR or building height for permitted uses; a CUP is required once a project reaches a 1.0 FAR or exceeds two stories (§17.25.030(I))



LOCATION OVERVIEW

Section 03

HAWTHORNE — LOCATED IN THE SOUTH BAY

Known as the headquarters location for SpaceX.

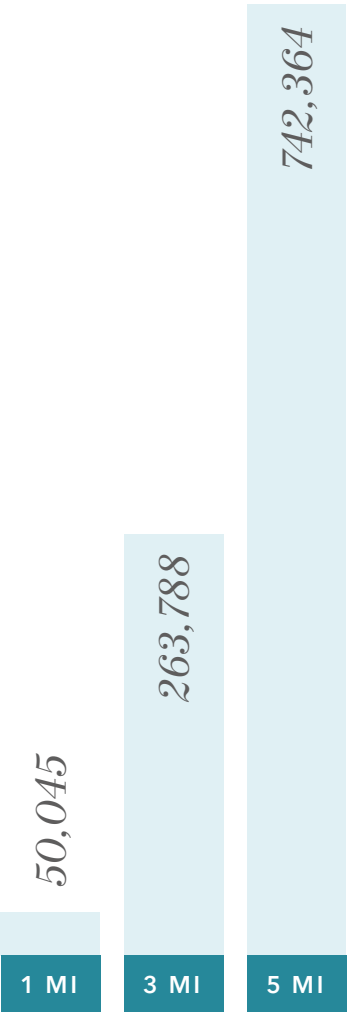
11425 Hawthorne Blvd sits along one of the South Bay's primary commercial corridors in the City of Hawthorne, adjacent to the major signalized corner of Hawthorne Blvd and Imperial Highway, with immediate access to the I-105 (Century) Freeway. The Metro C Line's Hawthorne/Lennox station, located in the I-105 median at Hawthorne Blvd, is approximately 0.2 miles from the site. The 405 and 110 Freeways are also within easy reach.

The location places the property inside the Hawthorne / El Segundo aerospace and technology employment corridor: SpaceX headquarters (1 Rocket Rd) is approximately 1.6 miles away, and LAX is roughly 4.4 miles – about a 9-minute drive. The Tesla Design Studio, Hawthorne Municipal Airport, and a cluster of aerospace and technology employers sit within the same few square miles, supporting daytime population and service-area demand for retail, medical, and professional office uses along the corridor.

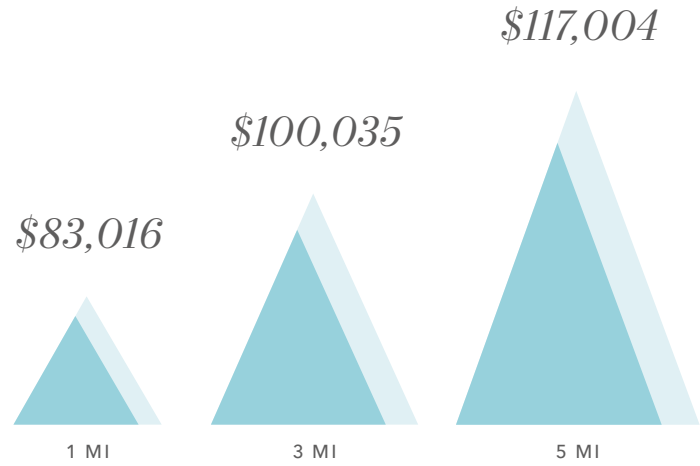
Hawthorne Blvd is a heavily trafficked north-south arterial carrying a mix of retail, medical, and service uses, supported by dense surrounding residential neighborhoods. The corridor's combination of freeway access, traffic exposure, and CR zoning flexibility supports a range of owner-user, development, and investment strategies.

DEMOGRAPHICS

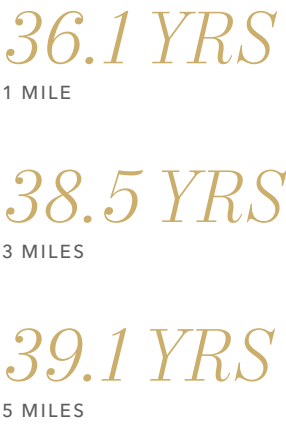
ESTIMATED POPULATION



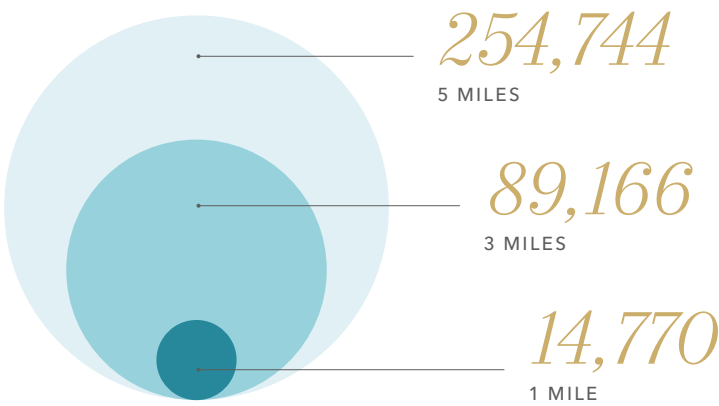
AVERAGE HOUSEHOLD INCOME



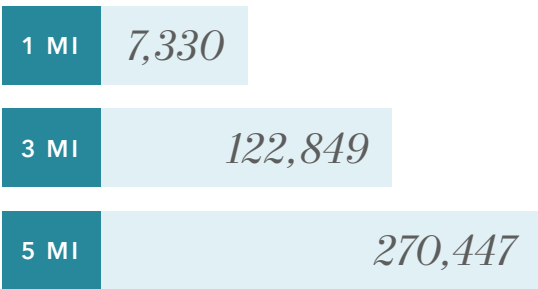
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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