



OFFERING MEMORANDUM

15825-15827 HAWTHORNE BOULEVARD

LAWNDALE, CA 90260 | CORNER RETAIL / OFFICE PROPERTY FOR SALE

EXECUTIVE SUMMARY

OFFERING SUMMARY

Offering Price	\$1,799,000
Price / SF (Building)	\$562.19
Price / SF (Land)	\$207.88
Property Type	Storefront Retail / Office
Site Configuration	Corner Property
Number of Parcels	2

PROPERTY DETAILS

Location	15825-15827 Hawthorne Blvd Lawndale, CA 90260
County	Los Angeles County
Building Size	3,200 SF
Lot Size	8,654 SF (0.20 AC)
Year Built	1946
Zoning	OC — Office Commercial
APN	4074-001-020 / 4074-001-021

PROPERTY HIGHLIGHTS

South Bay Commercial Corner in Lawndale, California, with Hawthorne Boulevard Exposure

- Corner location at Hawthorne Blvd and W 159th St.
- Street frontage and signage along an established commercial corridor.
- Close to the 405 freeway and Manhattan Beach Blvd.
- Freeway visibility complements the property's Hawthorne Boulevard frontage.
- Nearby Hawthorne Blvd traffic count of 37,341 vehicles, reported for 2026.
- Two parcels totaling approximately 8,654 SF of land.
- Single-story storefront retail/office building totaling approximately 3,200 SF.
- Fenced lot and storage space.
- Nearby Alondra Park and El Camino College.
- Potential to reposition or redevelop the site, subject to applicable zoning and City approvals.

Buyer to verify dimensions, zoning, permitted uses, and development potential. Ask agent for details.



South Bay Corner Retail / Office Opportunity in Lawndale

15825-15827 Hawthorne Blvd, Lawndale, CA 90260



Hawthorne Blvd Corner

- Corner location at Hawthorne Boulevard and W 159th Street in Lawndale.



Commercial Corridor Exposure

- Nearby Hawthorne Boulevard traffic count of 37,341 vehicles, reported for 2026.



South Bay Connectivity

- Close to the 405 freeway and Manhattan Beach Blvd, with freeway visibility.



Nearby Community Amenities

- Near Alondra Park and El Camino College in Lawndale's South Bay setting.



\$1,799,000 Asking Price

- Priced at \$562.19 per square foot (building) and \$207.88 per square foot (land)



Two-Parcel Corner Site

- Two parcels totaling approximately 8,654 SF (0.20 AC), with a fenced lot.



3,200 SF Retail / Office

- Single-story retail/office building constructed in 1946, with on-site storage space.



Office Commercial Zoning

- OC zoning; buyer to verify permitted uses and redevelopment plans with the City.

8116-8144

SALE COMPARABLES

	PROPERTY	PRICE	PSF	CAP RATE	RBA	LAND AREA	BUILT
1	 13737 Hawthorne Blvd Hawthorne, CA 90250	\$3,750,000	\$823.09	—	4,556 SF	23,219 SF (0.53 AC)	1953
2	 1950 W Redondo Beach Blvd Gardena, CA 90247	\$2,800,000	\$888.89	5.88%	3,150 SF	0.41 AC	1961
3	 5035 W Rosecrans Ave Hawthorne, CA 90250	\$2,800,000	\$592.34	—	4,727 SF	0.37 AC	2003
4	 927 Manhattan Beach Blvd Manhattan Beach, CA 90266	\$2,600,000	\$731.78	—	3,553 SF	8,758 SF (0.20 AC)	1994
5	 13701-13705 Hawthorne Blvd Hawthorne, CA 90250	\$2,540,000	\$453.57	6.50%	5,600 SF	8,102 SF (0.19 AC)	1981
6	 11011-11015 Hawthorne Blvd Inglewood, CA 90304	\$1,900,000	\$469.02	—	4,051 SF	16,405 SF (0.38 AC)	1930
SUBJECT PROPERTY							
	 15825-15827 Hawthorne Blvd Lawndale, CA 90260	\$1,799,000	\$562.19	—	3,200 SF	8,654 SF (0.20 AC)	1946





























LOCATION OVERVIEW

15825–15827 Hawthorne Boulevard occupies the corner of Hawthorne Boulevard and W 159th Street in Lawndale, within the Los Angeles area’s South Bay region. The property sits along an established commercial corridor in an urban setting surrounded by developed residential neighborhoods.

Nearby destinations include Alondra Park and El Camino College, with shopping and dining at Manhattan Village and South Bay Galleria. Together, these destinations provide context for the property’s position within the broader market.

ACCESS & CONNECTIVITY

Property fronts Hawthorne Blvd near Manhattan Beach Blvd with direct access to 405 freeway. Nearby area freeways also include the 110, 105, and 91 freeways, with easy access to nearby Los Angeles International Airport (LAX). Major corridor Hawthorne Blvd recorded traffic count of 37,341 vehicles in 2026.



LOCAL TRADE AREA

36,476 Residents Within 1 Mile

- Reported population within a 1-mile radius of the subject property location.

\$90,134 Median Household Income

- Reported median household income within a 1-mile radius of the subject property location.

SURROUNDING DESTINATIONS

Alondra Park	via Manhattan Beach Blvd
El Camino College	via Crenshaw / Redondo Beach Blvd
Manhattan Village	Shopping and dining amenities
South Bay Galleria	via Hawthorne, Redondo Beach Blvd
Lawndale Library	via Burin Ave
405 Freeway	Major N/S corridor, LAX access
LAX	Approx 7.7 miles away, via 405 fwy

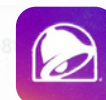




WEST/NORTHWEST
TO LAX



 **El Camino College**



target



SOUTH BAY GALLERIA

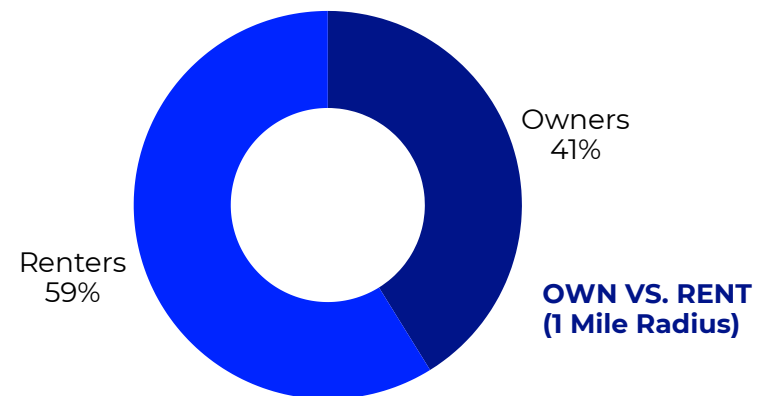
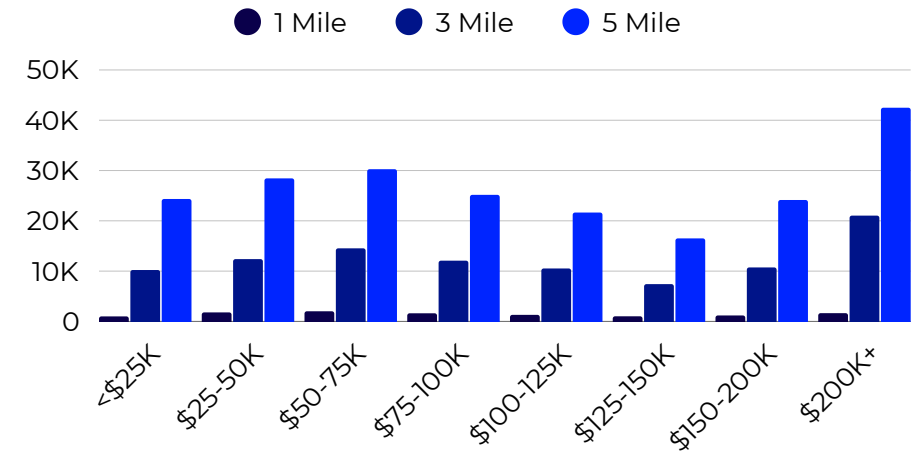
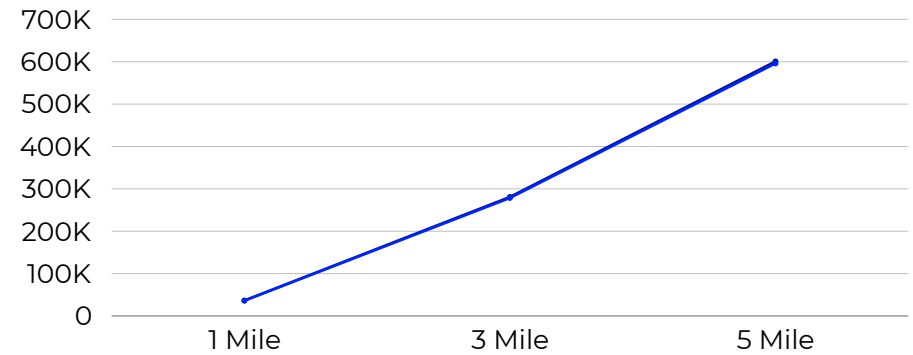
EAST/SOUTHEAST
TO LONG BEACH / OC



POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	36,008	278,464	595,946
2026 Estimate	36,476	280,886	600,717
2020 Census	38,341	290,187	618,875

2026 HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Less than \$25,000	994	10,216	24,343
\$25,000–\$50,000	1,790	12,386	28,440
\$50,000–\$75,000	2,013	14,530	30,264
\$75,000–\$100,000	1,613	12,076	25,165
\$100,000–\$125,000	1,301	10,525	21,647
\$125,000–\$150,000	1,016	7,413	16,506
\$150,000–\$200,000	1,182	10,730	24,142
\$200,000+	1,638	21,035	42,489
Total Households	11,547	98,911	212,996
Average Annual HH Income	\$116,512	\$133,159	\$129,488
Median Annual HH Income	\$90,134	\$100,588	\$98,296

2026 OCCUPIED HOUSING	1 Mile	3 Miles	5 Miles
Owner-Occupied	4,766	46,073	96,322
Renter-Occupied	6,781	52,834	116,676





SOUTH BAY CORNER RETAIL & OFFICE OPPORTUNITY IN LAWNSDALE, CA

15825-15827 HAWTHORNE BOULEVARD, LAWNSDALE, CA 90260



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