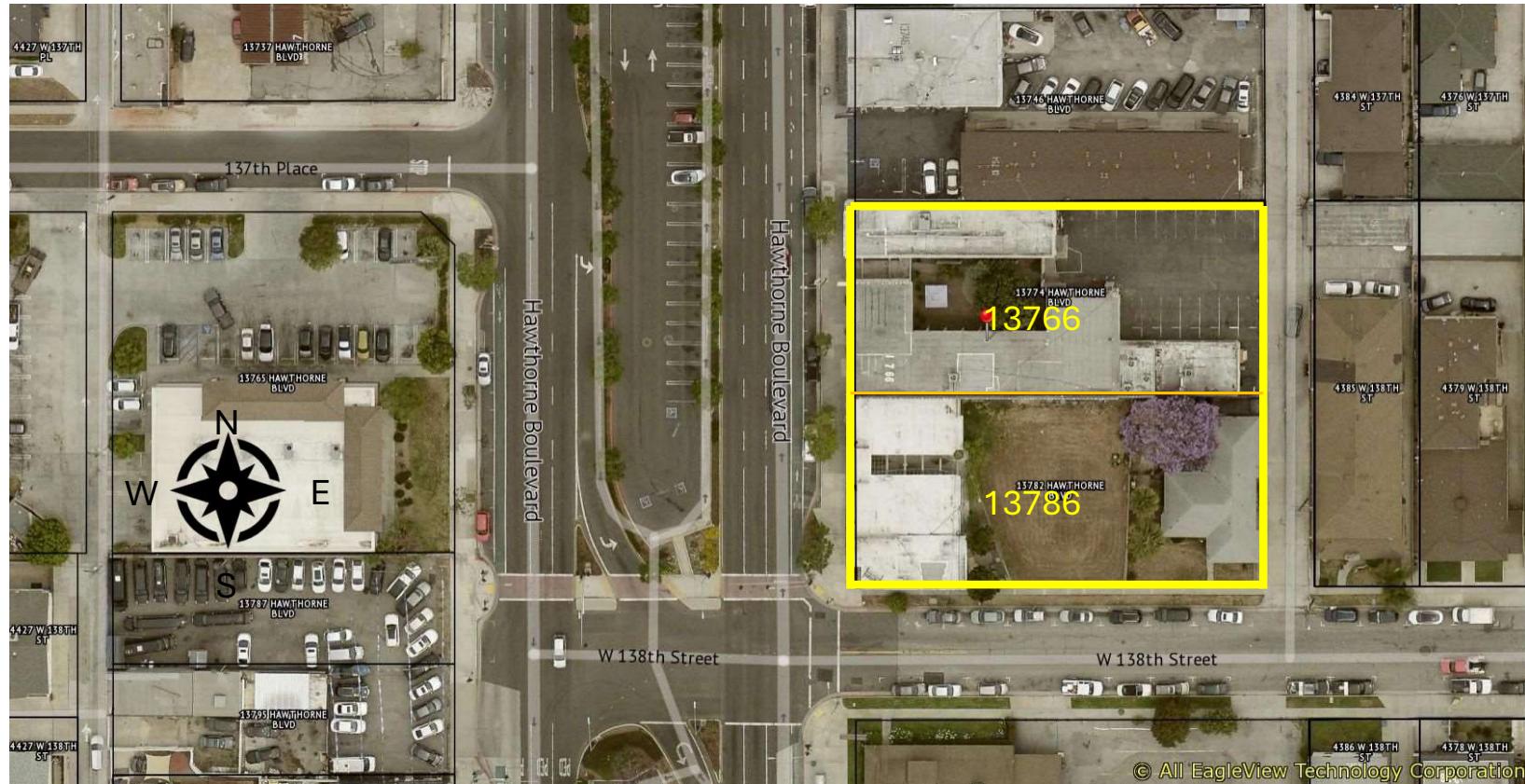


For sale: two parcels of C2 zoned land in Hawthorne

13766 and 13786 Hawthorne Blvd. Total: 32,294 square feet (.74 acres)

SE Corner of Hawthorne and 138th Street



Two parcels of C2 zoned land on Hawthorne Blvd. for sale (must be sold together)

Parcel 1

13766 Hawthorne Blvd.

10,269 sf office bldg. (1961)

16,143 sf of land

Zoning: HAC2YY

APN: 4045-009-003

Parcel 2

13786 Hawthorne Blvd.

4,321 sf 4-unit offices and SFR home (total monthly rent: \$9200)

16,151 sf of land

Zoning: HAC2YY

APN: 4045-009-004

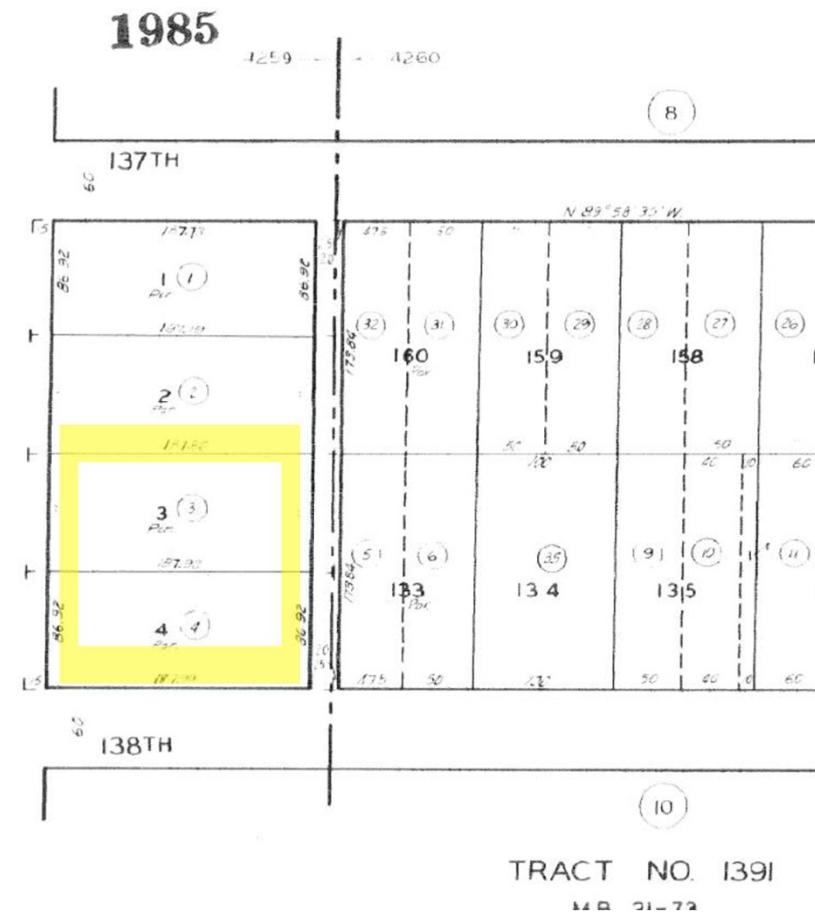
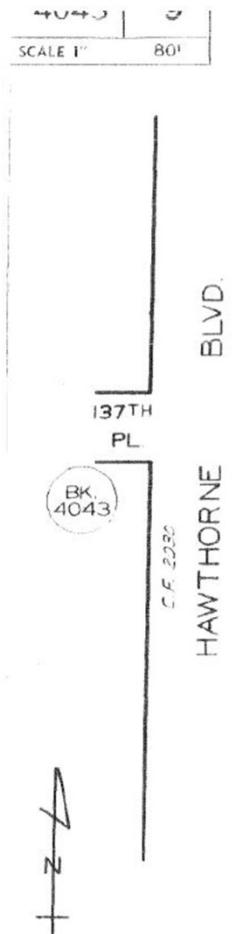
Total land offered: 32,294 square feet
Offering price \$4,200,000 or \$130 per land square foot.



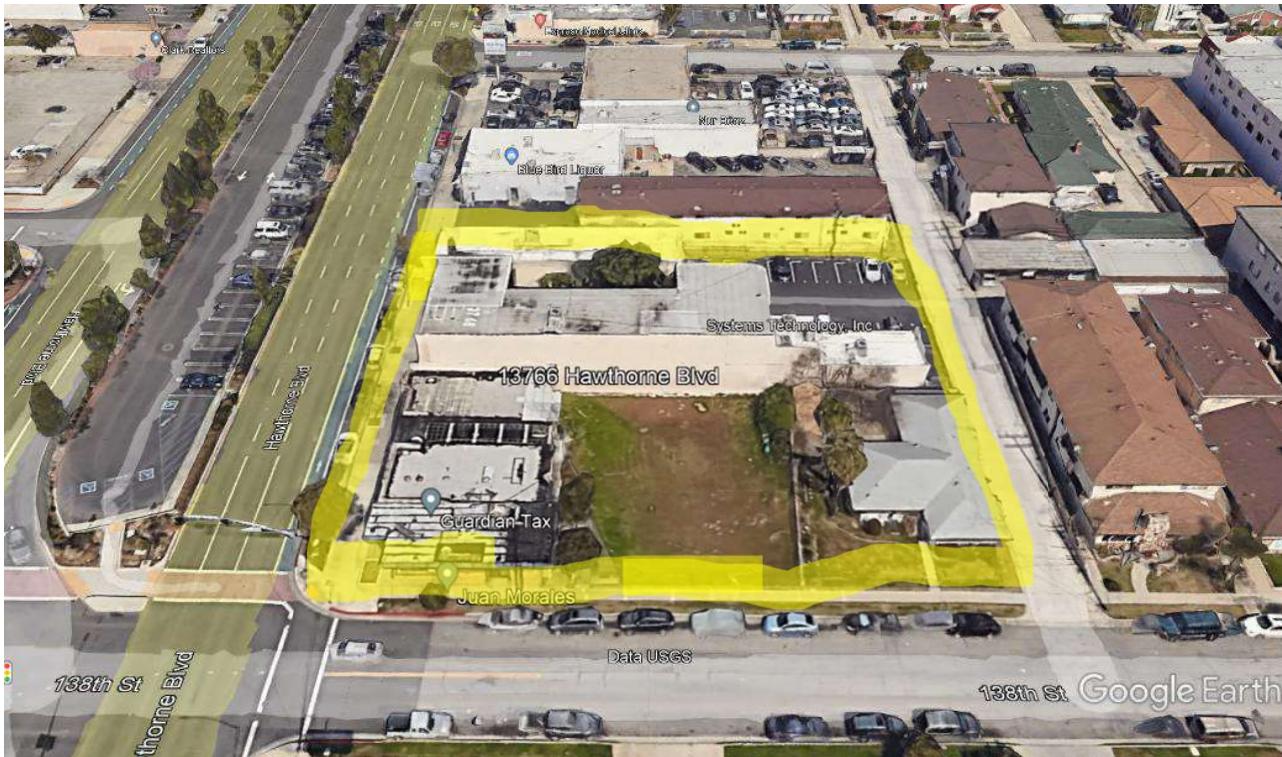
Plat Map

Each parcel approx.
87 feet frontage on
Hawthorne Blvd.
186 feet deep

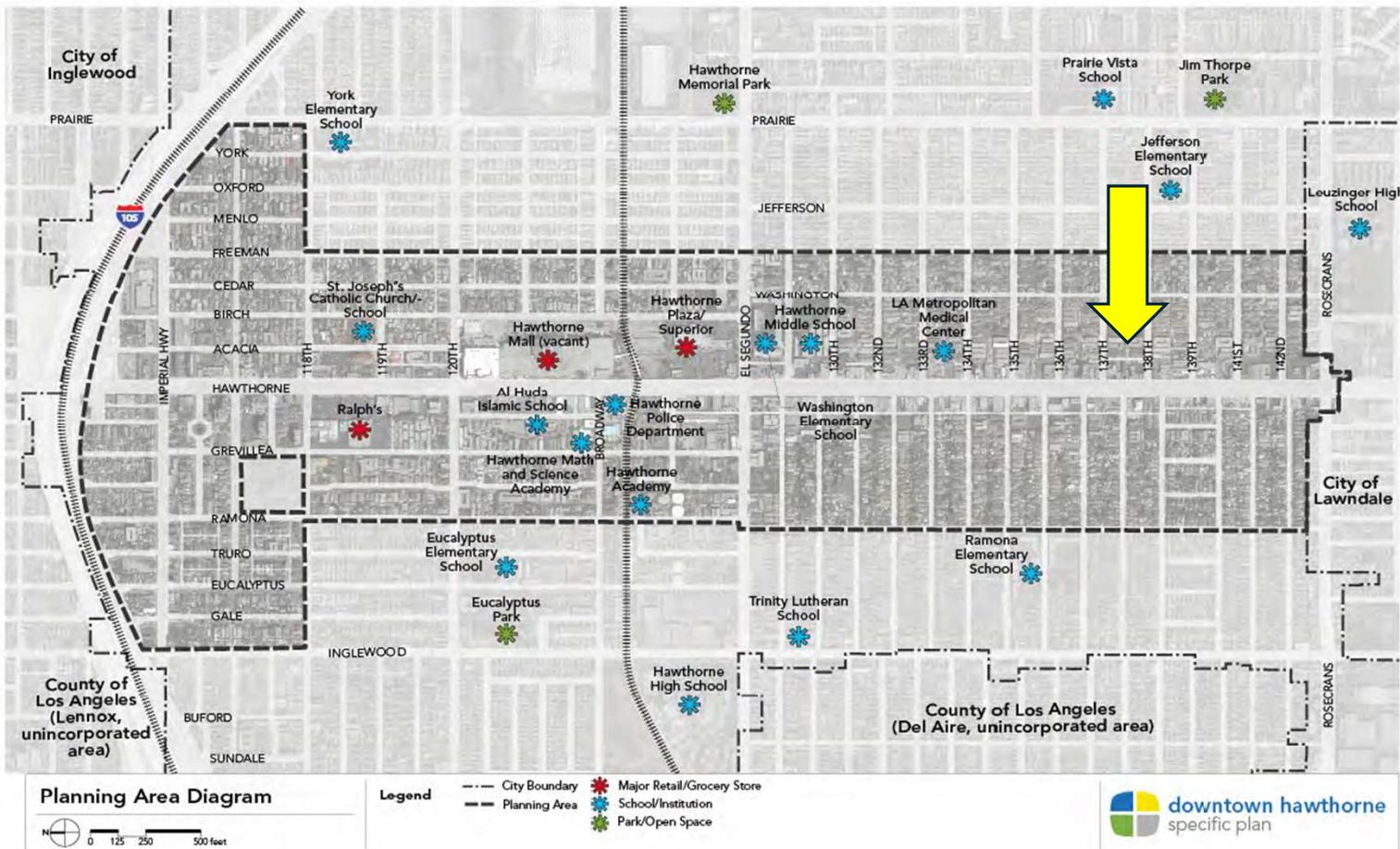
Rear alley behind
both parcels



Plat Map/Aerial Photo



City of Hawthorne Zoning (located in Downtown Hawthorne Specific Plan)



Strategy Diagram

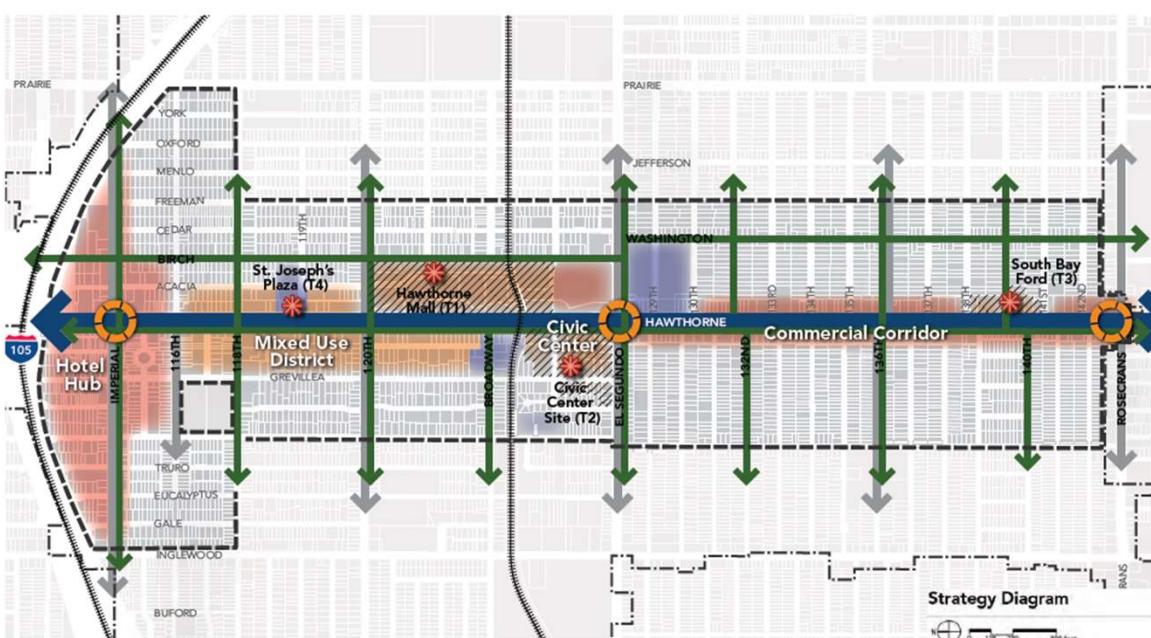
The Strategy Diagram illustrates the physical concepts and strategies that will propel Downtown Hawthorne's evolution. Located in a strategic and central location within the city, this key neighborhood already contains numerous assets—City Hall, multiple civic uses, schools and academies, churches and cultural facilities, parks, access to regional transportation networks. The improvements illustrated in this Strategy Diagram build upon the existing assets in Downtown Hawthorne to create a fully interconnected, vibrant, healthy, sustainable and well-designed urban fabric with multiple opportunities for community enhancement and investment. Key elements of the Strategy Diagram include:

↔ hawthorne boulevard

Hawthorne Boulevard is re-envisioned with welcoming and safe pedestrian and bike facilities, enhanced transit and extensive placemaking elements

↔ major streets

Several streets internal to Downtown, including Imperial Highway, play important roles in strengthening corridors focused on housing, retail and employment



See Municipal Code 17.26.02 for permitted uses.

- No multi family, however affordable housing may be possible.
- Restaurants are permitted use

CHAPTER 17.26 C-2 LOCAL COMMERCIAL CLASSIFICATION

§ 17.26.010. Purpose.

The principal purpose and objective of this classification and its application is to provide for the location of and grouping of uses considered compatible uses having common or similar performance standards in that they represent on-premises retail enterprises and involve only incidental and limited fabrication or assembly of commodities, or comprise types of enterprises involving the rendering of services both professional or to the person; establishments providing recreation and entertainment and commercial activities in general. It is the further objective by expanding the permissible floor space and building height, and by including additional permissible uses, to intentionally concentrate within given areas the maximum variety of facilities for the dispensing of commodities and rendering of services to the entire city and its environs. It is recognized that the characteristics of the use permitted in this classification produce an environment undesirable for residential purposes while, in the opposite direction, residential uses in a commercial area tend to decrease the capacity of commercial enterprises to render maximum services and decrease public convenience for utilizing the services rendered. For these reasons, residential uses are excluded from this classification. Public utility installations, being governed by circumstances related to geographical areas and uses to be served, are also permitted.

(Prior code § 12-900)

C2 Permitted uses

§ 17.26.020 Permitted uses.

In the C-2 classification, the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the vehicular parking and loading requirements and the general provisions, conditions and exceptions set forth in Chapters 17.06 through 17.12 and 17.38 through 17.62:

- Accessory structures and uses that complement or are reasonably related to the existing or proposed permitted uses when located on the same site as the main primary building and use;
- Ambulance service;
- Antique shops;
- Automotive parts and accessories installation and minor service, subject to a conditional use permit and special limitations described in Section 17.26.030(N);
- Bakeries;
- Banks, lending institutions, and other full-service financial institutions;
- Bars and cocktail lounges, subject to a conditional use permit;
- Bicycle shops, including repairs;
- Boat sales, new and used, including only incidental repairing;
- Bookstores;
- Bowling alleys;
- Boxing gym;
- Brewery, low intensity (subject to limitations described in Section 17.75.010);
- Business and professional offices;
- Cannabis businesses, subject to all of the provisions of Chapter 17.90;
- Car washes, steam;
- Conservatories of music, dance, drama and instrument instruction;
- Consignment shops;
- Day care facilities (subject to limitations described in Section 17.25.030(P));
- Decorator shops (interior);
- Department stores;
- Drugstores;
- Dry cleaning and pressing, not including self-serve laundries or laundromats or establishments with cleaning plants on premises;



Photos of 13766 Hawthorne Blvd

Parcel 1: 13766 Hawthorne Blvd. (front)



Parcel 1: 13766 Hawthorne Blvd. (rear)



Parcel 2: 13786 Hawthorne Blvd



Photo of land behind Parcel 2: 13786 Hawthorne Blvd.





Photo of SFR
in back of
Parcel 2:
13786
Hawthorne



Sales Comparable

\$118 per land square feet

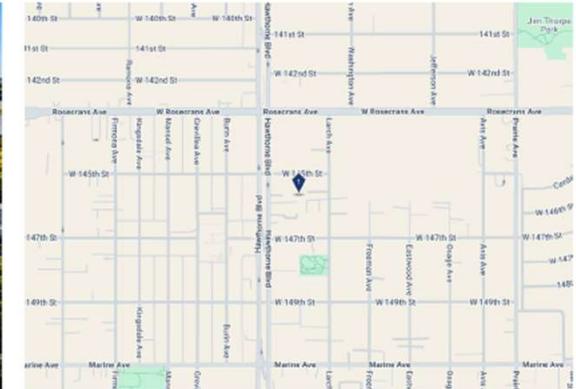


14516 Hawthorne Blvd

Hawthorne, CA 90250 (Los Angeles County) - Hawthorne/Gardena Submarket



Office



Sale Summary

Sold	12/15/2025	Land Area	0.50 AC/21,881 SF
Sale Price	\$2,600,000 (\$467.37/SF)	Sale Comp Status	In Progress
RBA	5,563 SF	Sale Comp ID	7455651
Price Status	Confirmed	Parcel Numbers	4077-010-003
Built	1964	Sale Conditions	High Vacancy Property

Contacts

Sales Comparable

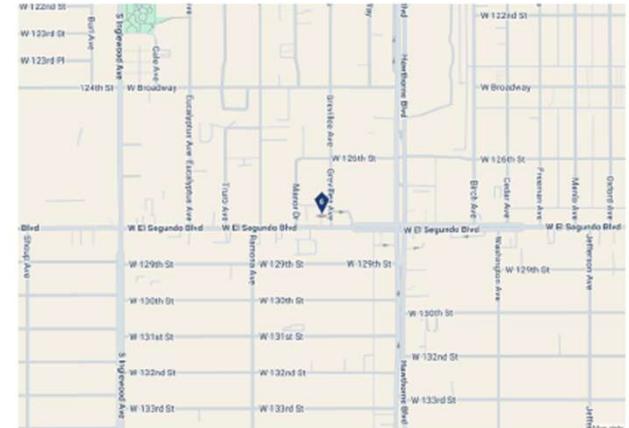
\$140 per land square feet



4519 W El Segundo Blvd - Hawthorne Nursery (Part of a 2-Property... Hawthorne, CA 90250 (Los Angeles County) - Hawthorne/Gardena Submarket



Retail



Sale Summary

Sold for Land Value	3/4/2025	Built	1936
Sale Price	\$8,274,348 (\$623.40/SF)	Sale Comp Status	Research Complete
GLA	13,273 SF	Sale Comp ID	7089267
Land Price	\$6,129,147/AC (\$140.71/SF)	Parcel Numbers	4041-013-010 +8
Land Area	1.35 AC/58,806 SF	Sale Conditions	Redevelopment Project
Price Status	Allocated	Proposed Use	Single Family Development

Questions?

Please call: Arnold Ng,
Principal/Broker, MBA, CCIM
Apex Commercial Real Estate Inc.

BRE: 01057946

Direct: 310 714 9500

ang@apexcir.com

Thank you for making an appointment
prior to walking the site. Tenants are
unaware of the sale.

Licensed since 1990.

APEX
Commercial Real Estate

