

± 6,000 SF FREESTANDING OFFICE/RETAIL BUILDING FOR SALE



13663 PRAIRIE AVENUE
HAWTHORNE, CA 90250

- PREMISES ± 6,000 SF Building
± 4,356 SF Land
- PRICE Contact Broker
- ZONING C-3 General Commercial (FAR = 2.5)
- PARKING 6 Spaces On-site (1/1,000)
- FEATURES
- Two-story office/retail building (6 units)
 - Great repositioning opportunity
 - Fully-leased, all tenants month-to-month
 - Prime hard corner location at signalized intersection on a major retail corridor
 - Excellent signage opportunity
 - Safe neighborhood surrounded by Prairie Vista Middle School, Jefferson Elementary School, and Jim Thorpe Park
 - Array of great amenities nearby (Los Angeles Ale Works, Common Space Breweries and Tap Rooms, Eureka!, etc.)
 - Close proximity to world-class tech/aerospace/defense companies (SpaceX, Tesla, Ring, Eprius, Chanje, etc.)
 - Minutes to LAX and Hawthorne's Municipal Airport (including direct Metro to LAX)
 - Easy Access to Metro, 105, 405 and 110 Freeways
 - 15 minutes from Santa Monica, DTLA, Manhattan Beach, and El Segundo

CONTACT

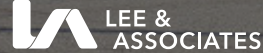
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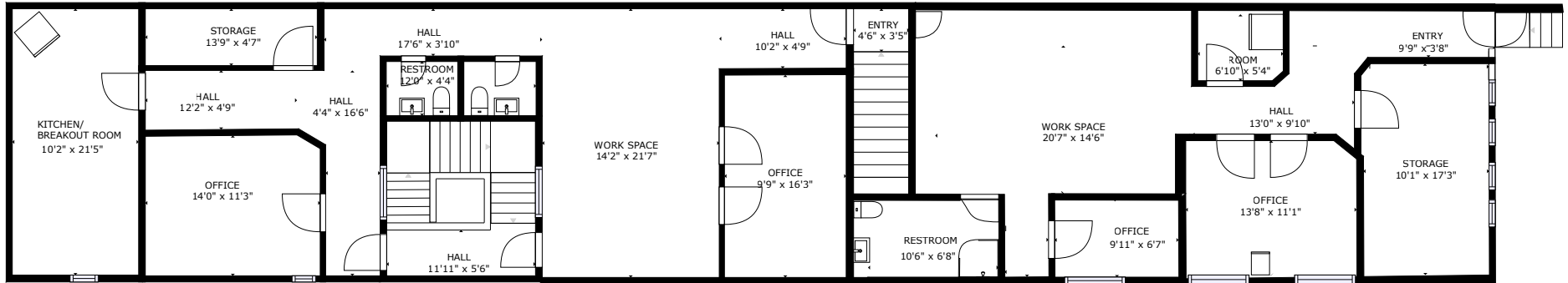
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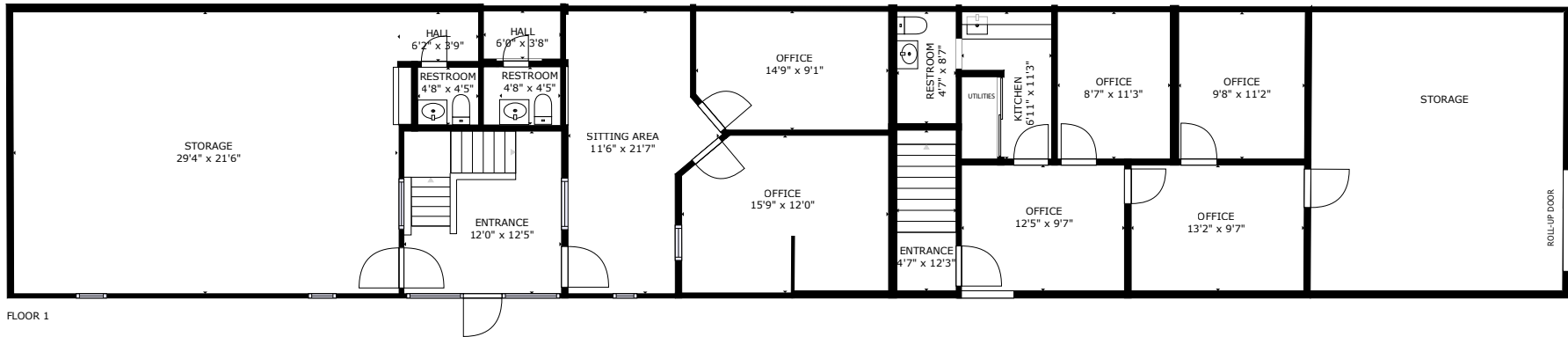
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FLOOR PLAN



FLOOR 2



FLOOR 1

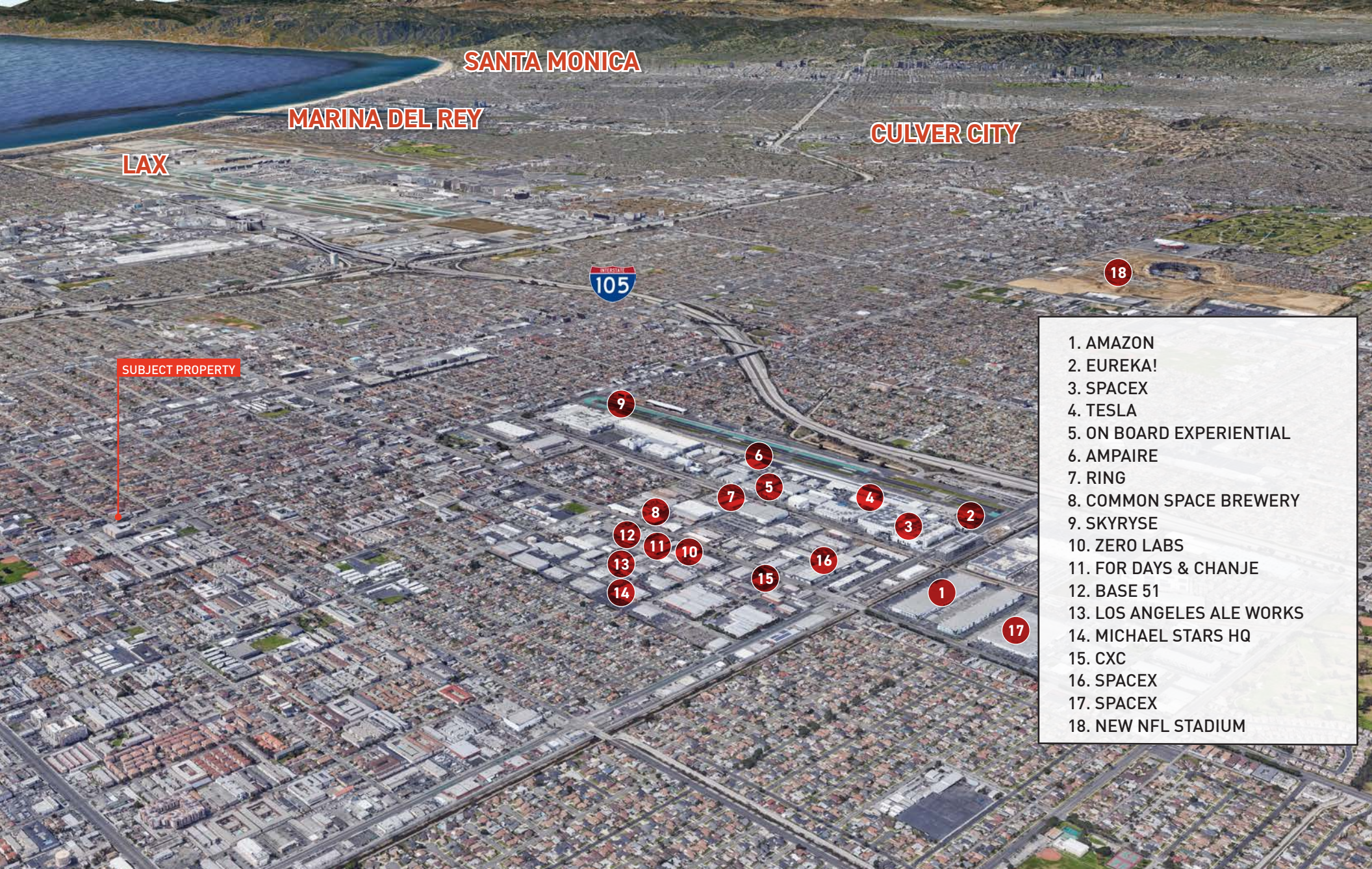


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LEE & ASSOCIATES

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SANTA MONICA

MARINA DEL REY

CULVER CITY

LAX



18

SUBJECT PROPERTY

1. AMAZON
2. EUREKA!
3. SPACE X
4. TESLA
5. ON BOARD EXPERIENTIAL
6. AMPAIRE
7. RING
8. COMMON SPACE BREWERY
9. SKYRYSE
10. ZERO LABS
11. FOR DAYS & CHANJE
12. BASE 51
13. LOS ANGELES ALE WORKS
14. MICHAEL STARS HQ
15. CXC
16. SPACE X
17. SPACE X
18. NEW NFL STADIUM



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MEET YOUR NEIGHBORS





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