

Retail Opportunity Owner-User or Investor

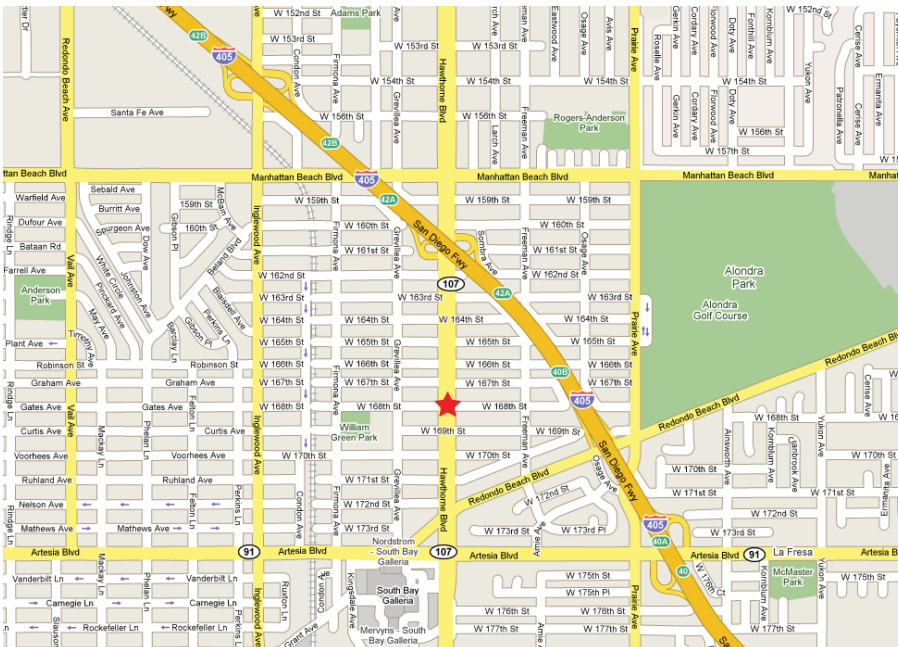
16818 HAWTHORNE BLVD • LAWNSDALE, CALIFORNIA • 90260



PROPERTY FACTS

Sales Price:	\$1,395,000
Price/Bldg SF:	\$358
Building SF:	Approx. 3,900 <i>(per assessor's records)</i>
Lot SF:	Approx. 5,998
APN:	4075 011 045
Year Built:	1958
Zoning:	NC*
Parking:	6 spaces

*Neighborhood Commercial



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PROPERTY HIGHLIGHTS

- Excellent freeway accessibility
- High identity and frontage on Hawthorne Blvd, among the most heavily traveled area in the South Bay.
- Freestanding building with excellent signage, parking, and demographics
- Ideal Owner-User
- Dense retail and residential neighborhood.
- 5 blocks from the South Bay Galleria, 3.4 miles from Del Amo Fashion Center.
- Good exposure; high ceilings
- Consistent low market vacancy

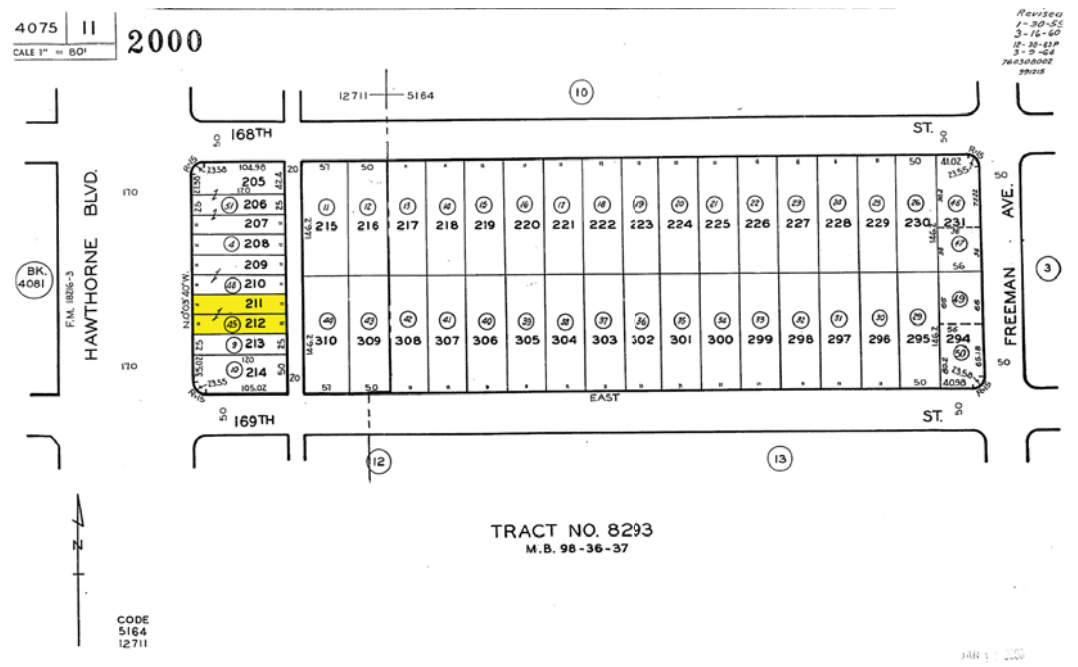
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FOR SALE

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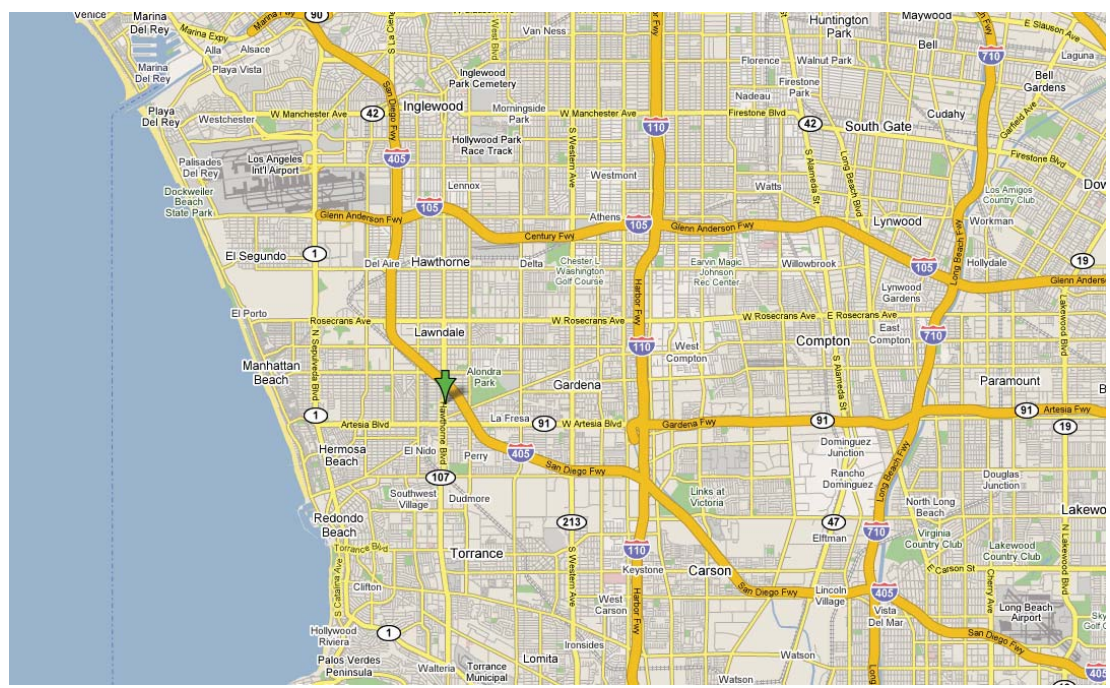
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PARCEL MAP REGIONAL MAP



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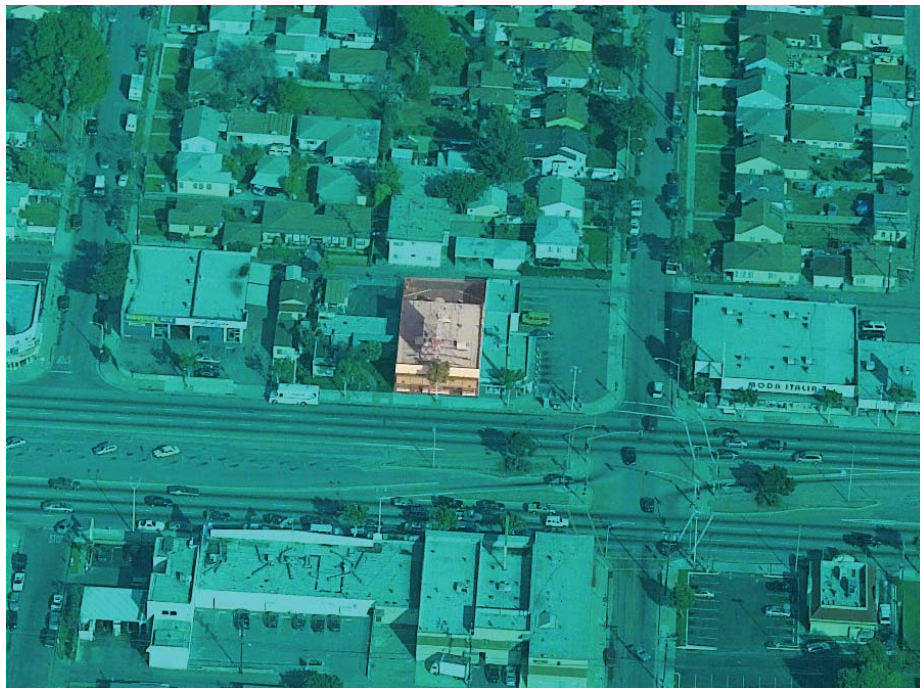


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AERIAL MAP ZONING INFORMATION



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NEIGHBORHOOD COMMERCIAL

The NC (Neighborhood Commercial) zoning district is intended to provide a range of land uses and development types that are compatible with and reinforce the pedestrian orientation of the areas where this zone is applied. The emphasis on land uses will be on smaller scale uses that serve the local residential population, as well as, visitors. Restaurants will be highly encouraged to locate in these areas along with other uses (e.g., antique shops) that will help reestablish and maintain a strong pedestrian character. Lodging facilities are also encouraged. Vehicle service uses will not be allowed and buildings will be required to be set close to the street with parking located to the side or rear of the building. In the future, consideration should be given to the provision of public parking lots that are shared among nearby businesses. This will help maintain the pedestrian to be developed to their maximum potential. The maximum floor area ratio shall be 0.7.

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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2011 Projection	42,377	299,764	656,074
2006 Estimate	40,055	286,415	621,698
2000 Census	37,478	272,400	584,340
Growth 2006 - 2011	5.80%	4.66%	5.53%
Growth 2000 - 2006	6.88%	5.15%	6.39%
2006 Population by Hispanic Origin	16,750	83,030	217,995
2006 Population By Race	40,055	286,415	621,698
White	18,878 47.13%	141,176 49.29%	282,927 45.51%
Black or African American	3,368 8.41%	38,344 13.39%	97,101 15.62%
American Indian and Alaska Native	313 0.78%	1,677 0.59%	3,974 0.64%
Asian	6,347 15.85%	49,487 17.28%	90,617 14.58%
Native Hawaiian and Pacific Islander	385 0.96%	1,735 0.61%	4,268 0.69%
Other Race	8,342 20.83%	39,998 13.97%	114,551 18.43%
Two or More Races	2,422 6.05%	13,997 4.89%	28,259 4.55%
Households			
2011 Projection	13,985	110,325	231,262
2006 Estimate	13,303	105,892	220,482
2000 Census	12,568	101,613	209,539
Growth 2006 - 2011	5.13%	4.19%	4.89%
Growth 2000 - 2006	5.85%	4.21%	5.22%
Owner Occupied	5,478 41.18%	48,938 46.22%	102,348 46.42%
Renter Occupied	7,825 58.82%	56,954 53.78%	118,134 53.58%
2006 Households by HH Income	13,301	105,891	220,483
Income Less Than \$15,000	1,346 10.12%	11,737 11.08%	26,372 11.96%
Income: \$15,000 - \$24,999	1,396 10.50%	9,970 9.42%	21,587 9.79%
Income: \$25,000 - \$34,999	1,415 10.64%	10,444 9.86%	22,596 10.25%
Income: \$35,000 - \$49,999	2,314 17.40%	15,311 14.46%	32,394 14.69%
Income: \$50,000 - \$74,999	2,869 21.57%	19,497 18.41%	40,443 18.34%
Income: \$75,000 - \$99,999	1,598 12.01%	13,265 12.53%	26,772 12.14%
Income: \$100,000 - \$149,999	1,684 12.66%	14,774 13.95%	29,013 13.16%
Income: \$150,000 - \$249,999	584 4.39%	7,758 7.33%	14,879 6.75%
Income: \$250,000 - \$499,999	80 0.60%	2,078 1.96%	4,240 1.92%
Income: \$500,000 or more	15 0.11%	1,057 1.00%	2,187 0.99%
2006 Avg Household Income	\$63,937	\$77,987	\$75,689
2006 Med Household Income	\$51,365	\$56,713	\$54,508
2006 Per Capita Income	\$21,401	\$28,987	\$26,997

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LEASE VS. OWN ANALYSIS

Why lease when you can own?

16818 Hawthorne Blvd Lawndale, CA 90260

OWN

Purchase Assumptions	
Size (Square Feet)	3,900
Total Project Cost	\$1,395,000

Start-Up Costs:	
10% Down Payment	\$139,500
Total Start-Up Costs	\$139,500

Monthly Costs	Per Sq. ft.	
Mortgage Payment (P&I)	\$2.95	\$11,489
Operating Expenses	\$0.10	\$390
Property Taxes	\$0.19	\$741
Total Monthly Costs		\$12,620

Monthly Ownership Benefits (Estimated)		
Tax Benefits		
Depreciation Benefit		\$954
Operating Expense Deduction		\$156
Property Tax Deduction		\$296
Interest Deduction (7 yr Avg.)		\$2,939
Other Benefits		
Rental Income		\$0
Avg. Appreciation	3.0%	\$3,488
Total Ownership Benefits		\$7,832
Total Effective Monthly Cost:		\$4,788

LEASE

Lease Assumptions	
Size (Square Feet)	3,900
Lease rate per sq ft/mth NNN	\$2.00
Monthly Lease	\$7,800

Start-Up Costs	
Prepaid Rent	\$7,800
Security Deposit	\$7,800
Total Start-Up Costs	\$15,600

Monthly Costs	Per Sq. ft.	
Lease Payment (NNN)	\$2.00	\$7,800
Operating Expense	\$0.00	\$0
Property Taxes		n/a
Total Monthly Costs		\$7,800

Monthly Lease Benefits (Estimated)		
Tax Benefits		
Depreciation Benefit		n/a
Operating Expense Deduction		\$200
Lease Deduction		\$3,120
Interest Deduction		n/a
Other Benefits		
Rental Income		\$0
Avg. Appreciation		n/a
Total Lease Benefits		\$3,320
Total Effective Monthly Cost:		\$4,480

Ownership Analysis Summary

Annual Effective Cost Difference	(\$3,692)
Average Annual Principal Pay down	\$21,188
Annual Wealth Creation	\$17,496
15 Year Wealth Creation	\$262,439

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