

# Offering Memorandum

INDUSTRIAL PROPERTY FOR SALE

HAWTHORNE

4643-4645

W. Rosecrans Ave.

\$2,100,000



Vista

Sotheby's  
INTERNATIONAL REALTY

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HAWTHORNE, CA



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# Property Overview

4643-4645 ROSECRANS AVE  
HAWTHORNE, CA



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## Property Summary

Address	4643-4645 W. Rosecrans Ave
APN	4043-030-018, 019
Type	Industrial
Stories	Single Story
Occupancy	Vacant
Power	200 Amps, 120/480v, 3p3w
Year Built/Renov.	1955/2019
Building Size	5,280 SF
Land Size	9,211 SF/ 0.21 AC
Parking	4
Zoning	MIYY (Hawthorne)

## Pricing

Asking Price	\$2,100,000
Price/SF	\$398



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## Property Highlights

- 5,280 SF industrial building
- Prime South Bay Location along the Rosecrans corridor
- Close Proximity to the 405 freeway, retail and restaurant amenities



# Market Overview

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Situated in the City of Hawthorne, the Property's location offers a compelling mix of strategic advantages for businesses looking to relocate or expand in the Los Angeles region. Ideally positioned in the South Bay with direct access to major freeways (I-105 and 405) and just minutes from Los Angeles International Airport (LAX), the City provides exceptional connectivity for logistics, travel, and commerce.

A business-friendly local government streamlines permitting and approval processes, maintains competitive tax and operating costs, and actively supports economic development.

Hawthorne's economy benefits from a diverse workforce and strong industry presence, especially in aerospace and tech sectors, anchored by companies like SpaceX,

along with manufacturing, retail, and logistics businesses. This combination of accessibility, support for growth, and evolving commercial opportunities makes Hawthorne an attractive location for businesses seeking a dynamic, well-connected Southern California base.



## Points of Interest:

- Manhattan Beach Pier  
4.0 miles
- Hermosa Beach  
4.8 miles
- LAX  
5.5 miles
- Downtown Los Angeles  
18 miles
- Palos Verdes  
22 miles



## Population:

608,000+ within a five-mile radius



## Employment-Population:

292,000+ within a five-mile radius



## Average Household Income:

\$113,200+ within a five-mile radius

# Property Photos

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**Manhattan Beach**

**El Segundo**



# Property Photos

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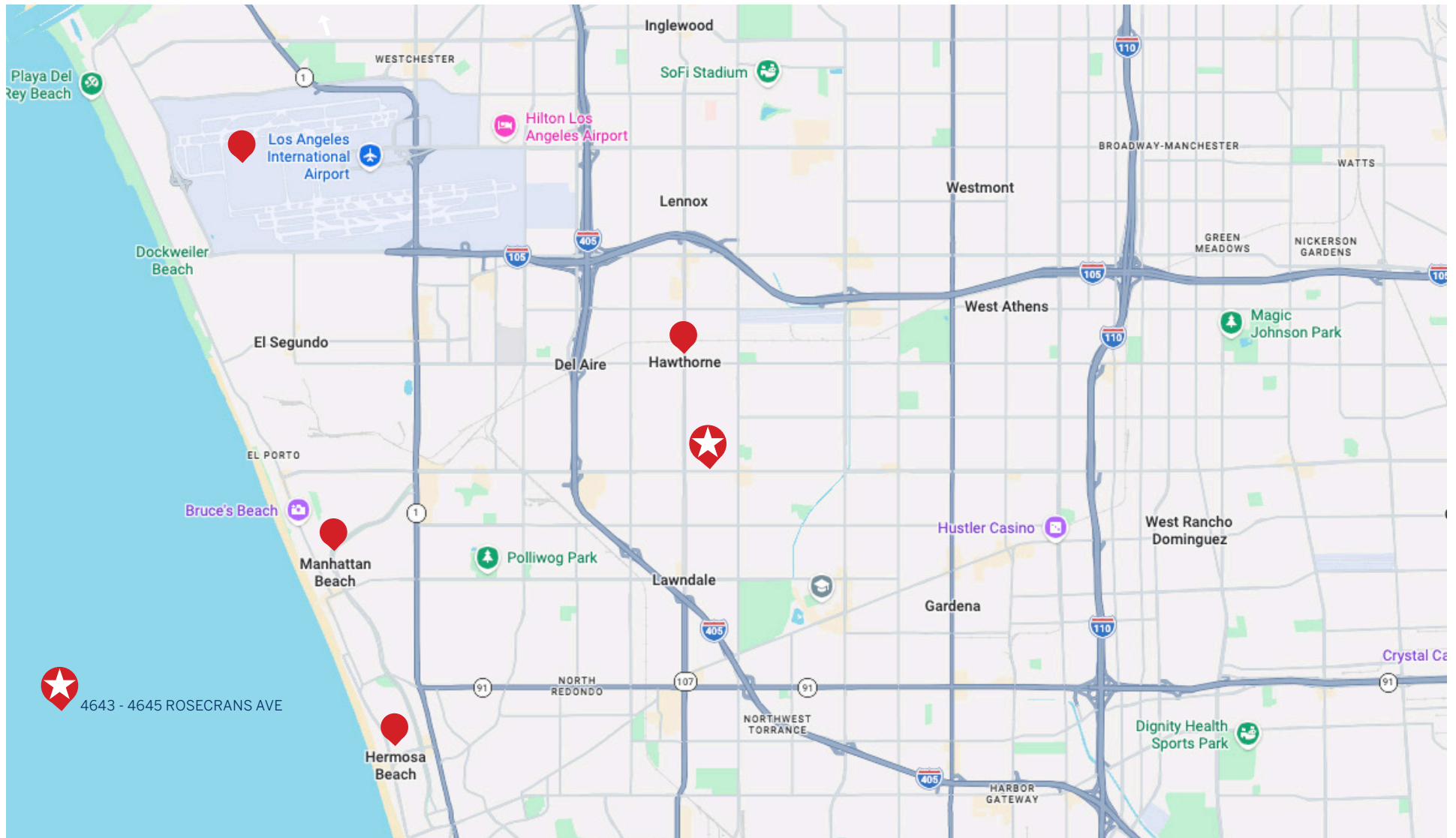


# Aerial Map

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# Disclaimer & Confidentiality Agreement

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**Manhattan Beach**

**El Segundo**





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