

# 17025 HAWTHORNE BLVD

LAWNDALE, CA 90260

ELITE MOTORS - AUTO SALES AND RENTAL

# FOR SALE

List Price - \$975,000



## PRIME CORNER LOCATION

Great corner high exposure location on a major commercial corridor within a few blocks of the Galería on Artesia and the 405 freeway. Current tenant is month to month with a desire to continue at this location. The options are numerous with flexibility for an investor to sign a new lease, for a developer to recreate a new project or an owner user to step in and take advantage of this tremendous location. There are two curb cuts - one in front on Hawthorne and one on 171st with alley access providing even more flexibility for future development.

**List Price - \$975,000**

**APN - 4081-029-032**

**Total Bldg. Size - 661 sf (exterior footprint) - net leasable 564 sf.**

**Lot Size - 7,963 sf - 65 x 122 w-alley access**

**Year Built - 1970**

**Tenant - Elite Motors with M/M lease**

**Income - Contract rent is \$4,400 p/m gross**

**Zoning - LNC3 - Flexible Commercial Zoning**

**Sale Type - Conventional - ideal for Investor, owner user or developer**

**Sale Condition - Cash out - 1031 Exchange**

**Property Type - Commercial (current specialty retail/ wholesale auto sales and rental)**

Easy to Schedule a Tour  
24 Hour Notice Required - (Mon-Fri)

**Contact Michael Talbot (310-422-4309)**

## Virtual Tour

<https://tour.caimagemaker.com/l/?id=183902>



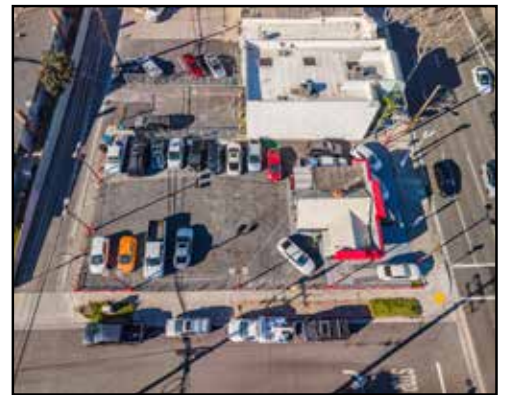
**Michael Talbot**, License# 00645363  
Residential & Commercial Investments  
(310) 422-4309 cell

**ESTATE**  
PROPERTIES

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- Prime corner location with alley access and two curb cuts for flexibility accessing property now and future development
- Land value pricing at \$137.50 per foot
- Investment - Owner user or Value Add with Development Options
- Desirable location bordering Redondo and Torrance
- Approximately 7,963 sf corner lot with 65 ft frontage on Hawthorne Blvd and 122 ft on 171st
- Surrounded by new development with new projects on the way



Lawndale sits at the heart of the South Bay region of Los Angeles County, surrounded by the highly desirable coastal communities of Redondo Beach, Hermosa Beach, and Manhattan Beach, as well as the thriving city of Torrance. For more than a century, these beach cities and neighboring communities have been preferred living, business, and resort destinations, offering flourishing local economies with everything from mouth-watering dining options to state-of-the-art medical facilities. The surrounding housing communities provide a wide range of opportunities, from high-end oceanfront estates to more affordable higher-density residential developments throughout the South Bay, supporting a vibrant and diverse local population.



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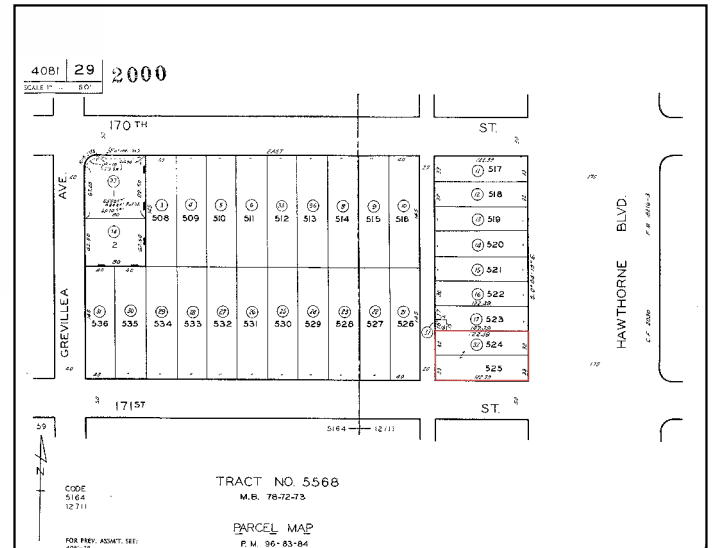
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Floor Plan

Parcel Map



*"Your referrals are greatly appreciated"*



**Michael Talbot**

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**ESTATE**  
PROPERTIES

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Palos Verdes Estates, CA 90274



Information contained herein deemed to be reliable  
but not guaranteed.