

DEVELOPMENT SITE

Hawthorne Blvd & S Burin Ave, Inglewood (Lennox), CA 90304

FOUR (4) CONTIGUOUS PARCELS FOR SALE



NIC LYON

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ACRE Investment Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

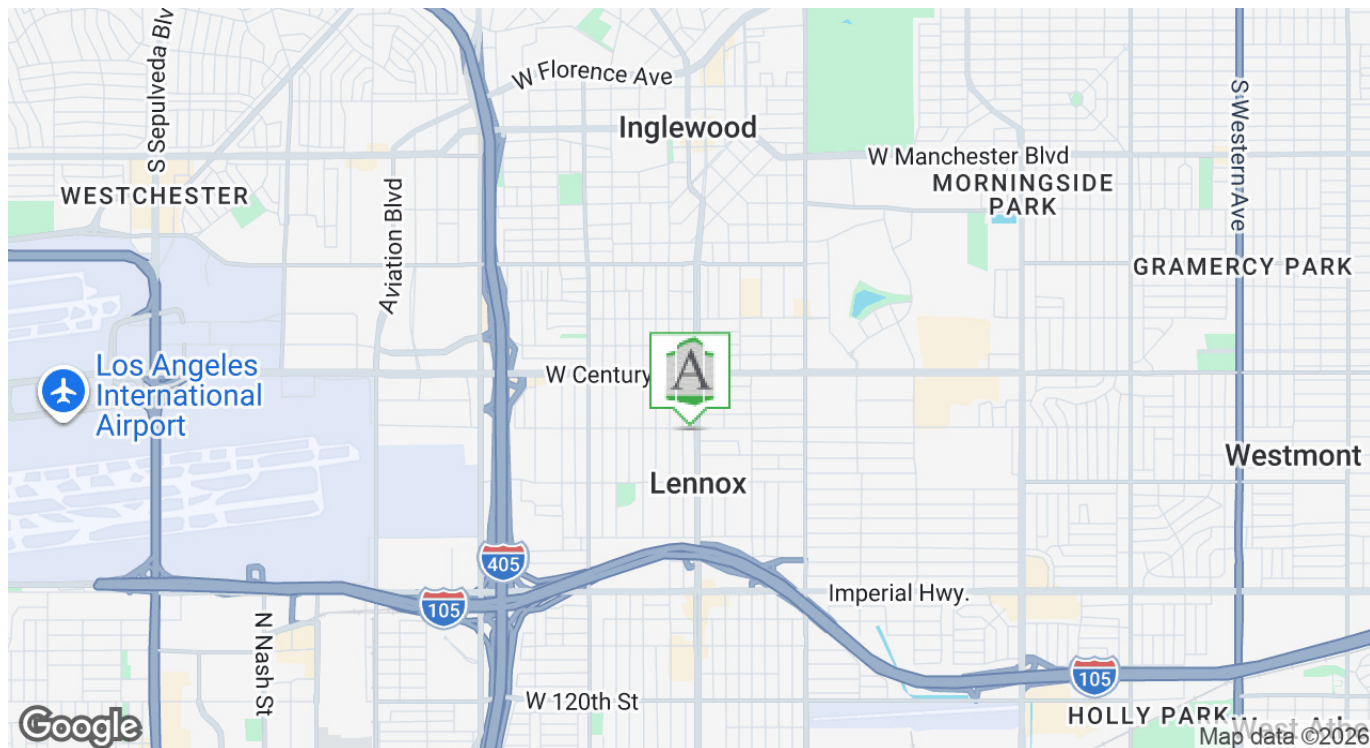
SALE PRICE: \$2,750,000

LAND PRICE / SF: \$121.54

TOTAL LOT SIZE: 22,266 SF

PROPERTY TYPE: Commercial/Residential

ZONING: LCC3YY & LCR3PY



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INVESTMENT OVERVIEW



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Unique opportunity for investors and developers to acquire four (4) contiguous parcels totaling approximately $\pm 22,626$ square feet, strategically positioned near the signalized intersection of Hawthorne Boulevard and West 104th Street. The site spans from Hawthorne Boulevard through to South Burin Avenue, offering valuable frontage, visibility, and flexible access.

The property benefits from attractive in-place cash flow supported by a diverse mix of commercial and residential tenants, providing immediate income stability while preserving long-term redevelopment potential. Its contiguous configuration enhances site planning efficiency, making it well-suited for repositioning, mixed-use development, or strategic land banking.

Located in the dense urban neighborhood of Lennox—an unincorporated area of Los Angeles County bordering Inglewood and Hawthorne—the property falls within the County’s South Bay Area Plan, an area experiencing continued public and private investment.

The site is within close proximity to major regional demand drivers, including SoFi Stadium, Intuit Dome, Los Angeles International Airport, and convenient access to the Interstate 405 and Interstate 105 freeways. Nearby transit centers, dining, and retail amenities further enhance the property’s long-term growth potential and strong rental demand.

This offering presents a compelling blend of current income and future upside in one of Los Angeles County’s most dynamic and evolving corridors.

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PROPERTY DETAILS

SALE PRICE

\$2,750,000 (\$121.54/SF LAND)

LOCATION INFORMATION

STREET ADDRESS	Hawthorne Blvd & S Burin Ave
CITY, STATE, ZIP	Inglewood (Lennox), CA 90304
COUNTY	Los Angeles
SUB-MARKET	Inglewood/South LA
CROSS-STREETS	W 104th Street

BUILDING INFORMATION

PROPERTY TYPE	Commercial/Residential
ZONING	LCC3YY & LCR3PY
TOTAL LOT SIZE (4 PARCELS)	22,626 SF
OCCUPANCY	100%
TENANCY	Multiple
GROSS ANNUAL INCOME	\$ 100,320

10417 HAWTHORNE BLVD - PARKING LOT + CELL TOWER

GROSS MONTHLY INCOME	\$ 1,800
BUILDING SIZE	720 SF
LOT SIZE	4,694 SF
APN #	4036-016-008

10423 HAWTHORNE BLVD - OFFICE/RETAIL + 2 BED / 1 BATH APARTMENT

GROSS MONTHLY INCOME	\$ 3,525
BUILDING SIZE	2,875 SF
LOT SIZE	6,003 SF
APN #	4036-016-009

10416 S BURIN AVE - 3 BED / 1 BATH (SFR)

GROSS MONTHLY INCOME	\$ 1,935
BUILDING SIZE	1,122 SF
LOT SIZE	5,970 SF
APN #	4036-016-011

10422 S BURIN AVE - 1 BED / 1 BATH (SFR)

GROSS MONTHLY INCOME	\$ 1,100
BUILDING SIZE	768 SF
LOT SIZE	5,959 SF
APN #	4036-016-012

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INVESTMENT HIGHLIGHTS

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- ±22,626 SF Development Opportunity: Large infill site offering scale and long-term redevelopment potential in a high-demand corridor.
- Four (4) Contiguous Parcels with Dual Street Frontage: Spanning from Hawthorne Boulevard to South Burin Avenue, providing strong visibility, access, and efficient site planning.
- In-Place Cash Flow with MTM Flexibility: Existing income offsets holding costs while month-to-month leases allow for near-term repositioning or redevelopment.
- 0.5 Miles to Metro C Line Station: Walkable to Hawthorne/Lennox Station, supporting transit-oriented development potential.
- Under 2 Miles to Major Regional Anchors: Close proximity to SoFi Stadium and Intuit Dome, driving strong residential and commercial demand.



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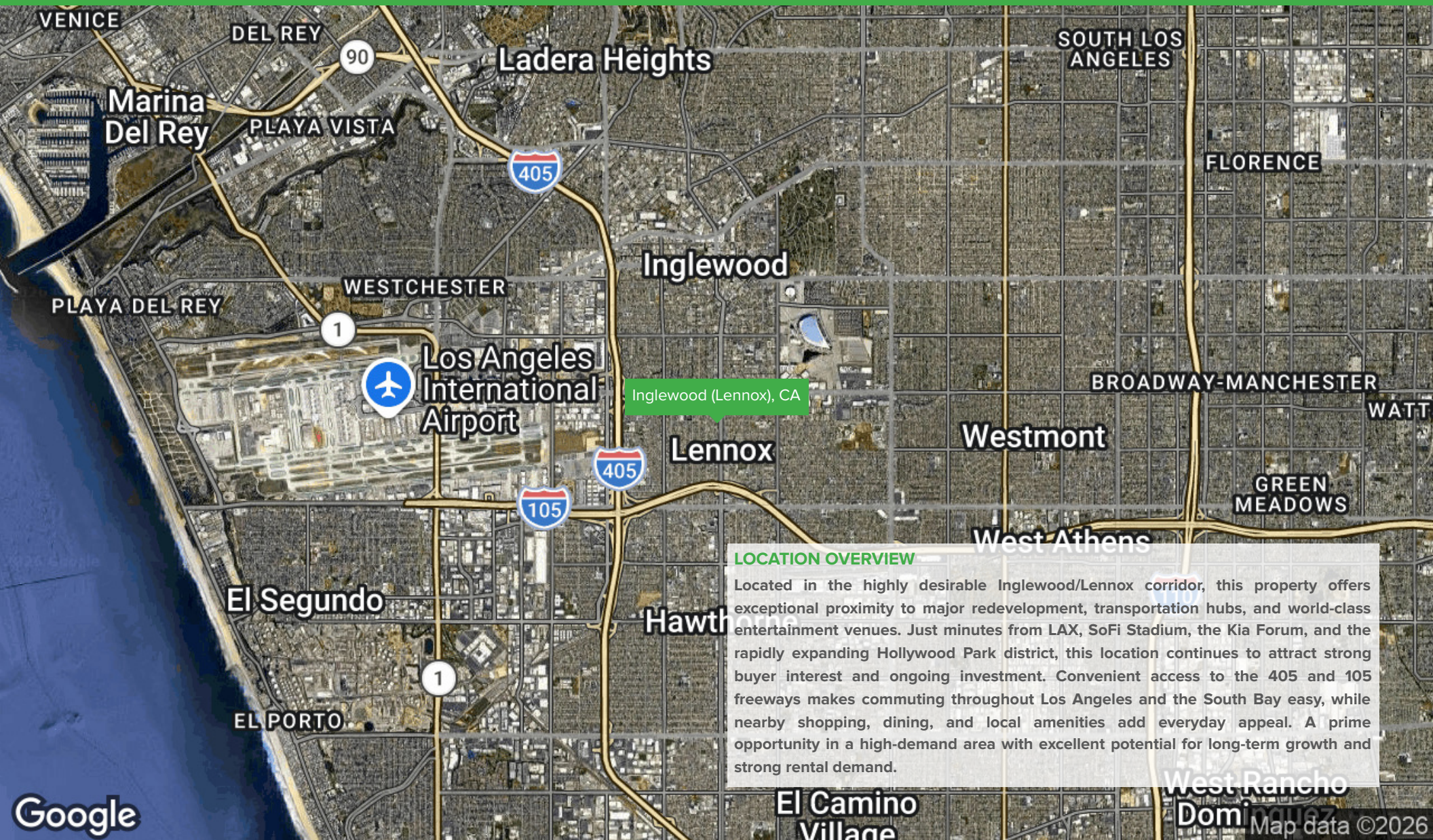
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REGIONAL MAP



LOCATION OVERVIEW

Located in the highly desirable Inglewood/Lennox corridor, this property offers exceptional proximity to major redevelopment, transportation hubs, and world-class entertainment venues. Just minutes from LAX, SoFi Stadium, the Kia Forum, and the rapidly expanding Hollywood Park district, this location continues to attract strong buyer interest and ongoing investment. Convenient access to the 405 and 105 freeways makes commuting throughout Los Angeles and the South Bay easy, while nearby shopping, dining, and local amenities add everyday appeal. A prime opportunity in a high-demand area with excellent potential for long-term growth and strong rental demand.



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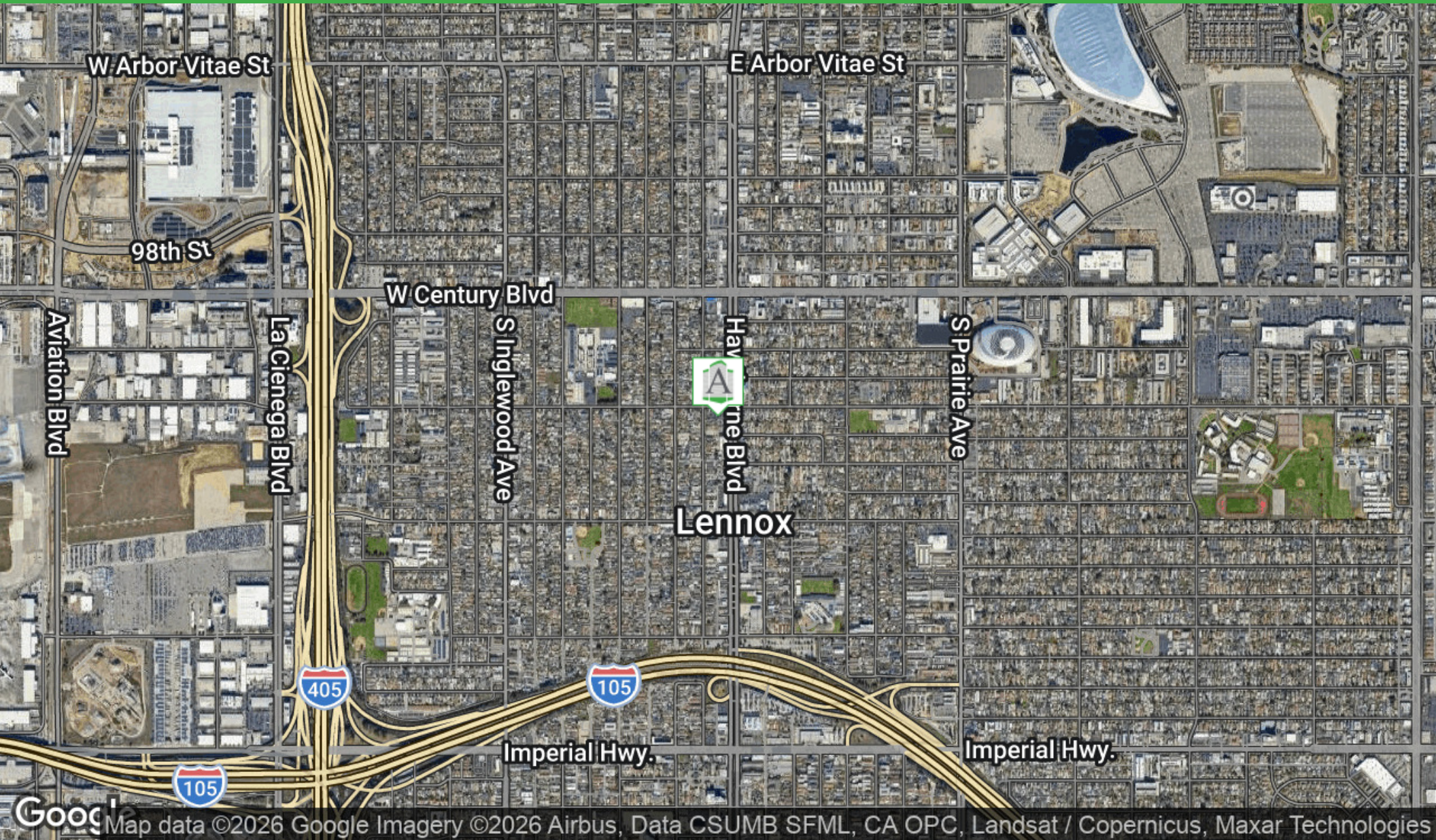
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,060	15,203	50,541
AVERAGE AGE	36	36	37
AVERAGE AGE (MALE)	35	36	36
AVERAGE AGE (FEMALE)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,569	4,032	14,520
# OF PERSONS PER HH	3.9	3.8	3.5
AVERAGE HH INCOME	\$83,214	\$78,770	\$79,245
AVERAGE HOUSE VALUE	\$929,369	\$859,210	\$880,271

2020 American Community Survey (ACS)

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