OFFERING MEMORANDUM
4335 W 147TH ST

Lawndale, CA 90262   10K SF Warehouse

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LOWEST PRICE PER FOOT INDUSTRIAL BUILDING ON THE MARKET!!!
Owner/User Opportunity
$450K+ of Recent Upgrades

LYONSTAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

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PROPERTY INFORMATION

SAMIMI INVESTMENTS

THE OFFERING

4335 W 147th St – Lawndale, CA 90260

A unique **10,000 SF $155/SF Warehouse/Creative, Office/Flex Space for Sale/Lease** building in Lawndale, **4335 W 147th St,** combines usable space with something most competitors lack: on-site dedicated parking. The **two-story property** is currently configured with a **3,000 SF** street-facing, move-in ready space, **2,000 SF** of ground-floor flex space, and a full **5,000 SF open-plan** upper level that can be tailored to creative office, training/education, wellness, or light showroom/warehouse needs. About **$450,000 was spent in 2018 to retrofit/upgrade the building**. Property was **professionally tented/fumigated for termites in 2026**, and termite-related damage was repaired. **Ten exclusive parking spaces on-site**, plus plentiful street parking, give tenants and customers convenient access that typical Hawthorne Blvd and neighborhood commercial buildings simply cannot match. The asset will operate at a **7.91% CAP and 9.23 GRM once stabilized.**

Lawndale's General Commercial and Neighborhood Commercial zones allow most **professional offices, personal services, retail,** and many **entertainment and recreation** uses **by right** or with a **Special Use Permit.** Investors can curate a higher-quality tenant roster than competing older retail strips, with potential to reposition the building as a **multi-tenant** creative campus **or** branded **owner-user headquarters**. Looking ahead, the property also functions as a **covered-land play:** as Lawndale updates its General Plan and Hawthorne Boulevard Specific Plan to favor **mixed-use** and higher-intensity infill, future owners retain the option to pursue an **SB 330 style** residential or mixed-use concept, while the current commercial use carries the land.

For investors, the most compelling **exit strategy** is to stabilize the asset with a blend of long-term service/office and specialty recreation or training tenants, drive NOI to its **projected 7.91% cap rate**, and then hold as **(1)** a cash-flowing core asset in a supply-constrained submarket or **(2)** a medium-term redevelopment site benefiting from the city's pro-housing, pro-infill land-use direction.

LYON STAHL INVESTMENT REAL ESTATE

PROPERTY DETAILS

SAMIMI INVESTMENTS

Address	**4335 W 147th St Lawndale, CA 90260**
Total Units	3
Total Building Sqft.	10,000 SF
Total Lot Size	8,305 SF
Year Built	1923
Zoning	LCN2
APN	4077-010-012

INVESTMENT HIGHLIGHTS

- **Warehouse/Creative Office/Flex Space For Sale/Lease**
- Owner/User or Investor Opportunity in Prime Lawndale
- FULLY VACANT Building Opportunity
- Karate Studio Currently Operates on the Ground Floor (Front Unit)
- $450K Retrofit Work Complete on Ground Floor
- 10,000 sqft of Usable Square Footage
- Located off the Signalized Corner of Rosecrans Ave and Hawthorne Blvd
- 10 Parking Spots On-Site

SAMIMI INVESTMENTS

PROPERTY PHOTOS

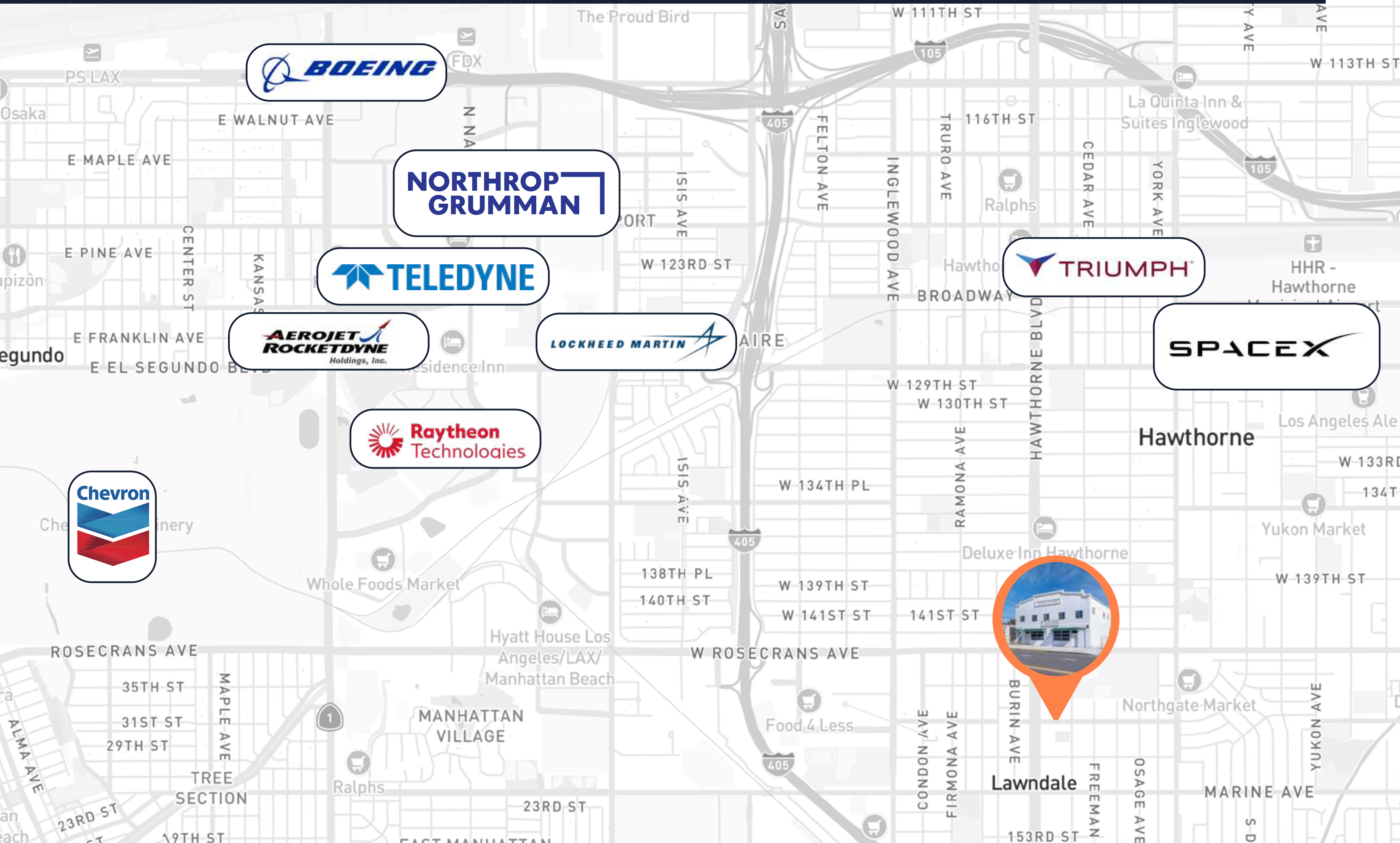
4335 W 147th St – Lawndale, CA 90260

SAMPLE COFFEE SHOP AND OFFICE UPSTAIRS

PROPERTY PHOTOS

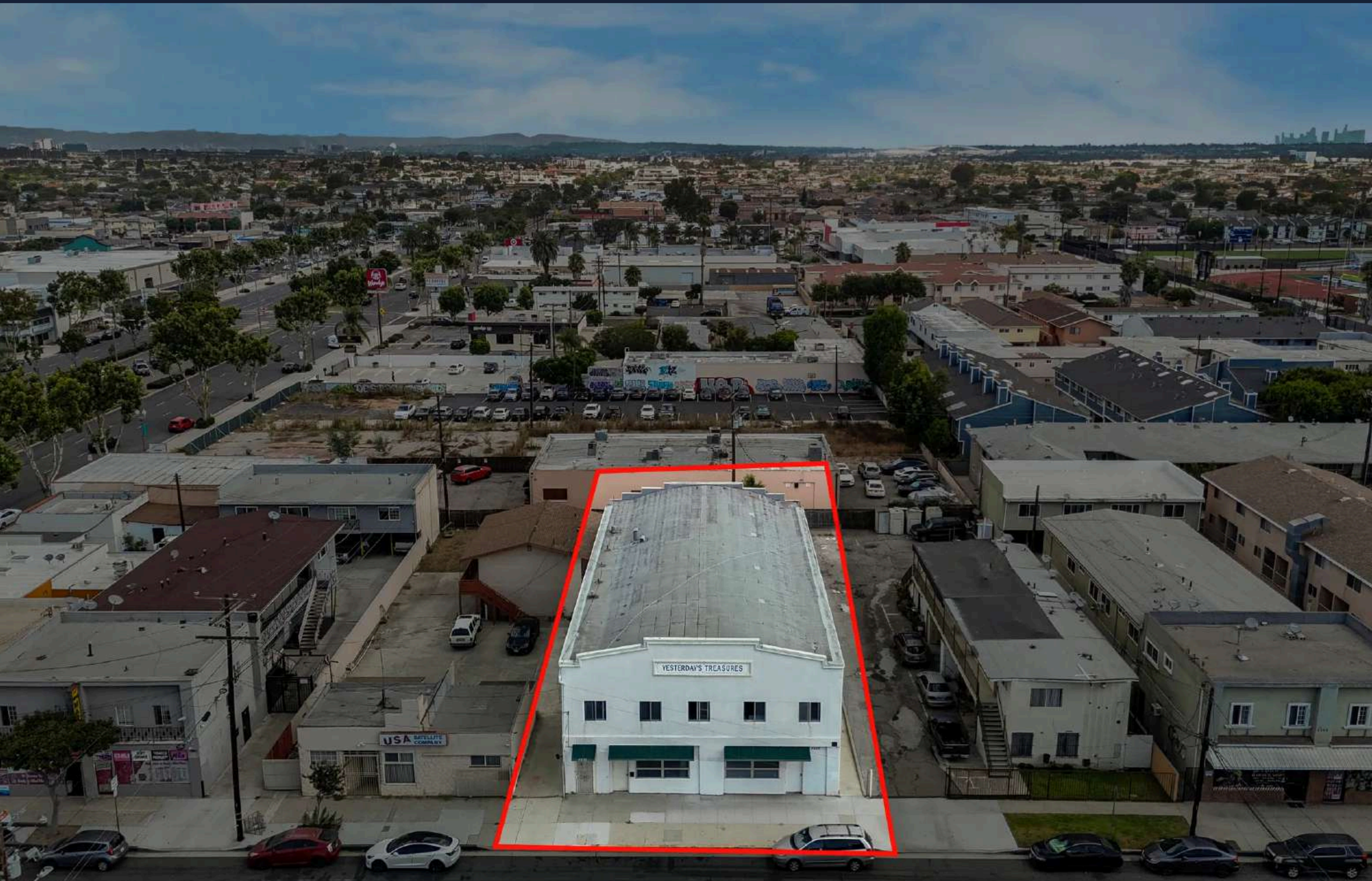
SPACE & DEFENSE FACILITIES

SAMIMI INVESTMENTS



PROPERTY PHOTOS

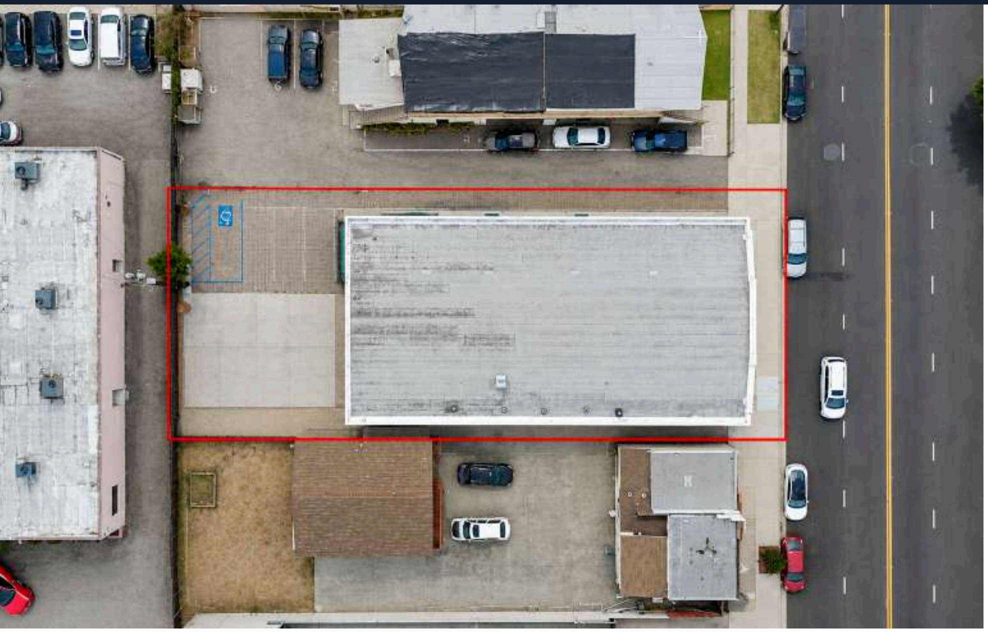
SAMIMI INVESTMENTS

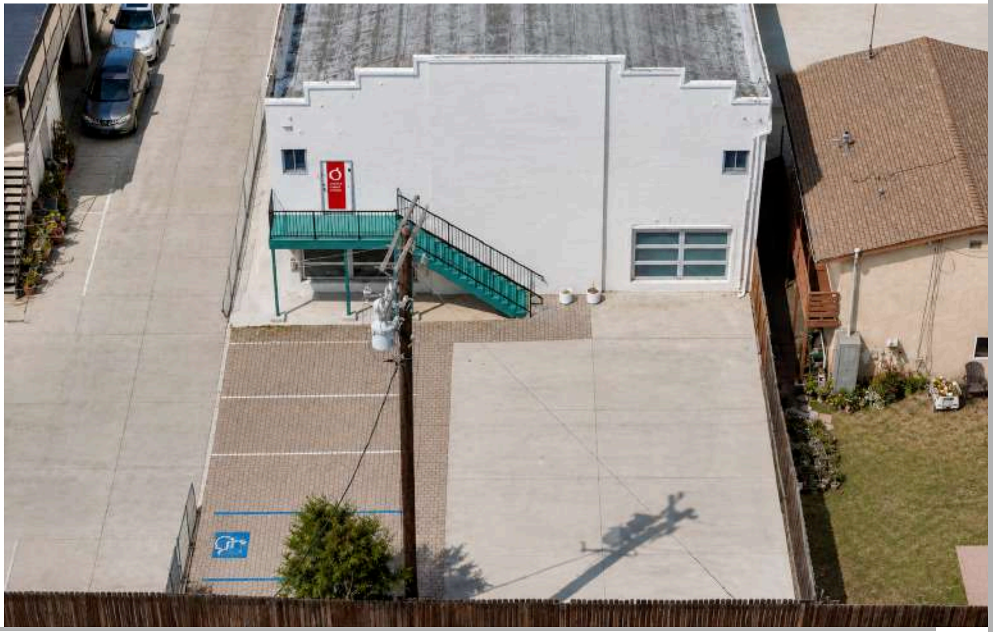


LYON STAHL INVESTMENT REAL ESTATE

PROPERTY PHOTOS

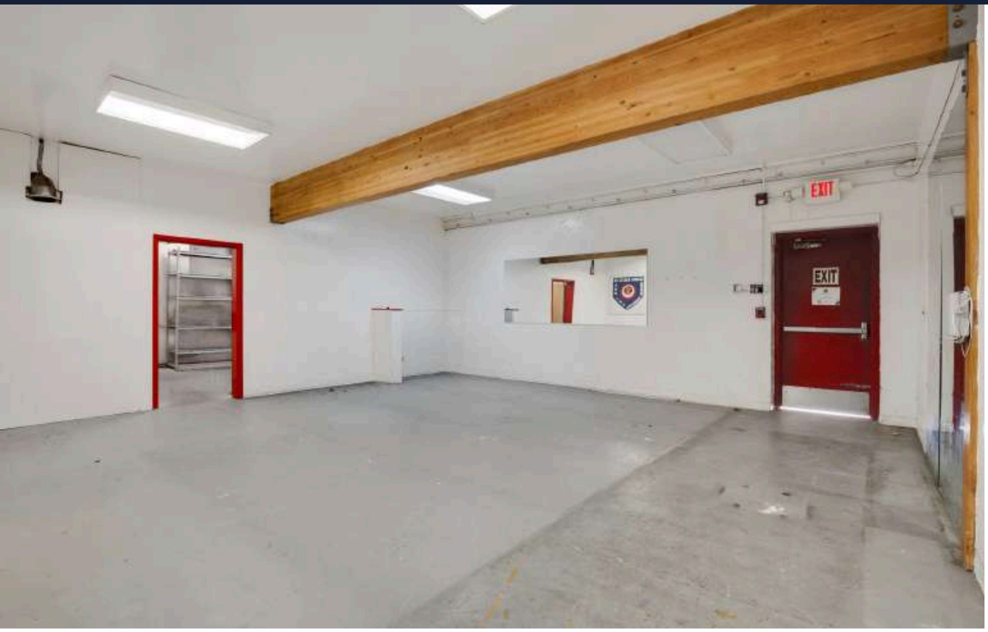
SAMIMI INVESTMENTS

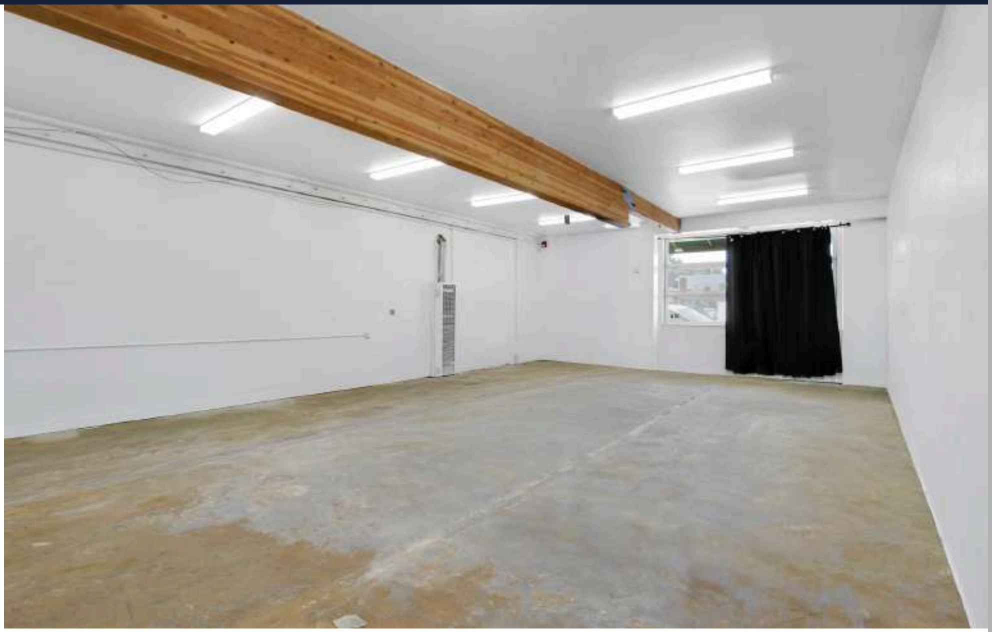


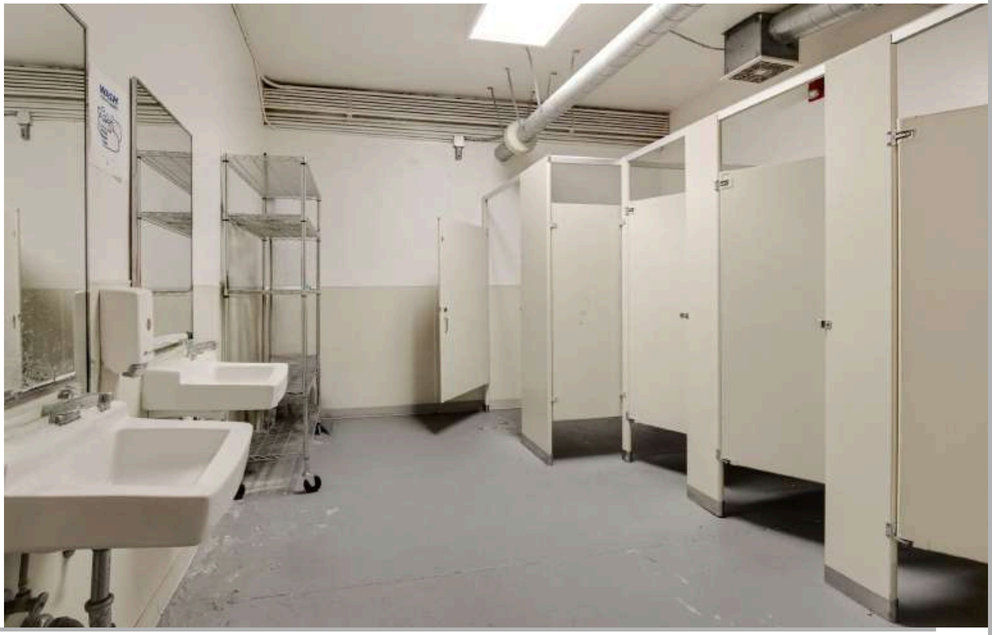


LYONSTAHL INVESTMENT REAL ESTATE

PROPERTY PHOTOS







PROPERTY PHOTOS | KARATE STUDIO / GYM

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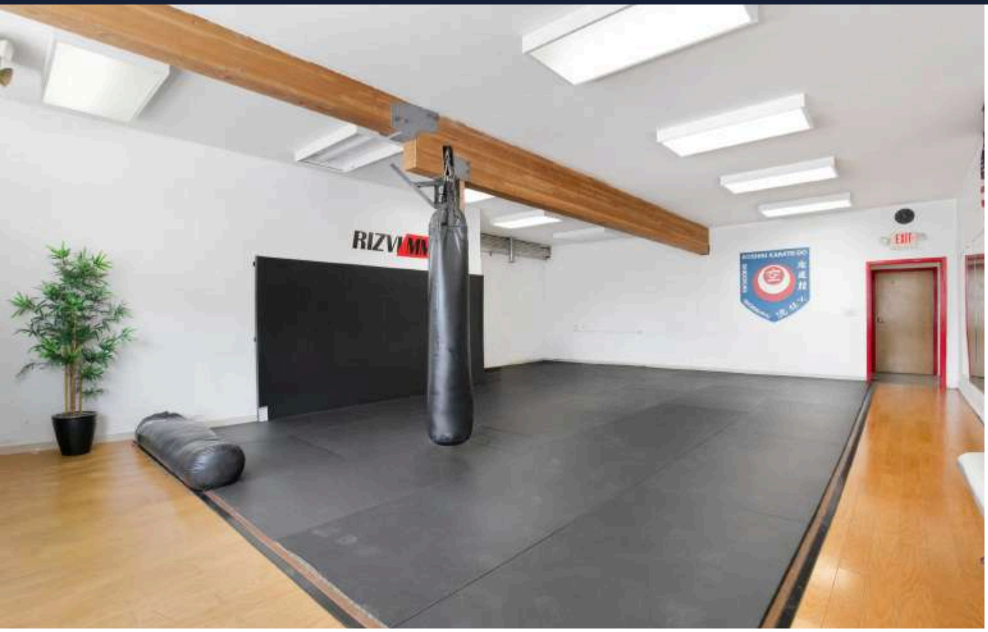
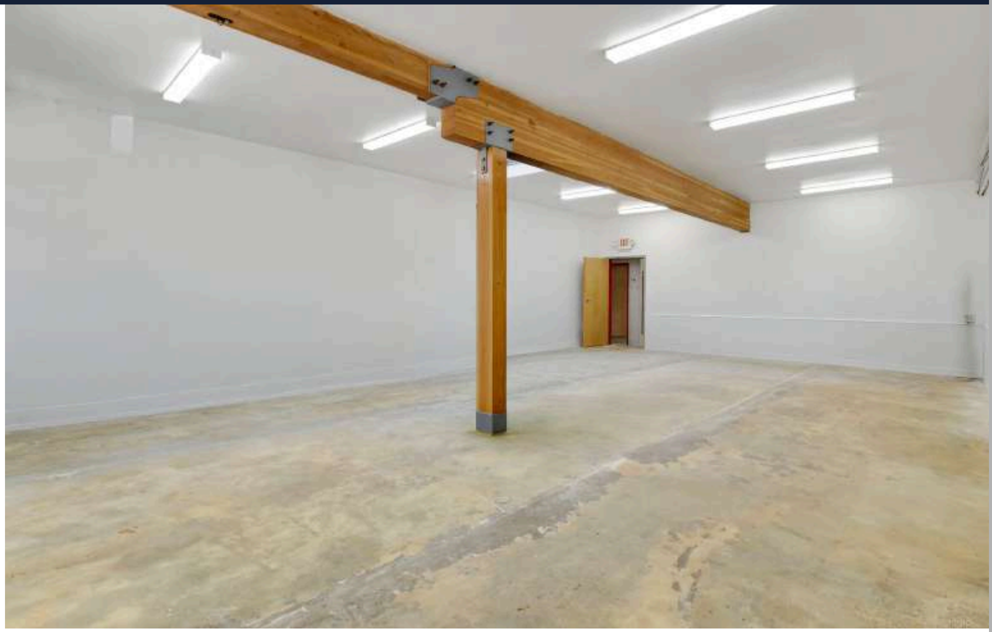
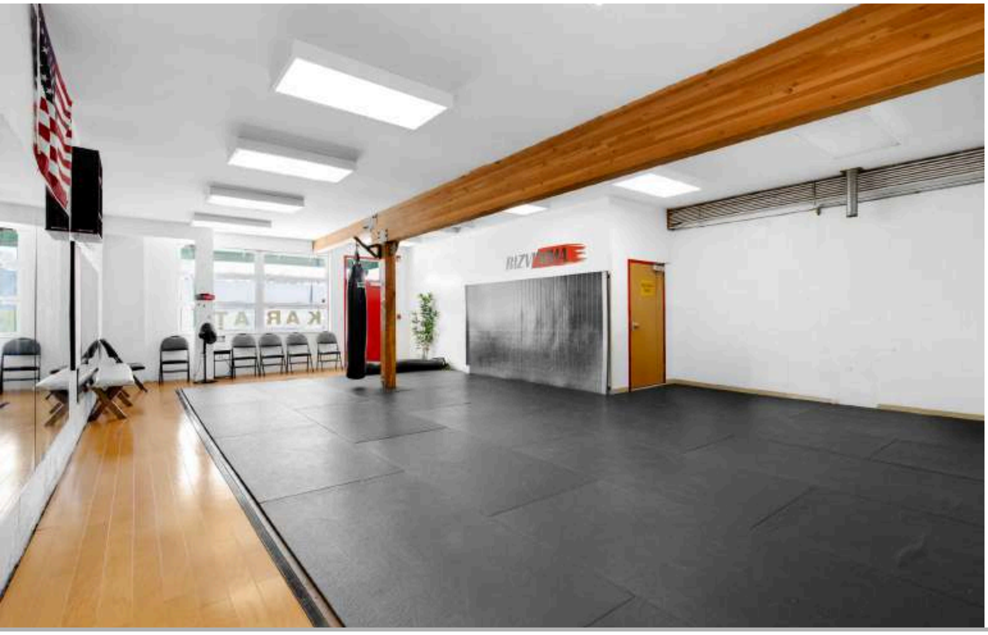
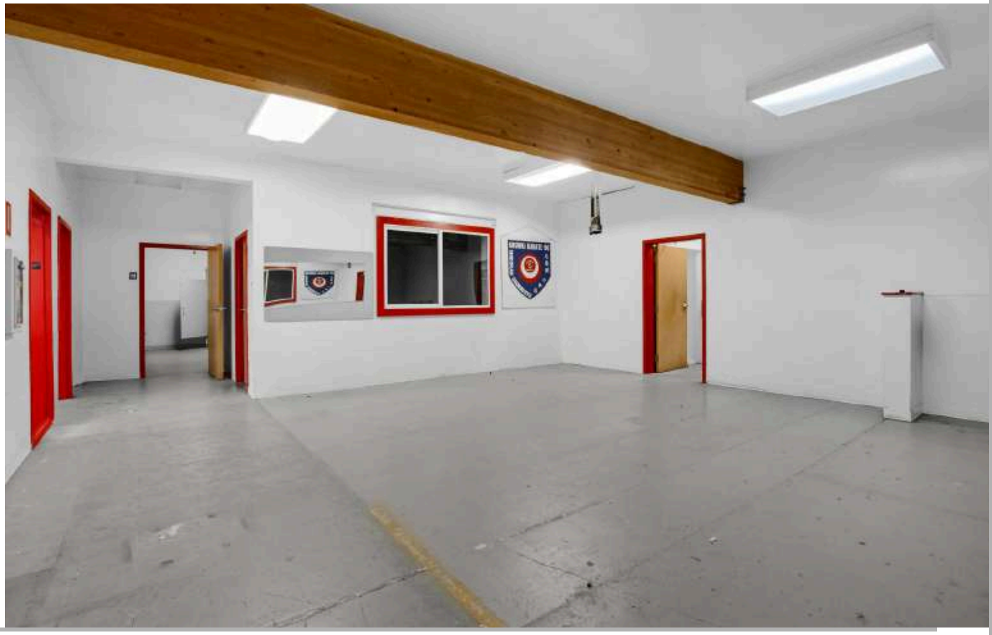


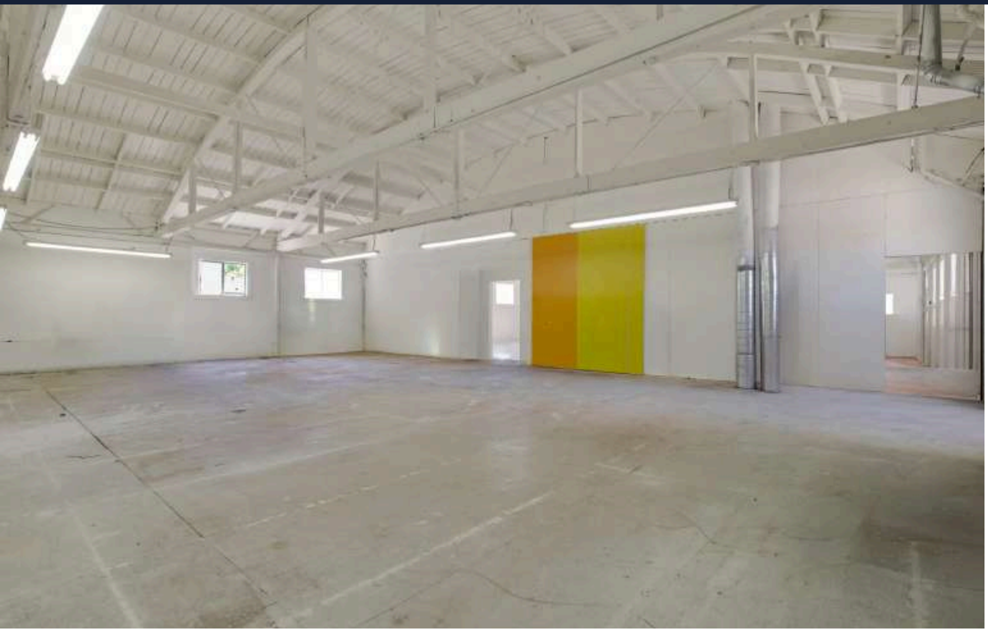


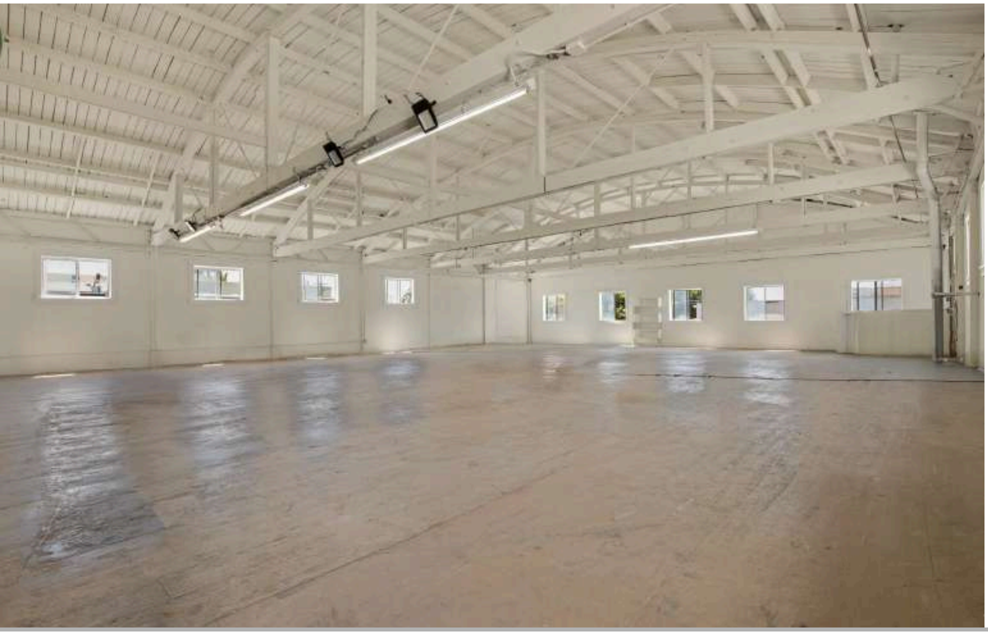


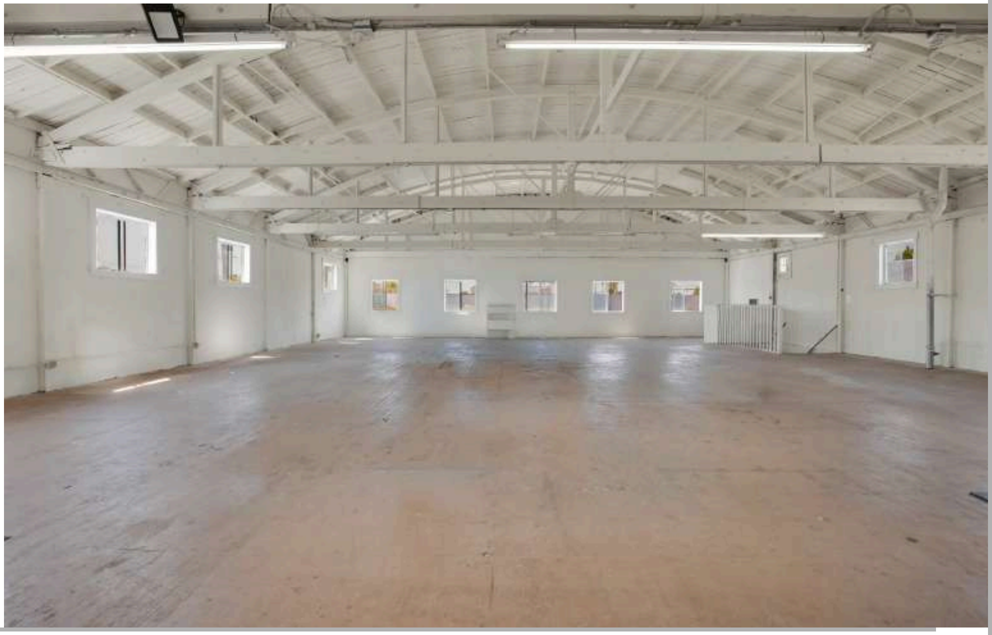


SAMIMI INVESTMENTS

PROPERTY PHOTOS | UPSTAIRS







PROPERTY PHOTOS

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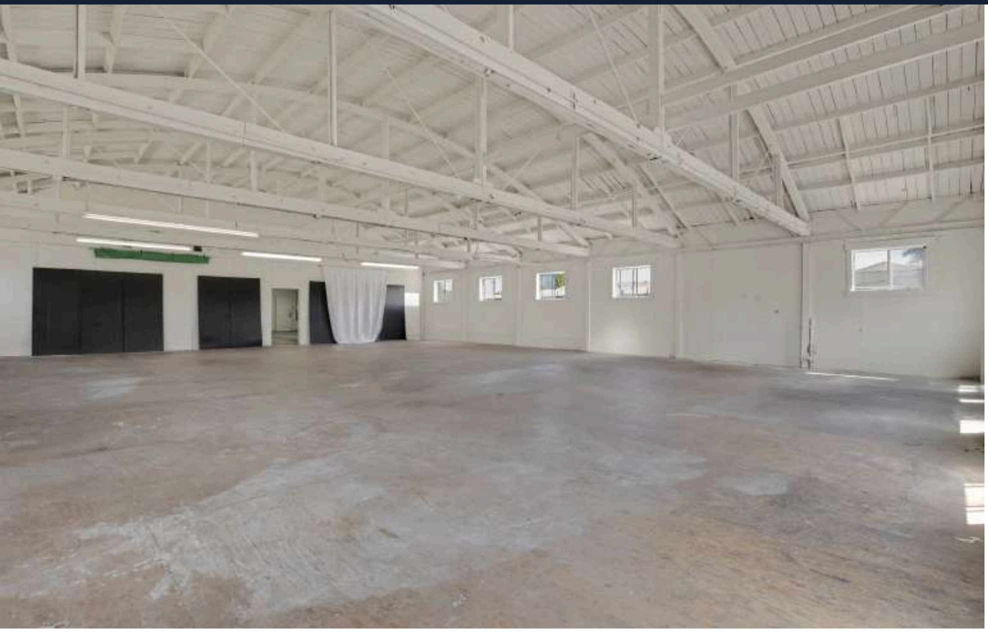
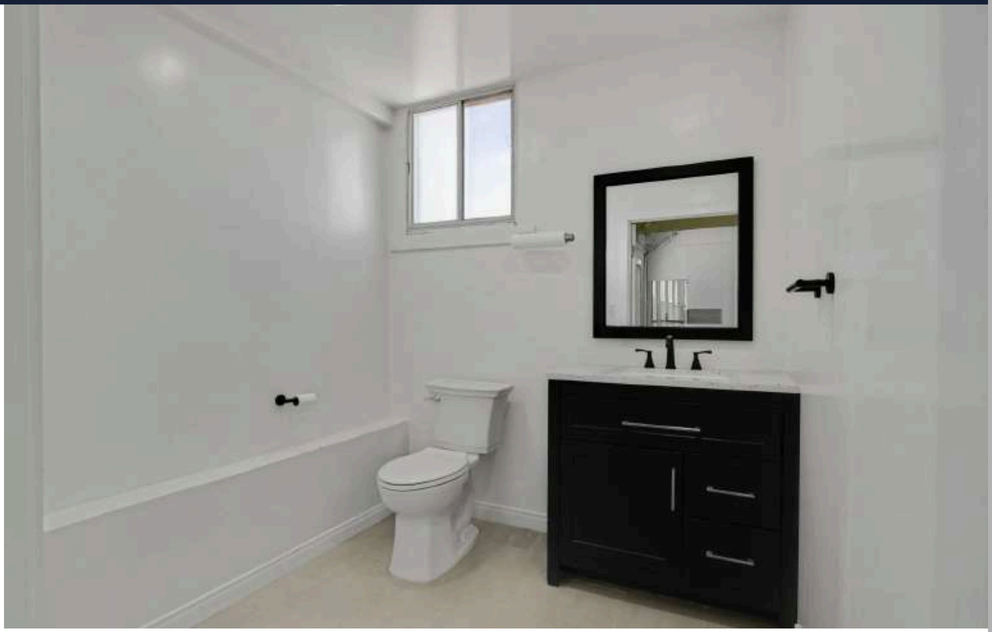
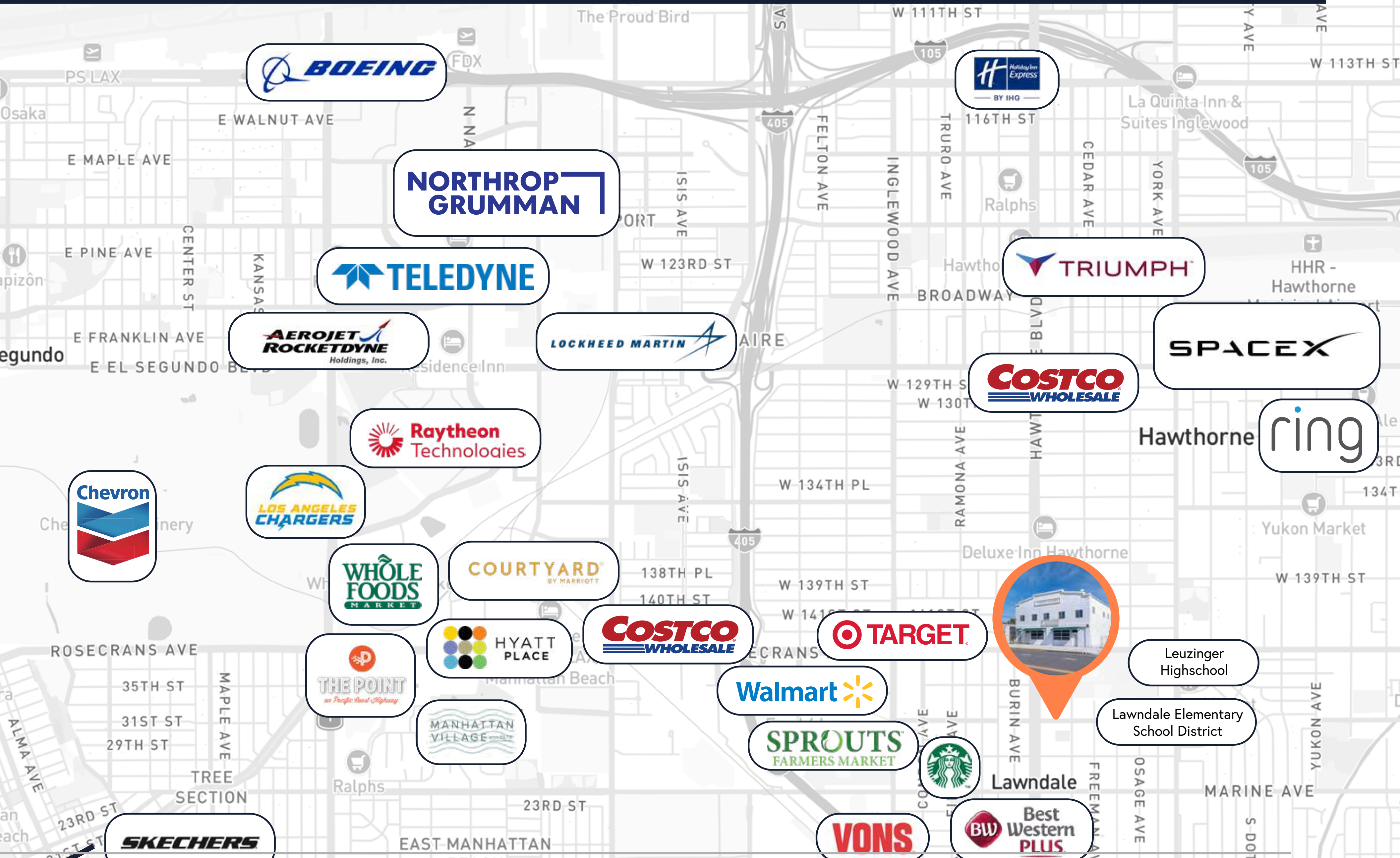




PROPERTY PHOTOS

NEARBY AMENITIES

SAMIMI INVESTMENTS



SAMIMI INVESTMENTS

FINANCIAL ANALYSIS

RENT ROLL

SAMIMI INVESTMENTS

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	LEASE END
1 - Karate Studio	-	1	3,000 SF	$1,800	$0.60	$5,000	-
2 - Back Unit	-	1	2,000 SF	$1,500	$0.75	$1,500	Vacant
3 - Top Floor	-	1	5,000 SF	$7,500	$1.50	$7,500	Vacant
TOTALS			10,000 SF	$10,800	$2.85	$14,000	

All dimensions, square footage, layouts, and features are approximate and not guaranteed.Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

FINANCIAL ANALYSIS

SAMIMI INVESTMENTS

Property Address	4335 W 147th St	
List Price:		$1,550,000
Down Payment:	40.0%	$620,000
Number of units:		3
Cost per Unit:		$516,667
Current GRM:		11.96
Market GRM:		9.23
Current CAP:		5.50%
Market CAP:		7.91%
Year Built / Age:		1923
Approx. Lot Size:		8,305
Approx. Gross USF:		10,000
Cost per Net USF:		$155.00

Annualized Operating Data	Current Rents			Market Rents		
Scheduled Gross Income:	$129,600			$168,000		
Vacancy Rate Reserve:	$3,888	3%	*1	$5,040	3%	*1
Gross Operating Income:	$125,712			$162,960		
Expenses:	$40,400	31%	*1	$40,400	24%	*1
Net Operating Income:	$85,312			$122,560		
Loan Payments:	$66,910			$66,910		
Pre Tax Cash Flows:	$18,402	2.97%	*2	$55,650	8.98%	*2
Principal Reduction:	$11,421			$11,421		
Total Return Before Taxes:	$29,823	4.81%	*2	$67,071	10.82%	*2

*1 As a percent of Scheduled Gross Income
*2 As a percent of Down Payment

Proposed Financing

First Loan Amount:	$930,000	Amort:	30
Terms:	**6.00%**	Fixed:	5
Payment:	$5,576	DCR:	1.28

Annualized Expenses

*Estimated	
New Taxes (New Estimated):	$20,150
Maintenance:	$5,000
Insurance ($1.25/SF):	$12,500
Utilities ($750/Unit):	$2,250
Trash	$500
Total Expenses:	$40,400
Expenses as %/SGI	31.17%
Per Net Sq. Ft:	$4.04
Per Unit	$13,467

Scheduled Income

# of Units	Bdrms/ Baths	*Notes*	Current Income: Monthly Rent/Average	Current Income: Total Monthly Income	Market Income: Monthly Rent/Unit	Market Income: Total Income
1		3,000sqft/Karate Studio	$1,800	$1,800	$5,000	$5,000
1		2,000sqft/Vacant	$1,500	$1,500	$1,500	$1,500
1		5,000sqft/Vacant	$7,500	$7,500	$7,500	$7,500

	Current	Market
Total Scheduled Rent:	$10,800	$14,000
Laundry	$0	$0
Garages	$0	$0
Monthly Scheduled Gross Income:	$10,800	$14,000
Annualized Scheduled Gross Income:	$129,600	$168,000
Utilities Paid by Tenant:	Gas & Electric	30% Space Upside

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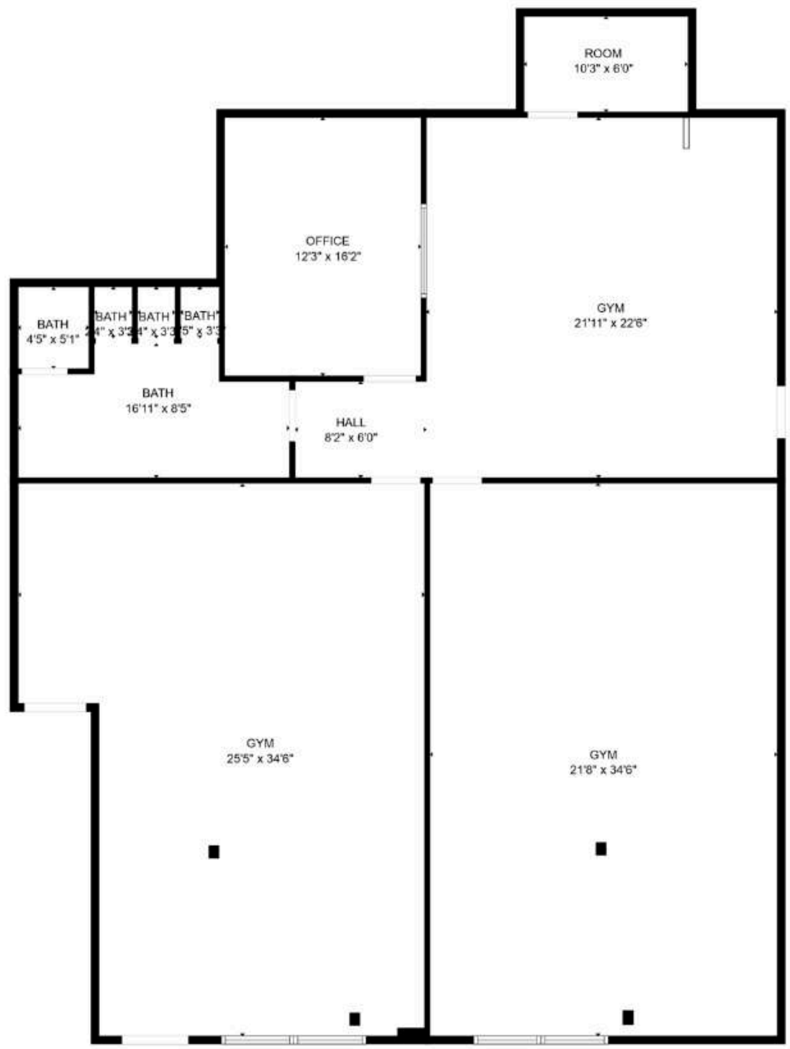
PROPERTY FLOOR PLANS

KARATE STUDIO | 1ST FLOOR



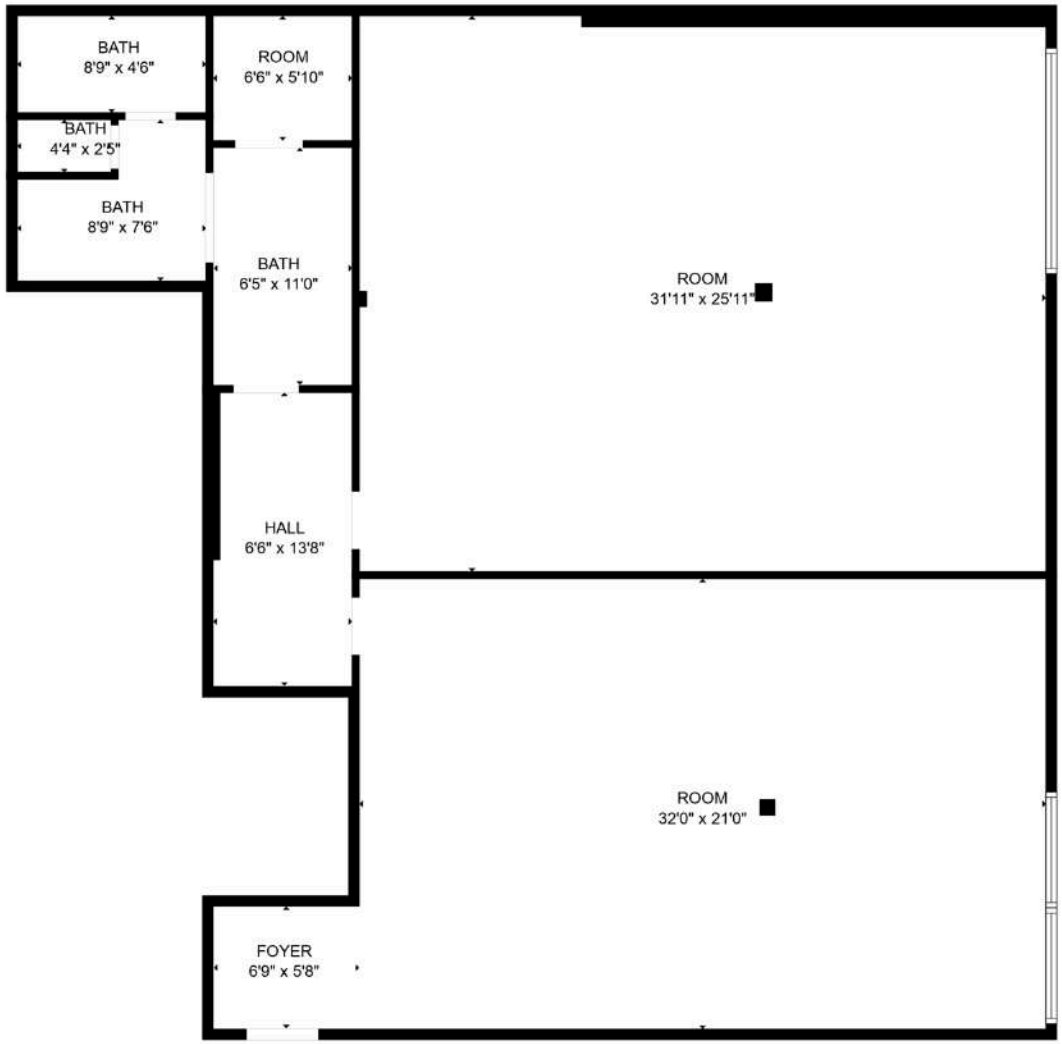
GROSS INTERNAL AREA
FLOOR 1: 2542 sq. ft
TOTAL: 2542 sq. ft

PROPERTY FLOOR PLANS

BACK VACANT UNIT | 1ST FLOOR

SAMIMI INVESTMENTS

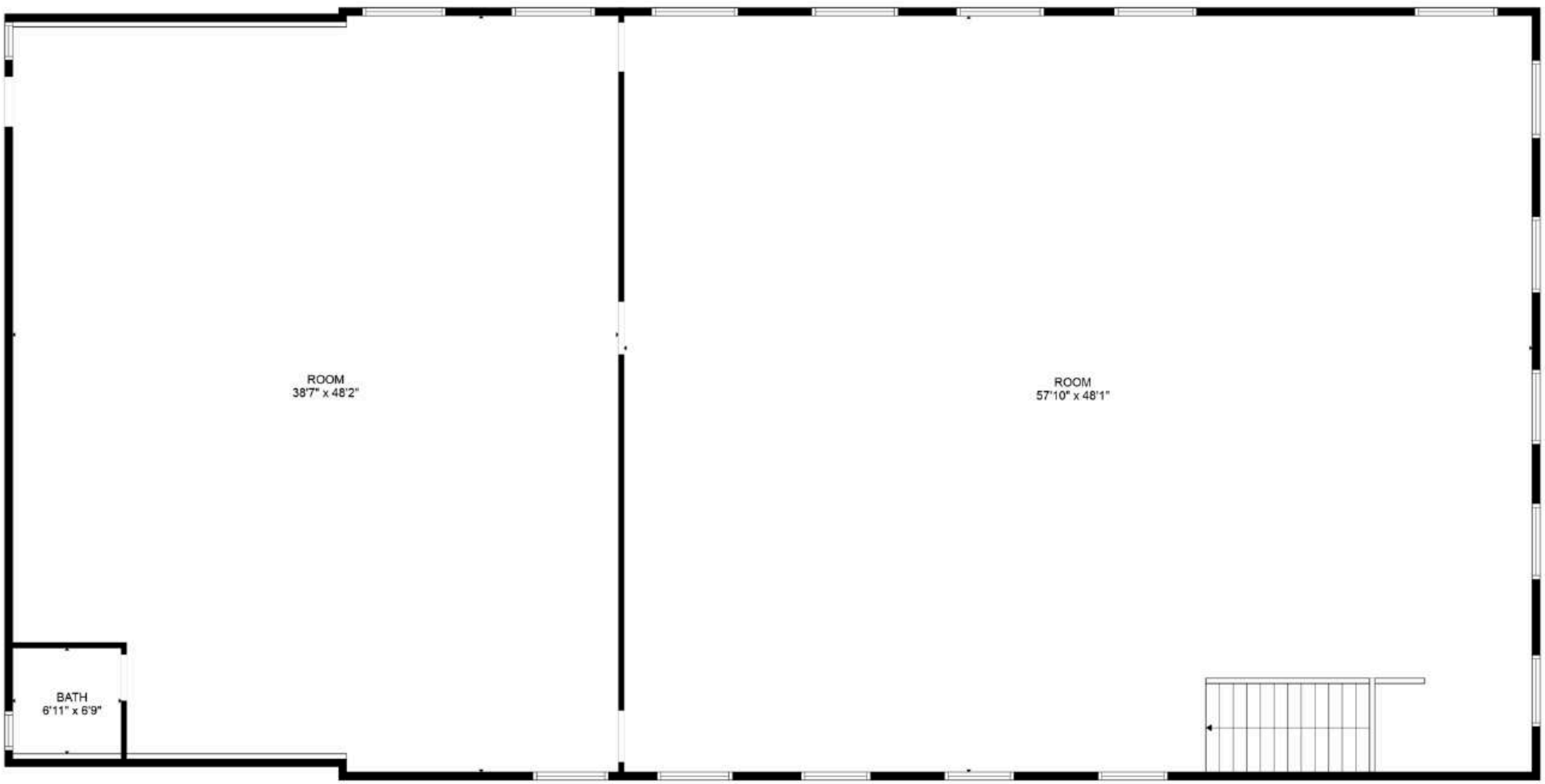
4335 W 147th St – Lawndale, CA 90260



GROSS INTERNAL AREA
FLOOR 1: 249 sq. ft
EXCLUDED AREAS: ROOM: 1512 sq. ft, BATH: 72 sq. ft, FOYER: 39 sq. ft
TOTAL: 249 sq. ft
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY FLOOR PLANS

TOP FLOOR



GROSS INTERNAL AREA
FLOOR 1: 0 sq. ft
EXCLUDED AREAS: ROOM: 4583 sq. ft, BATH: 49 sq. ft
TOTAL: 0 sq. ft
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SALE COMPARABLES

SALE COMPS ANALYSIS

Address	Price	Yr. Built	RSF	LOT SF	Price/Sq.Ft	Price/ Lot SF	DOM	COE
949 S La Brea Ave, Inglewood	$1,900,000	1944	7,084	5,660	$268.21	$335.69	34	8/26/2025
12321 Hawthorne Blvd, Hawthorne	$1,900,000	1930	8,750	8,727	$217.14	$217.72	308	1/9/2026
4947 Marine Ave, Lawndale	$2,196,000	1982	6,100	9,781	$360.00	$224.52	20	10/17/2025
135th St, Gardena	$6,300,000	1971	25,850	44,431	$243.71	$141.79	6	10/25/2024
8721 Aviation Blvd, Inglewood	$1,700,000	2005	6,038	100,567	$281.55	$16.90	0	4/8/2025
4610/ 4612 Manhattan Beach Blvd, Lawndale	$2,750,000	1955	5,509	18,668	$499.18	$147.31	115	Active
4038 El Segundo Blvd, Hawthorne	$3,200,000	1958	6,460	21,649	$495.36	$147.81	12	Active
4643 W Rosecrans Ave, Hawthorne	$2,100,000	1955	5,280	9,211	$397.73	$227.99	23	Active
1527 W El Segundo Blvd, Gardena	$1,950,000	1966	5,920	10,412	$329.39	$187.28	358	Active
Averages					***$343.59***	***$183***	***97***	
4337 147th St Lawndale, Ca 90260	***$1,380,000***	***1977***	***8,305***	***10,000***	***$166.16***	***$138.00***	***Subject***	

LEASE COMPARABLES

LEASE COMPS

1

3931-3969 ARTESIA BLVD
Torrance, CA 90504

Lease Rate	$34.20 /SF/yr	Lease Type:	NNN
Space Size:	1,077 SF		

2

2501 ARTESIA BLVD
Redondo Beach, CA 90278

Lease Rate	$20.04 /SF/yr	Lease Type:	NNN
Space Size:	1,824 SF		

3

14623 HAWTHORNE BLVD
Lawndale, CA 90260

Lease Rate	$27.72 /SF/yr	Lease Type:	Full Service
Space Size:	1,115 SF		

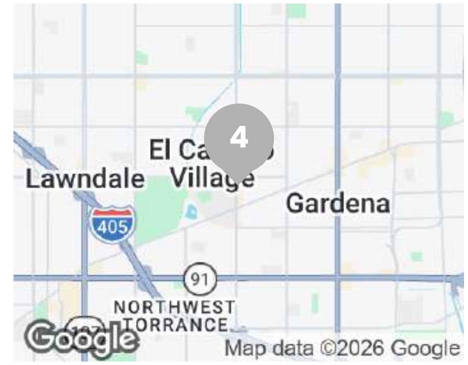
LEASE COMPS

SAMIMI INVESTMENTS

4

15900 CRENSHAW BLVD
Gardena, CA 90249

Lease Rate	$34.08 /SF/yr	Lease Type:	NNN
Space Size:	1,230 SF		



5

15901 HAWTHORNE BLVD
Lawndale, CA 90260

Lease Rate	$24.00 /SF/yr	Lease Type:	Full Service
Space Size:	4,534 SF		

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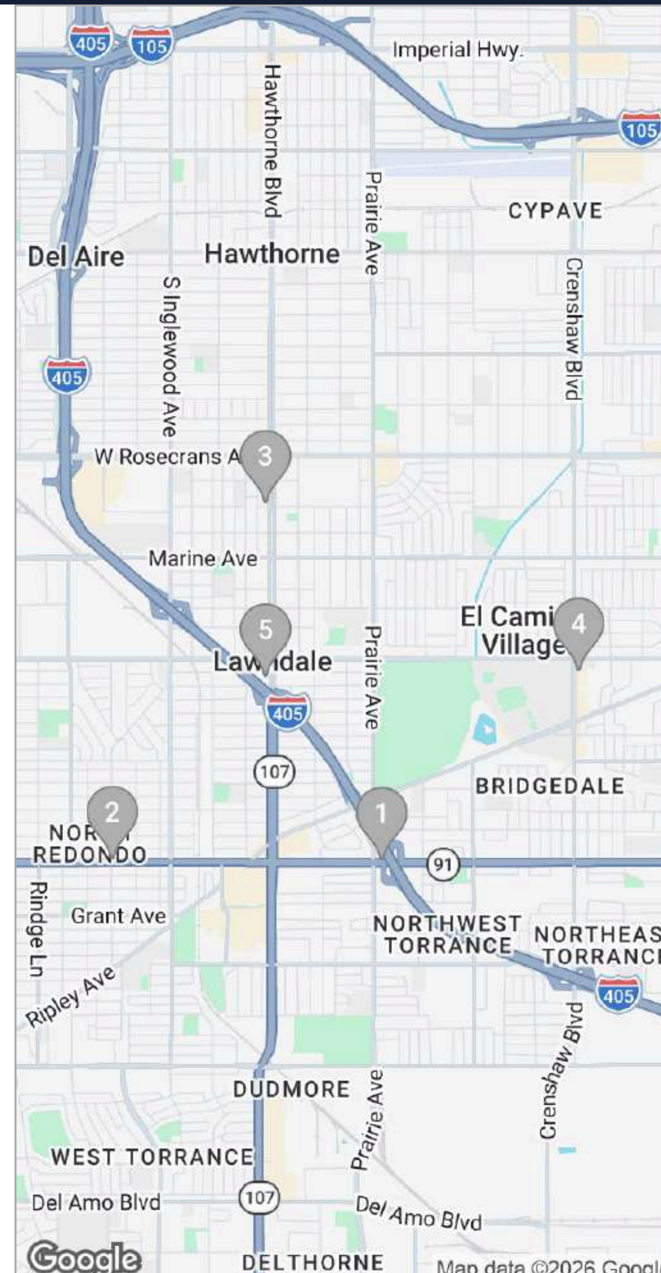
LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE
1	**3931-3969 Artesia Blvd** Torrance, CA	$34.20 /SF/yr	NNN	1,077 SF
2	**2501 Artesia Blvd** Redondo Beach, CA	$20.04 /SF/yr	NNN	1,824 SF
3	**14623 Hawthorne Blvd** Lawndale, CA	$27.72 /SF/yr	Full Service	1,115 SF
4	**15900 Crenshaw Blvd** Gardena, CA	$34.08 /SF/yr	NNN	1,230 SF
5	**15901 Hawthorne Blvd** Lawndale, CA	$24.00 /SF/yr	Full Service	4,534 SF
	AVERAGES	$28.01 /SF/YR		1,956 SF



LOCATION OVERVIEW

LOCATION MAP

SAMIMI INVESTMENTS

4335 W 147th St – Lawndale, CA 90260

LOS ANGELES OVERVIEW

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION

10M

Residents

TOTAL AREA

4,084

Square Miles

CITIES

88

Incorporated Cities

Economy

950B

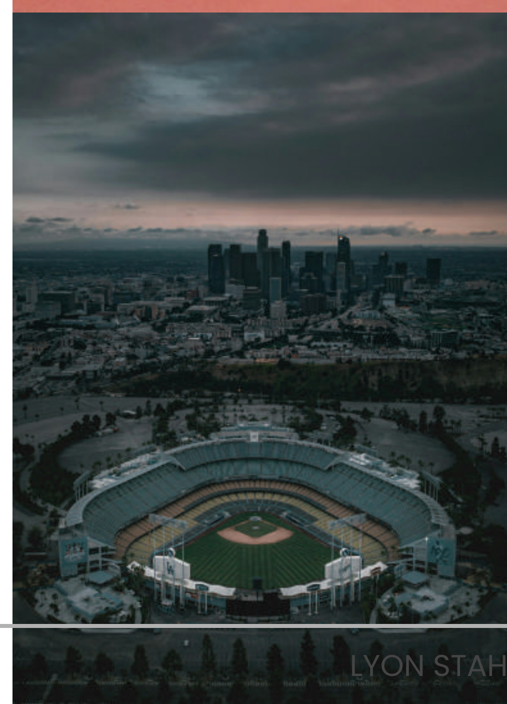
Gross Domestic Product

2028 OLYMPICS | INGLEWOOD, CA

In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.

ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.

LOCATION OVERVIEW

SOFI STADIUM

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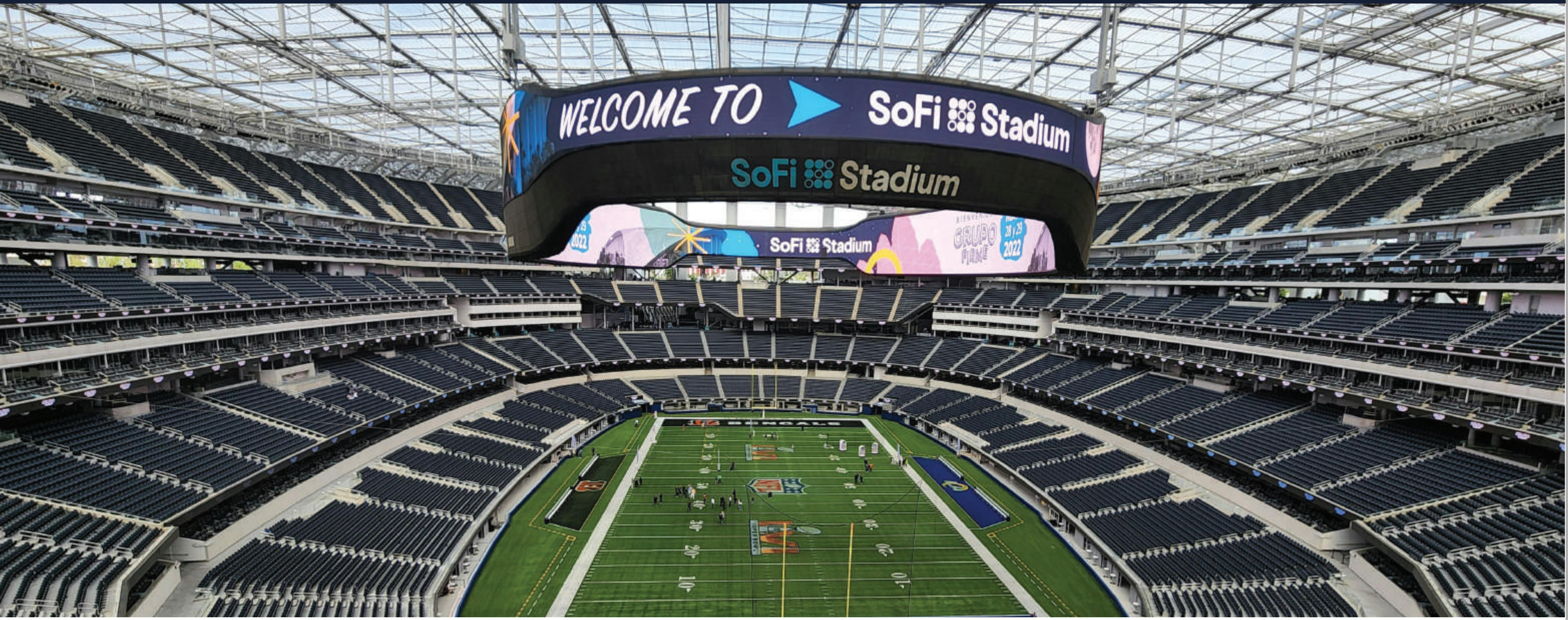

SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding $5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

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INTUIT DOME

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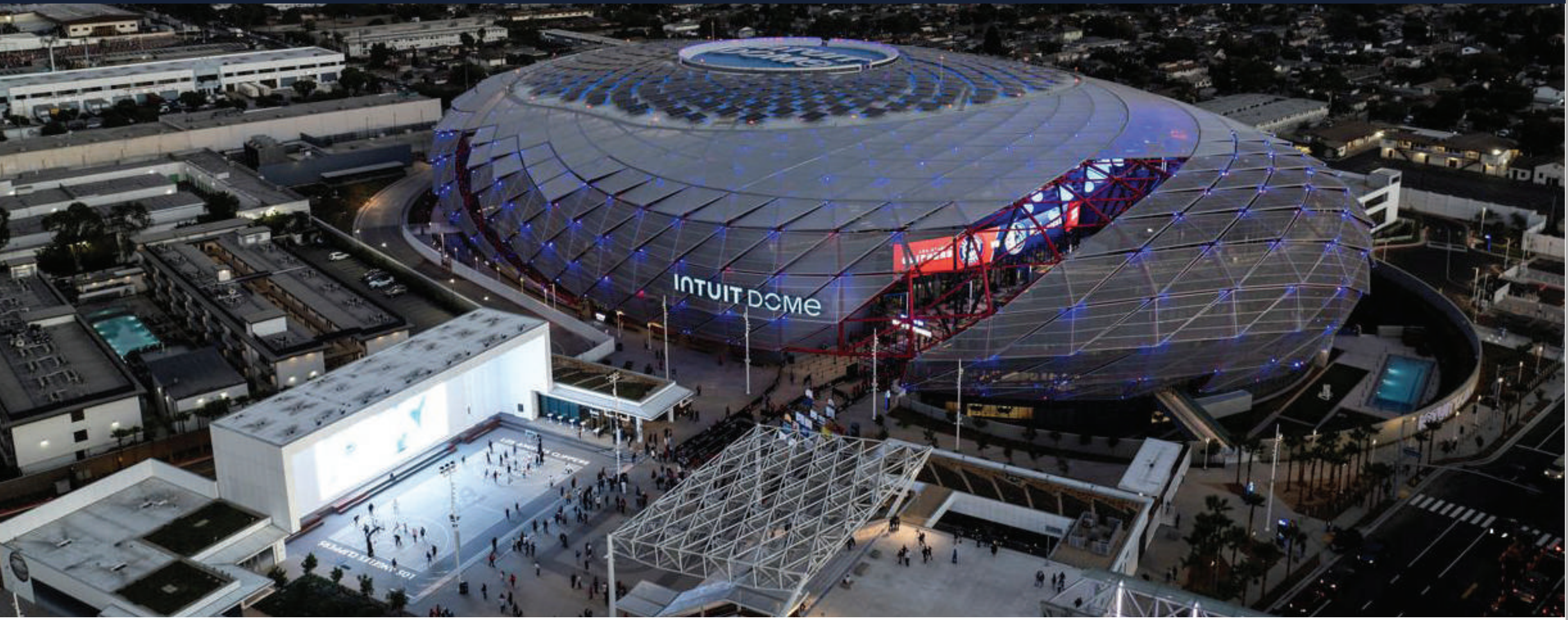

INTUIT DOME

Intuit Dome, the new home of the Los Angeles Clippers, is a $2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier “Wall” section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.

WORLD FAMOUS INTERNATIONAL AIRPORT

LAX

Los Angeles International Airport continues its $15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.

LOCATION OVERVIEW
HAWTHORNE MALL

This latest redevelopment blueprint includes what the mall owners are calling a "power center" (which seems to just be an outdoor mall), office space, and residential units atop the compound's "walkable outdoor retail strips." Courtyards and parks would be interspersed throughout the retail area and on rooftops. In all, the new development would hold 600 residences, 500,000 square feet of space for retail, 800,000 square feet of office space, and almost 5,900 parking spots for cars. Hotels would be prioritized in the north end of town, nearest Los Angeles International Airport, and the boulevard would be upgraded. John Oshimo of GRC Associates Inc., a consulting firm that helped create the vision for the boulevard, said the overhaul should include walkable plazas, public art, extended bike lanes, revitalization of poorly maintained buildings, and educational uses like libraries. “How do we make this a healthier area? Improving the quality of life for Hawthorne residents as well as visitors?” Oshimo said. “Outdoor plazas, outdoor gathering spaces, seating areas, and just more outdoor space along the boulevard. … We’re trying to get healthier markets and improve access to healthy food.”

LOCATION OVERVIEW

RING

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A pair of warehouses in Hawthorne will become the future headquarters of Ring, the home security startup recently purchased by Amazon. Ring will join SpaceX, Tesla, Urth Caffe and other big-name tenants bringing a "new energy" to the city, which was once a center for aerospace. Some 250 employees will relocate to the 62,000-square-foot campus early next year. The company is "proud to join the list of innovative, forward-thinking companies that call Hawthorne home," Ring founder Jamie Siminoff said in a statement. "Our new space will allow Ring to grow as we work to make our neighborhoods safer." Hawthorne was eyed by Ring for its proximity to Los Angeles International Airport, the Metro Green Line, the city's diverse housing supply and an array of eateries and breweries. Hawthorne "has become a hotbed for technology companies seeking sustainable alternatives to creative office space in El Segundo and LA's Westside," developer Zach Vella said in a statement.

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