

LAWNDALE PET HOSPITAL

INVESTMENT PROPERTY · LAWNDALE, CALIFORNIA



FOR SALE

Investment Summary

Lawndale Pet Hospital presents a rare opportunity to acquire a stabilized, income-producing retail asset positioned in a highly desirable corridor near the Lawndale Civic Center. The property is 100% leased at the time of sale with three NNN tenants, providing strong, passive income and minimal landlord responsibilities.

Benefiting from high traffic exposure — over 43,000 vehicles per day on adjacent corridors — and a Walk Score of 89 (Highly Walkable), the asset is well-positioned to attract and retain long-term tenants in an established, densely populated South Bay market.

Property At a Glance

\$3,500,000

ASKING PRICE

7%

CAP RATE

7,990 SF

BUILDING SIZE

3

STORIES

100%

OCCUPANCY

100% leased at time of sale · Three NNN tenants · Lease expirations 2028, 2028 & 2031

Property Highlights

PROPERTY TYPE	Retail / Commercial — Multi-Tenant
LOCATION	Lawndale, CA (South Bay, Los Angeles County)
ASKING PRICE	\$3,500,000
CAP RATE	7%
BUILDING SIZE	7,990 SF
NUMBER OF STORIES	3
OCCUPANCY AT SALE	100%
LEASE STRUCTURE	NNN (Triple Net) — Three Tenants
LEASE EXPIRATIONS	2028, 2028, and 2031
WALK SCORE	89 — Highly Walkable
PARKING RATIO	2.54 / 1,000 SF (Ample on-site parking)
TRAFFIC COUNT	38,477 VPD (Hawthorne Blvd) 43,309 VPD (nearby corridor)

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Investment Highlights

- **Stabilized NNN Asset**
Zero landlord responsibilities at closing
- **Staggered Lease Expirations**
2028/2028/2031—reduces rollover risk
- **Walk Score 89**
Highly Walkable—strong foot traffic base
- **Ample Parking**
2.54/1,000 SF ratio — rare for this submarket
- **100% Occupancy at Sale**
Three established, paying tenants in place
- **High-Traffic Corridor**
38,000–43,000 VPD on adjacent streets
- **Dense South Bay Market**
2+ million residents within 10-mile radius
- **Value-Add Potential**
Below-market rents offer upside at renewal

Tenant Overview

Tenant	Use Type	Lease Structure	Expiration	Status
Hospital	Veterinary / Medical	NNN	2031	Current
Tenant 1	Retail	NNN	2028	Current
Tenant 2	Retail / Service	NNN	2028	Current

Tenant names available upon NDA execution. All tenants current on rent as of listing date.

Demographics & Market Overview

Radius	2000 Pop.	2020 Pop.	2024 Pop.	2029 (Proj.)
2 Miles	~85K	~95K	~100K	~102K
5 Miles	~560K	~600K	~615K	~620K
10 Miles	~2.25M	~2.4M	~2.35M	~2.3M

Households by Income (5-mile, 2024)

- **< \$25K**
~27,000 households
- **\$25K–\$75K**
~62,000 households
- **\$75K–\$150K**
~48,000 households
- **\$200K+**
~40,000 households (largest band)

Household Size Mix (5-mile, 2024)

- **1-Person**
26%
- **2-Person**
28% (largest segment)
- **3-Person**
17%
- **4-Person**
16%
- **5+ Person**
13%

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Location & Traffic Overview

The property is ideally situated near the Lawndale Civic Center in the South Bay submarket of Los Angeles County — one of the most densely populated and traffic-rich retail corridors in Southern California. The intersection of Hawthorne Blvd and surrounding streets generates substantial daily vehicle counts, providing exceptional visibility and accessibility for all tenants.

38,477 VPD

HAWTHORNE BLVD

43,309 VPD

ADJACENT CORRIDOR

1,244 VPD

FREGON AVE

1,396 VPD

149TH ST

VPD = Vehicles Per Day · Source: Traffic count data per listing materials

Market Positioning

SUBMARKET	South Bay, Los Angeles County — one of SoCal's strongest retail corridors
SURROUNDING USES	Civic center, residential density, retail, service, and medical uses
COMPETITION	Limited comparable NNN retail inventory in immediate submarket
TENANT DEMAND	Consistent demand from medical, service, and essential retail tenants
RENT GROWTH	South Bay rents trending upward — renewal upside expected at expiration
EXIT STRATEGY	Strong buyer pool of 1031 exchange investors and private equity

Next Steps for Qualified Buyers

- 1 Execute NDA to receive full due diligence package
- 2 Review rent roll, lease abstracts, and financials
- 3 Schedule confidential property tour
- 4 Submit Letter of Intent (LOI) with proposed terms
- 5 Enter purchase and sale agreement negotiation

CONTACT LISTING BROKER

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Do not contact the property directly. All inquiries are treated with strict confidentiality.

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