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# Multifamily Development Site

13403 Kornblum Ave  
Hawthorne, CA 90250



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**EVANISKO**  
REALTY & INVESTMENT, INC.

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**T**his brochure has been prepared to provide summary, unverified information to prospective buyers, and to establish only a preliminary level of interest in the subject property.

The information contained in this brochure has been obtained from sources we believe to be reliable; however, Evanisko Realty & Investment, Inc. has not verified, and will not verify, any of the information contained herein, nor has Evanisko Realty & Investment, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

**Property to be sold in AS-IS condition. Broker makes no representations as to the properties' development potential and/or condition.** All potential buyers must take appropriate measures to verify all of the information set forth herein by conducting their own due diligence and investigations.

**Please contact David Melaugh for additional information/guidance pertaining to this opportunity (818) 985-9700.**

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Disclosure



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 Subject Property

 Zela Davis Elementary School

Aerial View



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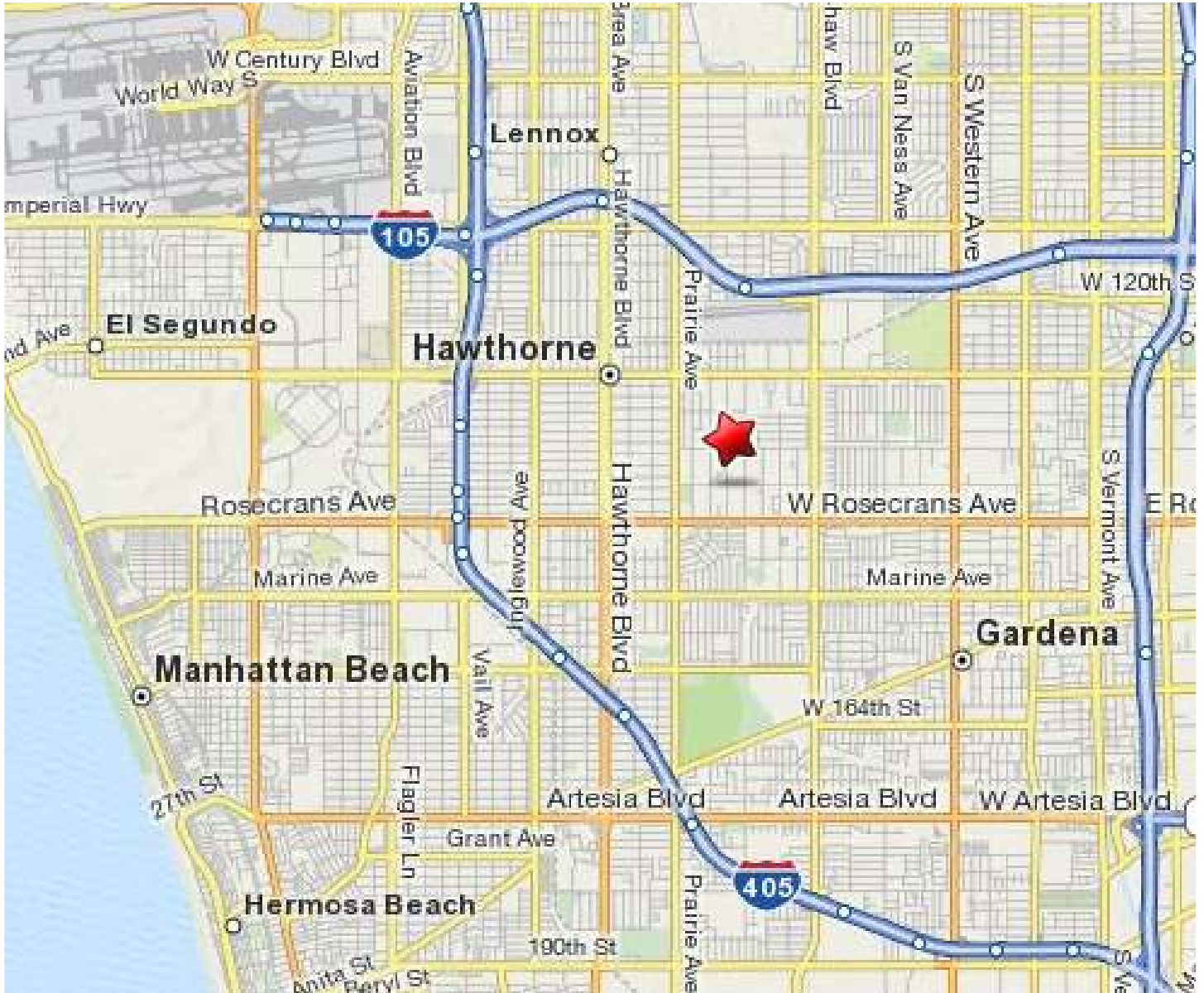
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- **Location:** 13403 Kornblum Ave., Hawthorne, CA 90250.
- **General Description:** A 1,300 SF 3 bed 2 bath house with a detached 3 car garage. Records show the house was built in 1950 and has remained under the same ownership since. One of the bathrooms was recently remodeled with tile flooring and the house has wood flooring in the bedrooms, living room and dining room. The property is a straight sale.
- **APN:** 4050-021-001
- **Zoning:** R3 [one unit per 2,250 SF land area]
- **Total Land Area:** 19,520 SF
- **Existing Improvements:** SFR
- **Site Dimensions:** 64` X 305`
- **Topography:** Flat
- **Utilities and off-Sites:** All to site
- **Price:** \$450,000
- **Background:** The property has been owned and maintained by the same family for over 50yrs. The house is structurally in great condition for its age and could easily be refurbished. The roof also appears to have been redone in recent years and is in excellent condition. This is truly one of the last sites of this size and nature in the area. Behind the house there is a 3 car garage, storage area, and additional space that had been used as a workshop/office. The main house is a single story house that has an attic for storage. The property is being sold as a single family home with additional land value.

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Location



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Hawthorne Municipal Code							
Up	Previous	Next	Main		Search	Print	No Frames
<a href="#">Title 17 ZONING</a>							
<a href="#">Chapter 17.21 CONDOMINIUMS—PLANNED UNITS—COMMUNITY PROJECTS—STOCK COOPERATIVE PROJECTS</a>							

## 17.21.065 Minimum lot area per condominium unit, planned unit, community project unit and stock cooperative unit.

A. The minimum lot area per dwelling unit for each condominium, planned unit, community project and stock cooperative subdivision, regardless of number of bedrooms shall be as follows:

1. In the R-1 zone: One unit for each four thousand square feet of land.
2. In the R-2 zone: One unit for each three thousand five hundred square feet of land.

3. In the R-3 zone: On a lot or parcel containing a minimum of five thousand square feet to fifteen thousand square feet of land, one unit for each two thousand five hundred square feet of land; on a lot or parcel containing greater than fifteen thousand square feet of land, one unit for each two thousand two hundred fifty square feet of land.

4. In the R-4 zone: On a lot or parcel containing a minimum of five thousand square feet to fifteen thousand square feet of land, one unit for each two thousand five hundred square feet of land; on a lot or parcel containing greater than fifteen thousand square feet of land, one unit for each two thousand two hundred fifty square feet of land.

B. There shall be no minimum lot area per unit for commercial and industrial condominium, planning unit, community business and industrial stock cooperative projects. (Ord. 1683 § 10, 2000; Ord. 1574 §§ 1, 2, 1994.)

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**\*\*Example of a new development completed within the last couple of years located at 13617 Kornblum Ave\*\***



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**Location:** 13403 Kornblum Ave Hawthorne, CA 90250

**APN:** 4050-021-001

**Zoning:** R-3

**Existing Improvements:** SFR

**Entitlements and Due Diligence Information:** There are no entitlements.

**Deal Structure:** Seller will allow buyer up to 30 days to conduct their due diligence. Escrow closing date TBD.

**Deposit Amount:** 3% of purchase price shall become non-refundable and credited against purchase price upon the expiration of Buyer's due diligence period.

**Price:** \$450,000

**Commission:** Cooperating broker to receive 2.5% of final purchase price at C.O.E. paid by Seller.

Please contact David Melaugh for additional information/guidance pertaining to this opportunity. [melaugh@evaniskorealty.com](mailto:melaugh@evaniskorealty.com)