



4500 W IMPERIAL HWY HAWTHORNE, CALIFORNIA 90304

OFFERING SUMMARY

Lease Rate:	\$2.35 SF/month (NNN)
Available SF:	2,410 SF
Building Size:	6,811 SF
Lot Size:	15,680 SF

Property Highlights

- Approximately 2,410 square feet of Medical space
- 2nd generation completely built out Medical suite
- Fully ADA compliant for accessibility
- Versatile layout ideal for various Medical uses
- Plenty of natural light with large windows throughout
- Ample parking for staff and clients
- Convenient access to major transportation routes
- Proximity to dining, shopping, and other amenities
- Prominent signage opportunities for maximum visibility

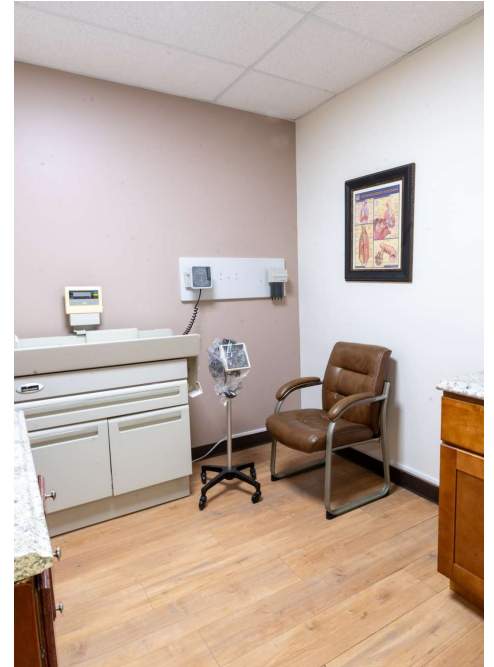
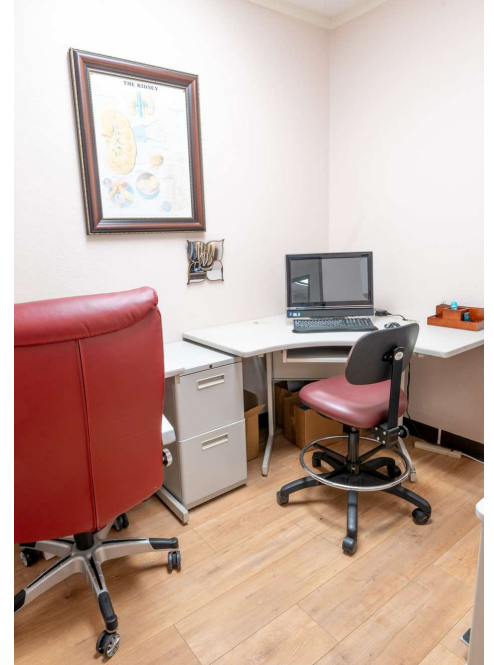
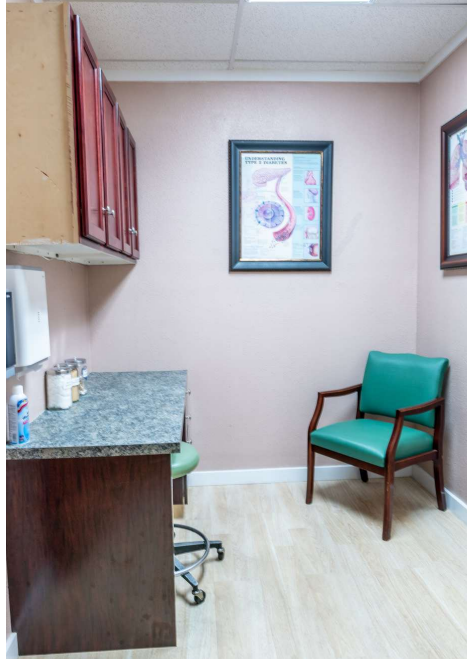
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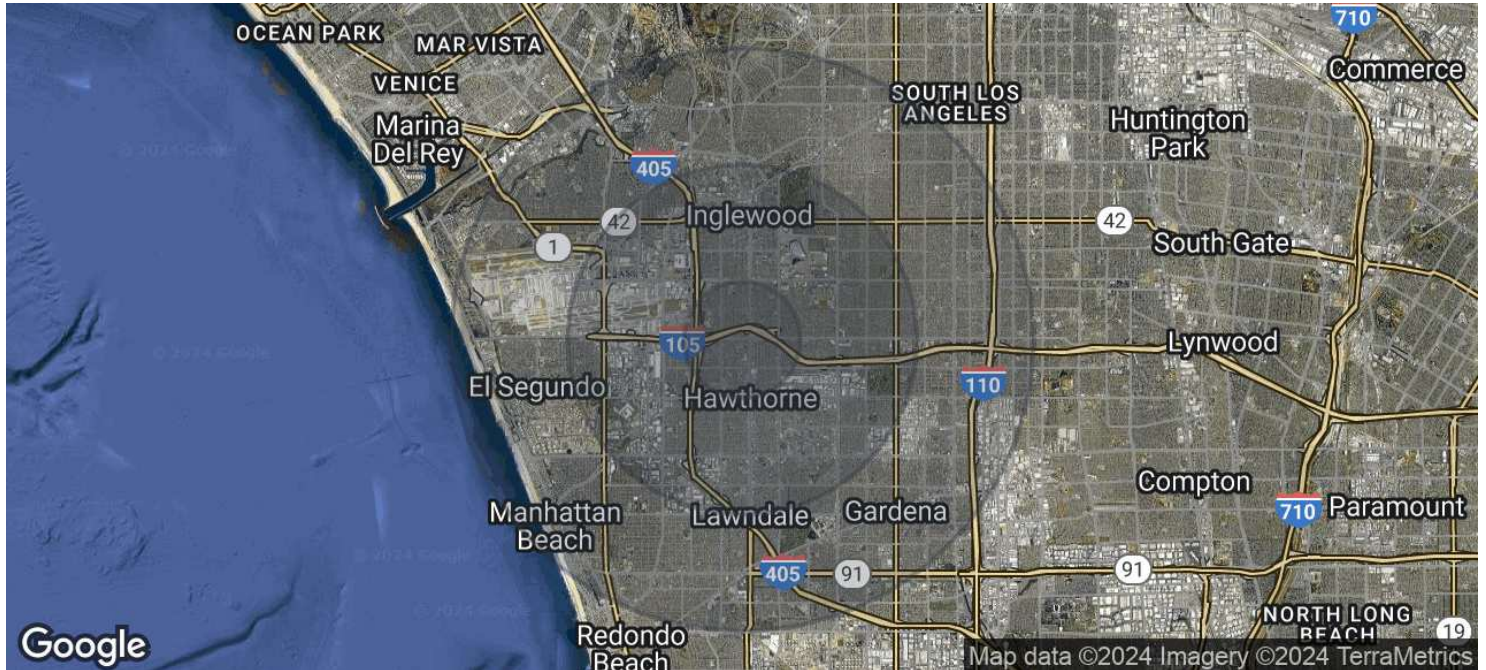
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	49,424	253,303	707,185
Average Age	37	39	40
Average Age (Male)	36	38	38
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,997	86,614	248,765
# of Persons per HH	3.3	2.9	2.8

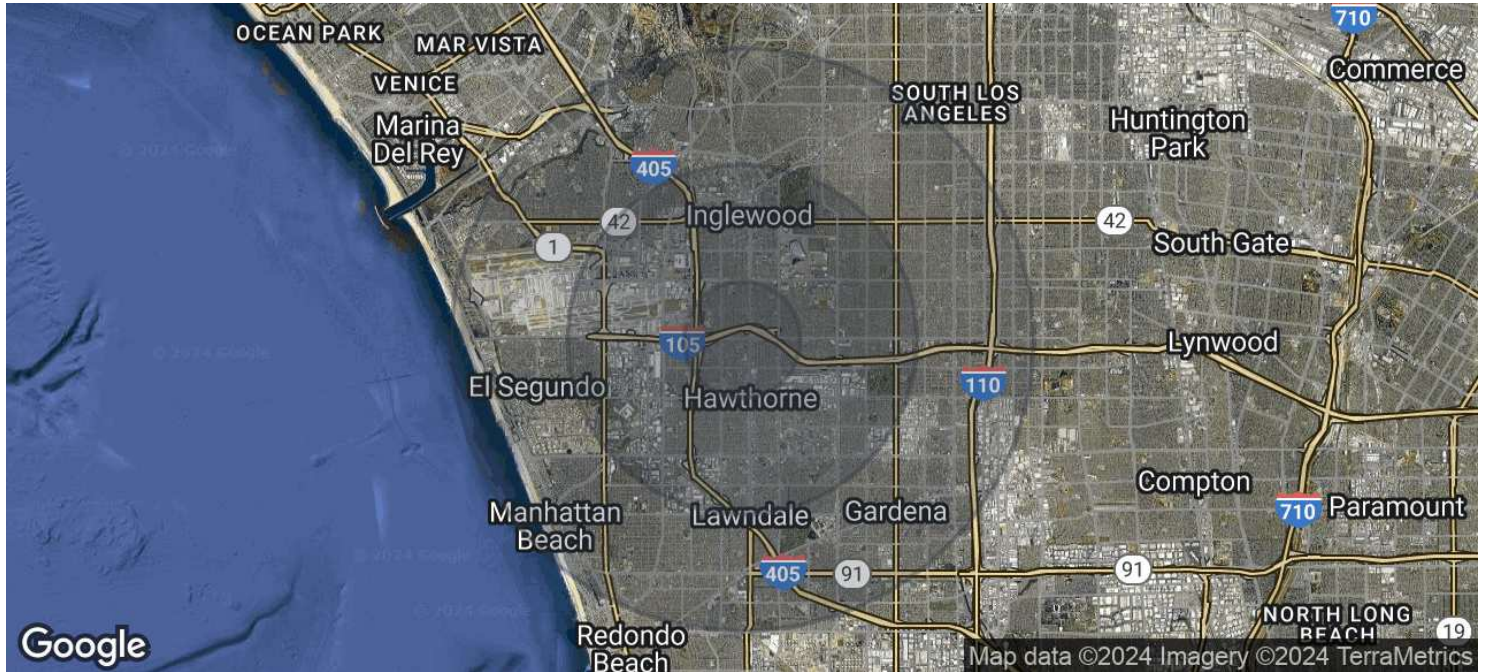
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Average HH Income	\$80,803	\$99,401	\$117,485
Average House Value	\$863,859	\$877,922	\$980,156

Demographics data derived from AlphaMap

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