



COMMERCIAL
REAL ESTATE
the sign of a profitable property



FREESTANDING BUILDING FOR LEASE

13405 Hawthorne Blvd, Hawthorne, CA 90245



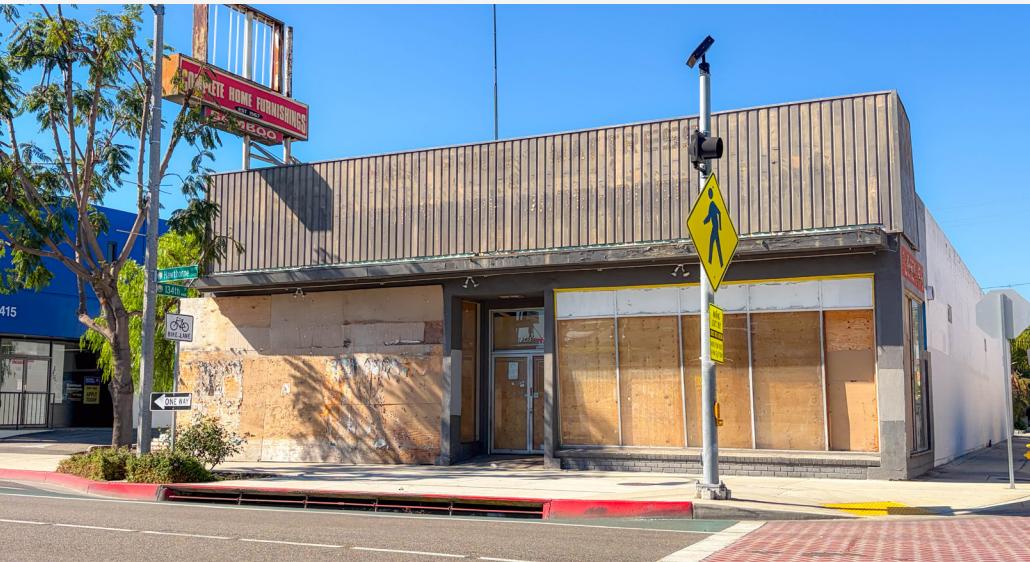
ASHER PERGAMENT
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DRE#01922775



RETAIL SPACE
HAWTHORNE, CA

PROPERTY FEATURES

13405 Hawthorne Blvd, Hawthorne, CA 90245



APPROX. 7,000 SF

RETAIL SPACE AVAILABLE

- ✓ Freestanding Building with approximately 7,000 SF GLA
- ✓ Ideal for showroom, light manufacturing or warehouse
- ✓ Very visible with off-street parking
- ✓ Neighboring tenants: NAPA Auto Parts, Denny's, dd's Discounts, College Hospital Hawthorne, True Value Hardware.

AREA AMENITIES

- ✓ Located on the High Traffic Corridor of Hawthorne Blvd between El Segundo and Rosecrans Blvds
- ✓ Abundant Parking, close to SpaceX, etc

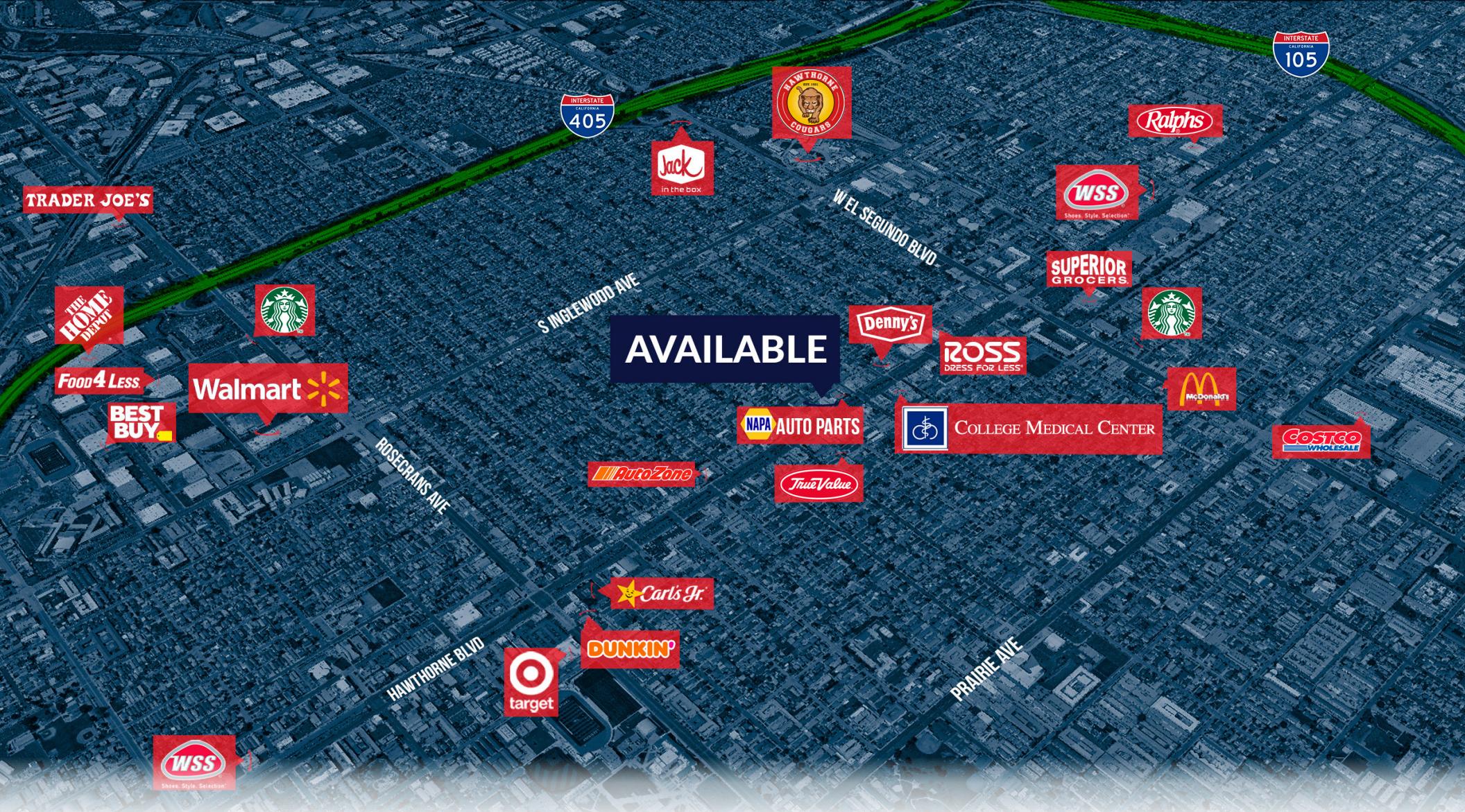
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	55,166	275,898	671,384
Avg. HH Income	\$84,271	\$102,829	\$109,173
Daytime Pop	54,028	267,833	651,719
Traffic Count	± 35,009 CPD ON HAWTHORNE BLVD & W 133RD ST		

RETAIL SPACE
HAWTHORNE, CA

INTERIOR PHOTOS

13405 Hawthorne Blvd, Hawthorne, CA 90245





Sleep
HOME SWEET HOME



THE HOME
DEPOT
DRESS FOR LESS®

BEST
BUY

NAPA AUTO PARTS

SUPERIOR
GROCERS



citi

cvs
armacy®

target

TrueValue

Denny's

Ralphs

AutoZone®



COLLEGE MEDICAL CENTER

COSTCO
WHOLESALE

WSS

McDonald's

DUNKIN'

Walmart

Jack
in the box

ANNUAL
REPORT



**COMMERCIAL
REAL ESTATE**

ASHER PERGAMENT

SENIOR ASSOCIATE

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