



Retail Space For Lease

# Northgate Market Shopping Center

3930 Rosecrans Ave  
Hawthorne, CA, 90250

## Property Highlights

- Anchored by a high performing Northgate Gonzalez Market
- Located at a major signalized intersection with traffic counts exceeding 66,000 cars per day
- Tenants include CVS, El Pollo Loco, Yoshinoya, and Popeyes.
- Strong three-mile demographics with over 307,000 residents and 104,000 households, a daytime population of 284,364 and average household income over \$109,000

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Accelerating success.

Available:

±5,500 SF  
(Divisible)

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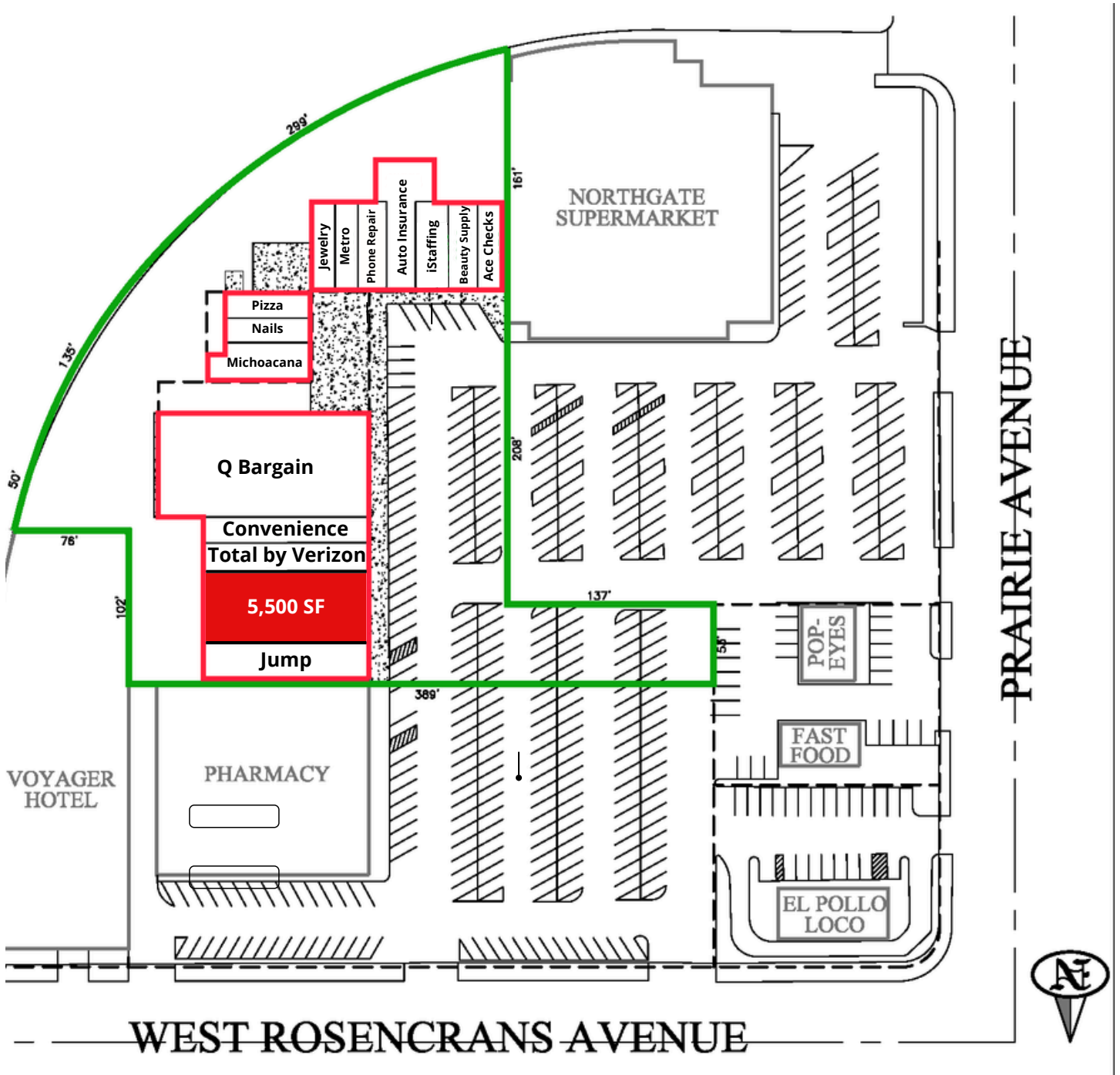


**Colliers International**

865 S. Figueroa St., Suite 3500

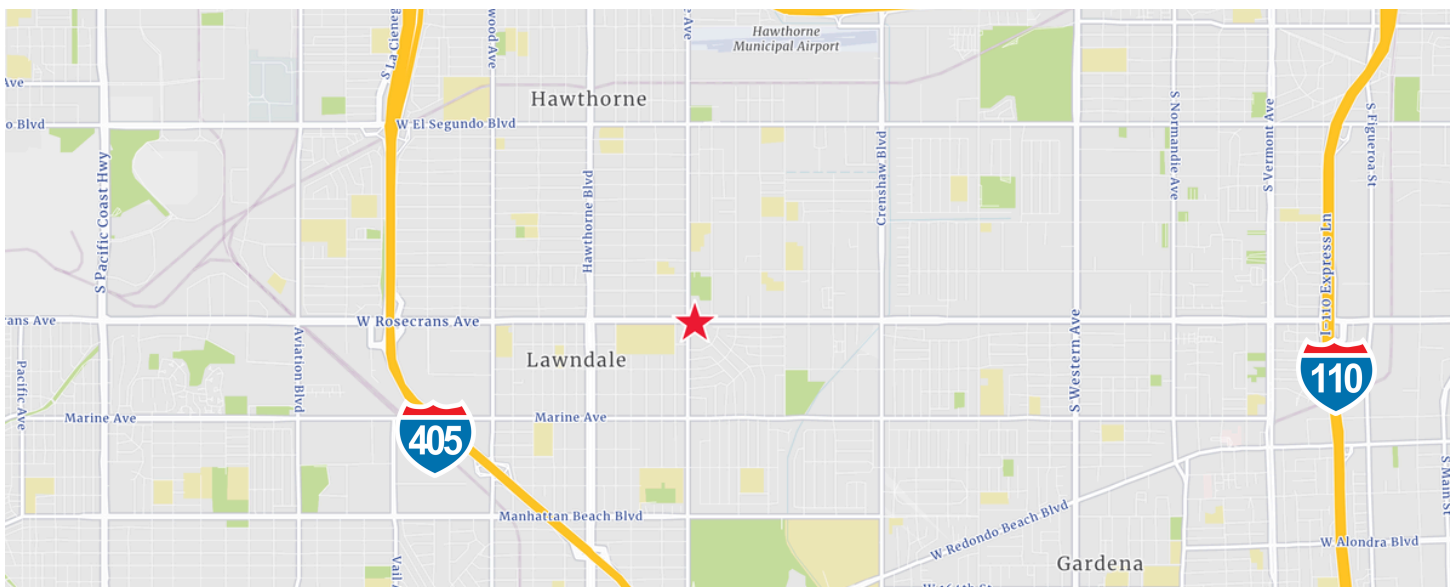
Los Angeles, CA 90017

# Site Plan



Vacant

# Location Maps



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	65,724	307,244	679,438
Total Households	22,426	104,766	235,540
Total Family Households	15,325	74,439	160,902
Average Household Size	2.91	2.91	2.85
Median Age	32.7	35.8	36.4
Population Age 25+	41,551	205,163	457,546
2010-2020 Population: Annual Growth Rate	0.23%	0.12%	0.21%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.59%	-0.43%	-0.45%
Households	-0.54%	-0.36%	-0.39%
Families	-0.50%	-0.33%	-0.35%
Median Household Income	4.08%	4.41%	4.50%
<b>Current Year Population by Sex</b>			
Male Population	32,054	150,820	331,718
% Male	48.8%	49.1%	48.8%
Female Population	33,670	156,424	347,719
% Female	51.2%	50.9%	51.2%
<b>Current Year Race and Ethnicity</b>			
Total	65,723	307,243	679,438
White Alone	14.8%	21.2%	24.6%
Black Alone	23.1%	16.6%	20.4%
American Indian Alone	2.1%	1.8%	1.5%
Asian Alone	9.7%	14.9%	12.4%
Pacific Islander Alone	0.8%	0.7%	0.5%
Some Other Race Alone	34.9%	29.5%	26.8%
Two or More Races	14.7%	15.4%	13.9%
Hispanic Origin	53.7%	47.8%	42.9%
Diversity Index	88.5	89.7	89.4
<b>Current Year Educational Attainment</b>			
Total	41,549	205,162	457,548
Less than 9th Grade	10.6%	9.0%	8.6%
9th - 12th Grade, No Diploma	9.8%	8.1%	7.9%
High School Graduate	22.2%	20.5%	19.1%
GED/Alternative Credential	2.2%	2.1%	1.8%
Some College, No Degree	23.3%	19.6%	18.8%
Associate Degree	7.6%	8.2%	7.9%
Bachelor's Degree	17.9%	22.9%	24.1%
Graduate/Professional Degree	6.4%	9.6%	11.8%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$61,885	\$76,543	\$79,881
Average Household Income	\$84,023	\$109,313	\$120,574
Per Capita Income	\$28,776	\$37,276	\$41,889
<b>Current Year Summary Business Data</b>			
Total Businesses	1,444	11,160	33,060
Total Daytime Population	47,849	284,364	761,044
Daytime Population: Workers	14,170	123,471	399,960
Daytime Population: Residents	33,679	160,893	361,084

## Contact

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