

# Former Walgreens - 13,150 SF



Presented by  
Conroy Development Company

Corner of Rosecrans & Prairie - 14250 Prairie Ave, Hawthorne, CA 90250



## Price: Upon Request

Freestanding Retail / Commercial Zoned - ± 13,150 SF on ± 1

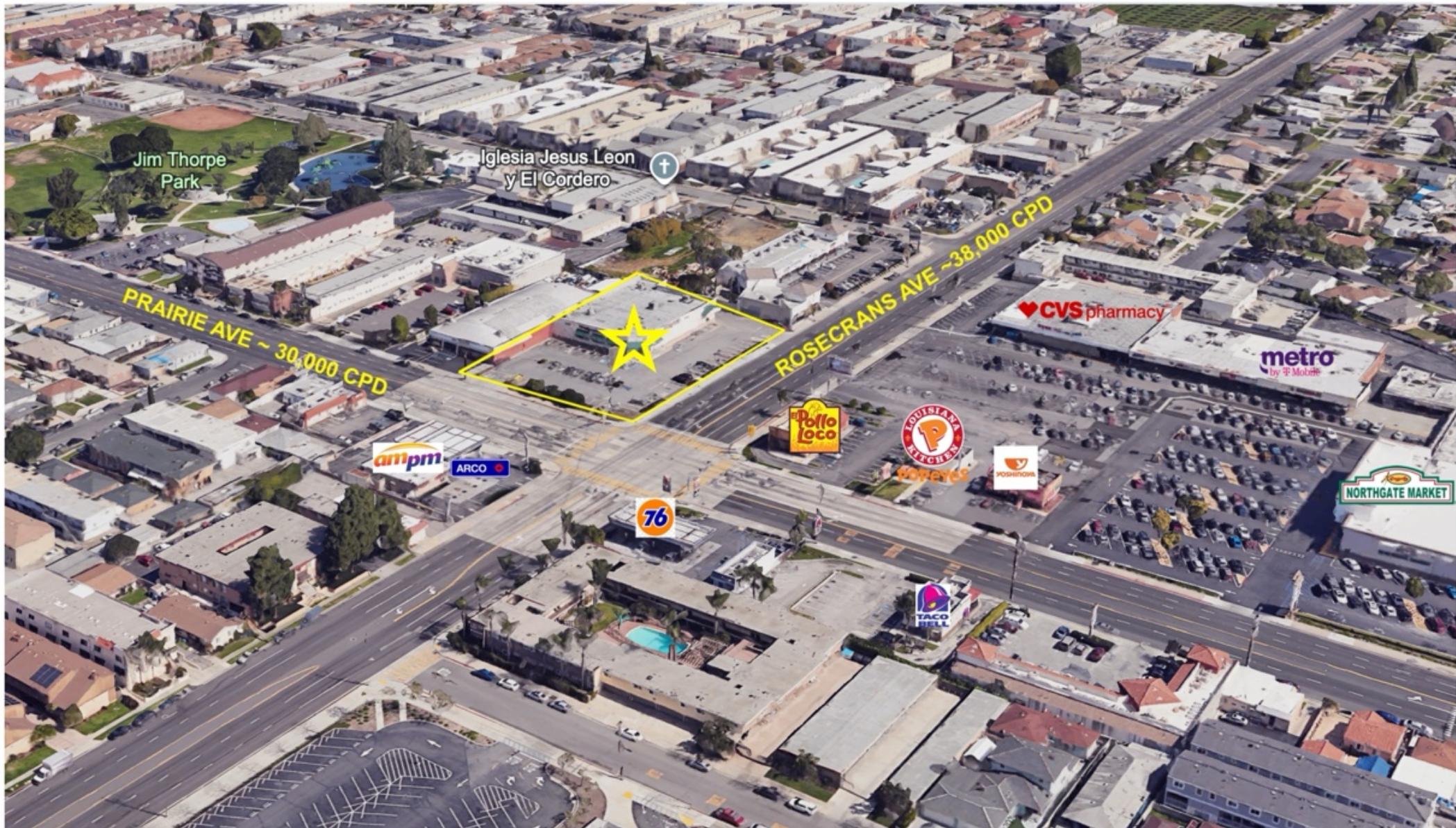
Excellent opportunity to lease or redevelop a high-visibility commercial property in the heart of Hawthorne's Prairie Avenue. Occupied by Walgreens until December 2025, this freestanding building sits on ample parking (51 spaces) and prominent signage. Dedicated loading ramp and three points of entry/exit. Zoned C-3 (General Commercial), the site allows for a broad range of uses including retail, medical, restaurant, office, and other service-based businesses. Can easily be converted to C-3 MU. Building built in 2005 - modern construction with ADA and fire sprinklers.

The building is well-positioned near major traffic corridors, just minutes from the 105 and 405 freeways, on Prairie and Rosecrans Avenue and close proximity to established national retailers. Located near SpaceX HQ, Amazon Fresh, and Hawthorne Airport, the area offers strong demographics and workforce density.

OPEN TO GROUND LEASE! Owner will consider a sale with a strong offer only.

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Freestanding building

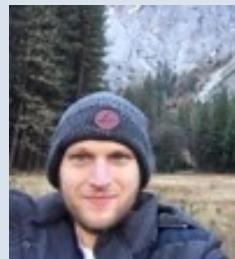
B u i l t i n 2 0 0 5 - m o d e r n c o n s t r u c t i o n w i t h

Minutes from 105 & 405 freeways; convenient access to South Bay markets

Ample, dedicated parking

Exterior window and loading dock

Flexible use



**Josh Conroy**

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**Conroy Development Company**

Palos Verdes Peninsula, CA 90274



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Rosecrans Side

## Listing space

### 1st Floor

Space Available	13,150 SF
Rental Rate	Upon Request
Date Available	December 01, 2025
Service Type	Negotiable
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Built in 2005 by Walgreens, this site is to be one of many closing Walgreens locations. Building is approximately 13,150 SF large with 51 parking spaces, exterior drive up window, and loading dock. Considerable frontage on both Prairie and Rosecrans. Condition of interior to be determined. To be available December 1st, 2025. Landlord seeks to secure a lease immediately. OPEN TO GROUND LEASE. Purchase offers must be strong. MEP and Construction Documents to be made available soon

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## Property Photos



Rear Loading Ramp



Rosecrans Side - Drive Thru

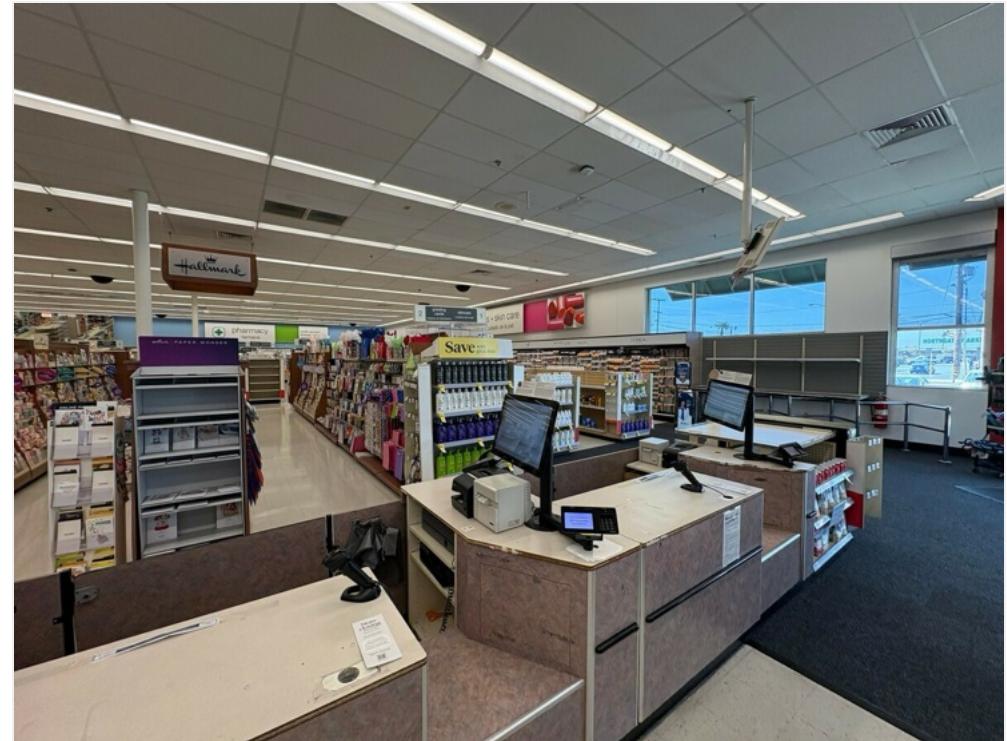
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## Property Photos



Front Walgreens



Register View

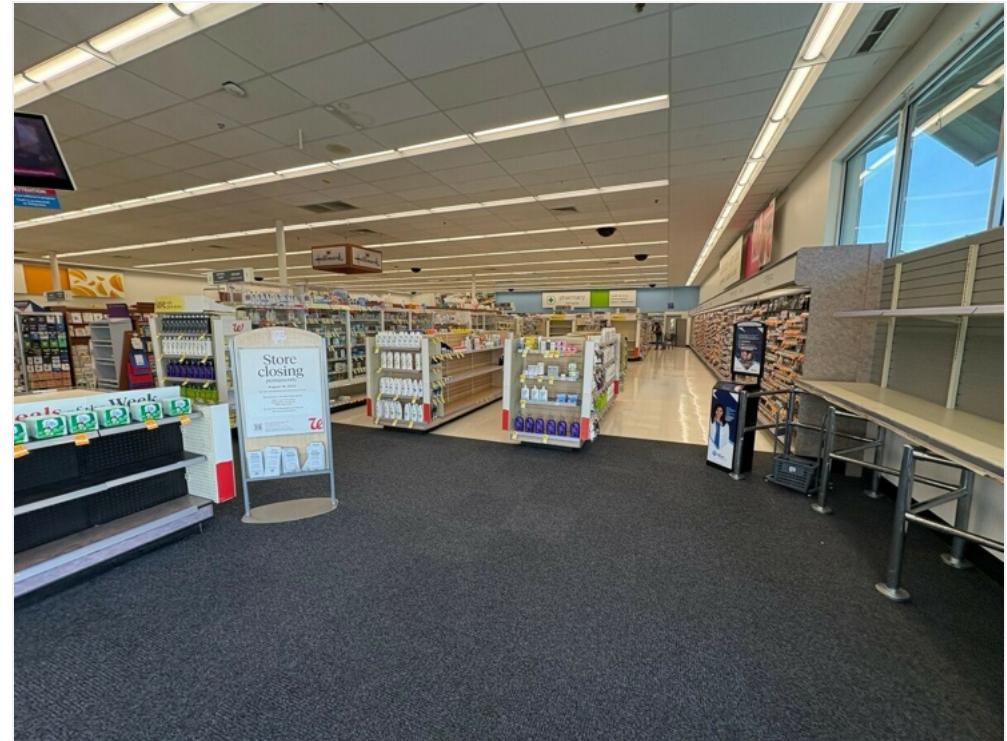
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Register view

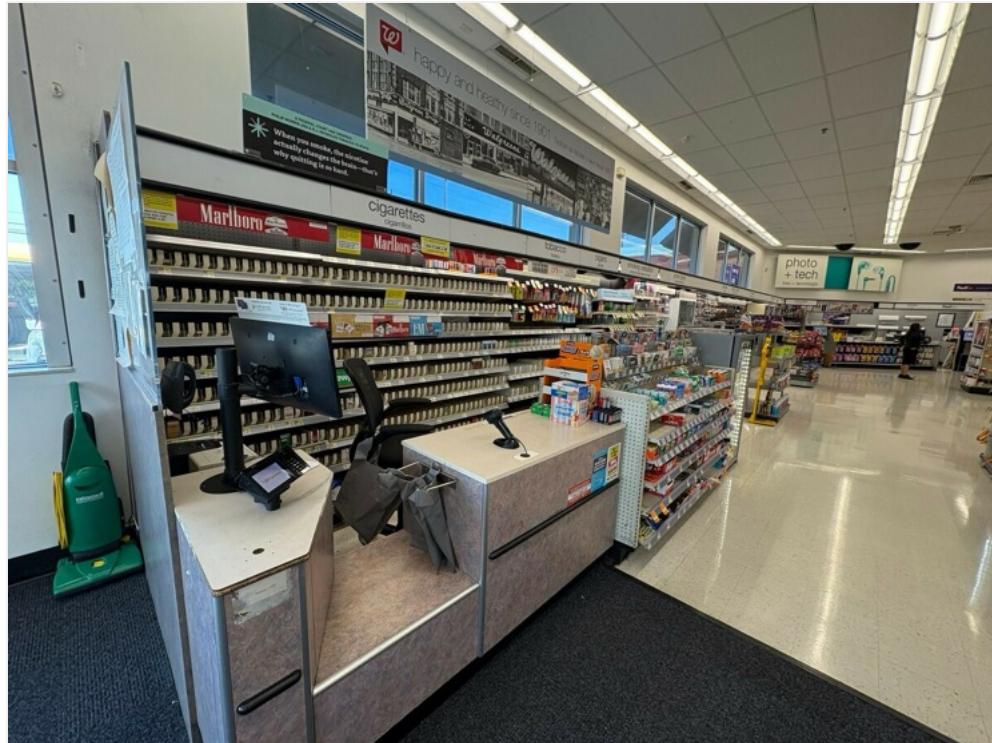


Front entrance

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## Property Photos



Front registers

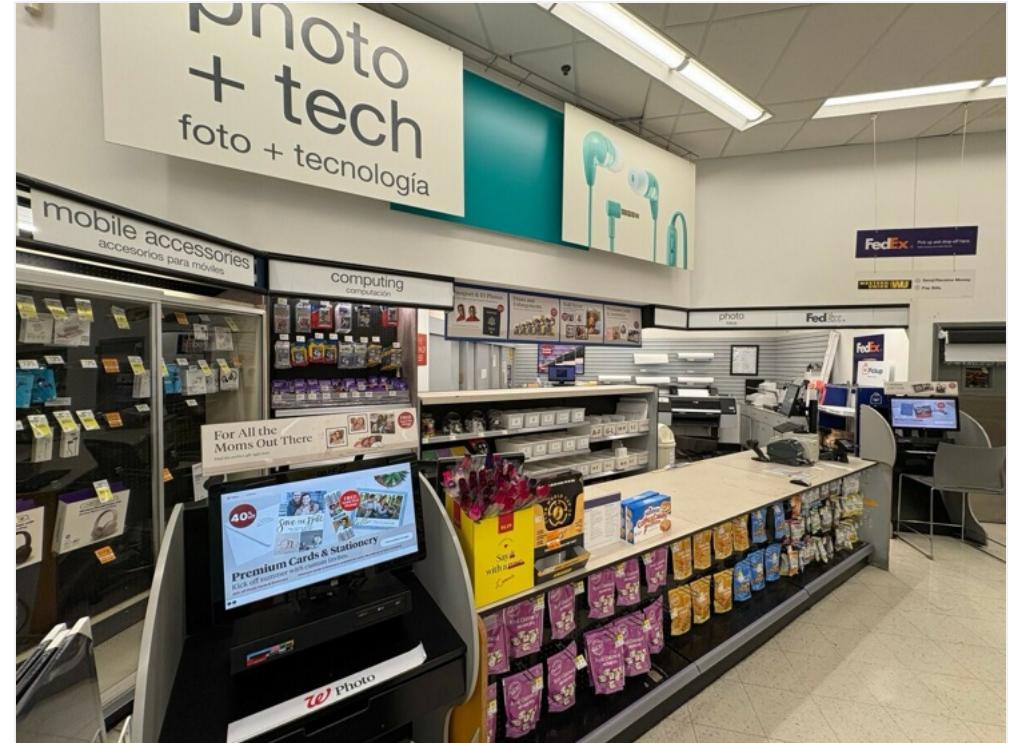
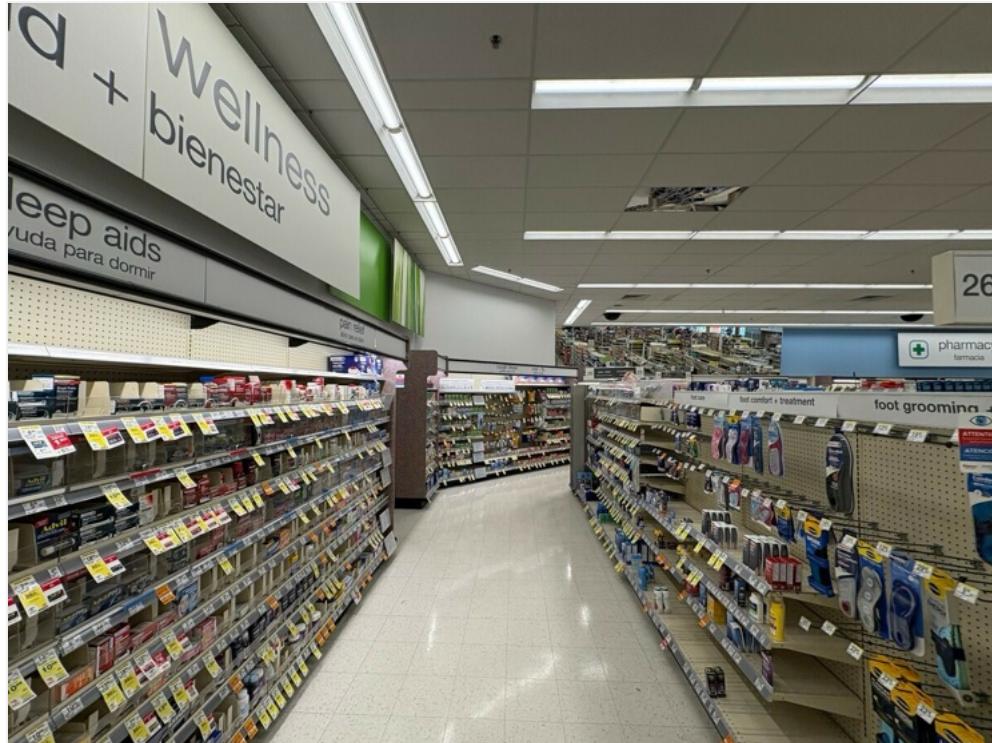


Photo Area

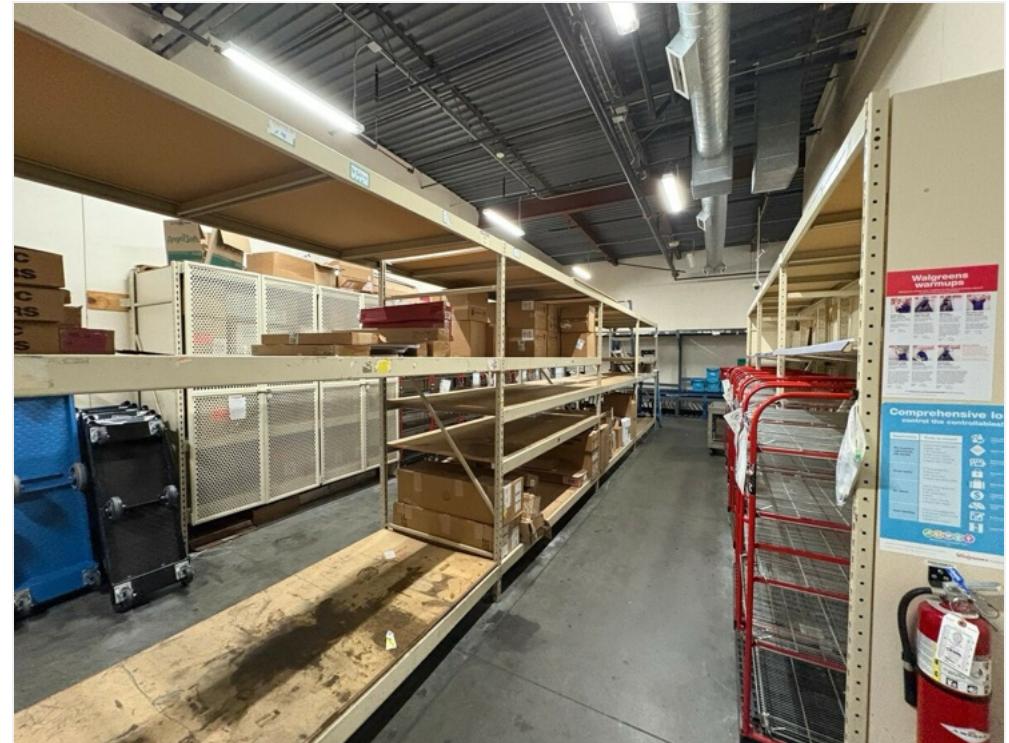
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## Property Photos



Rear of Store



Storeroom

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## Property Photos



Loading Dock - interior

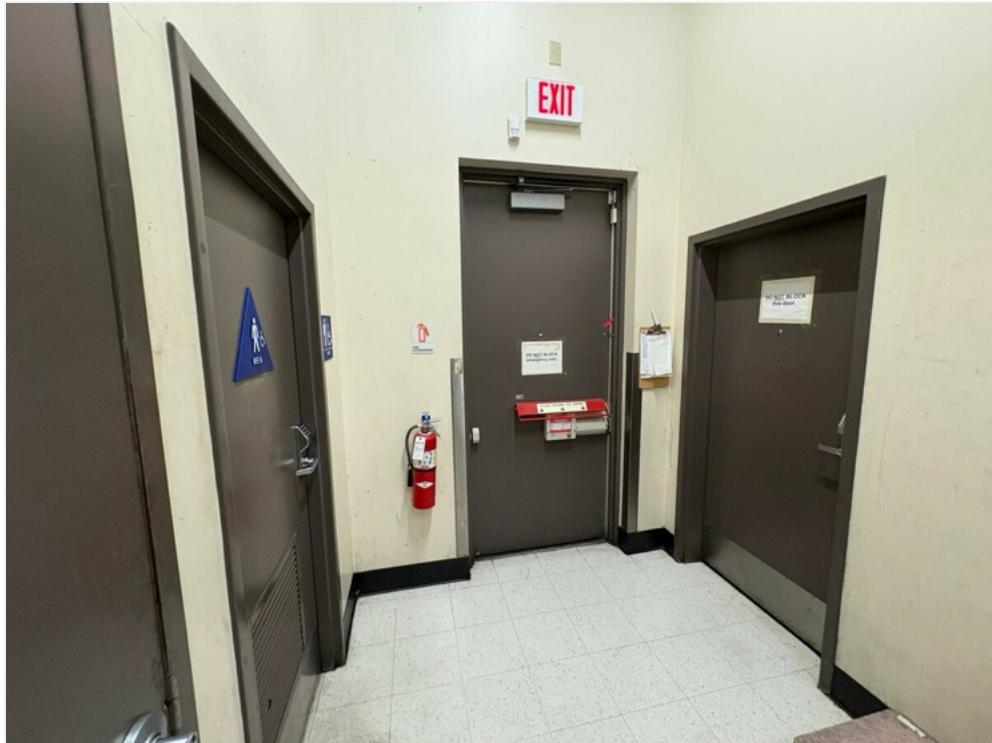


Storeroom

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## Property Photos



Customer Restrooms

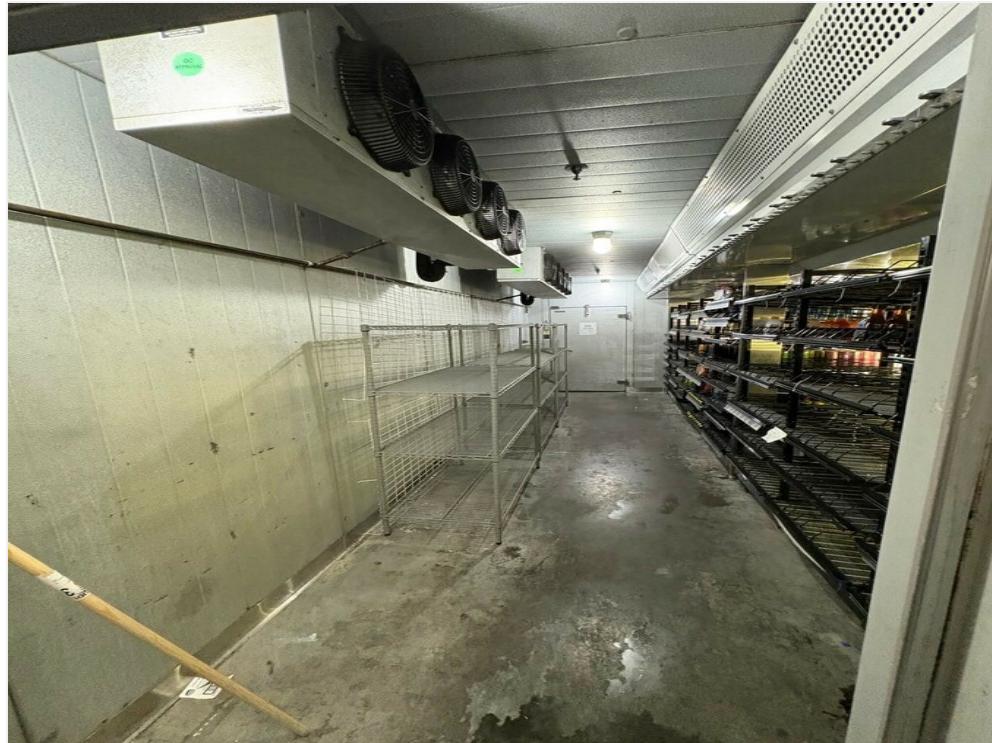


Office

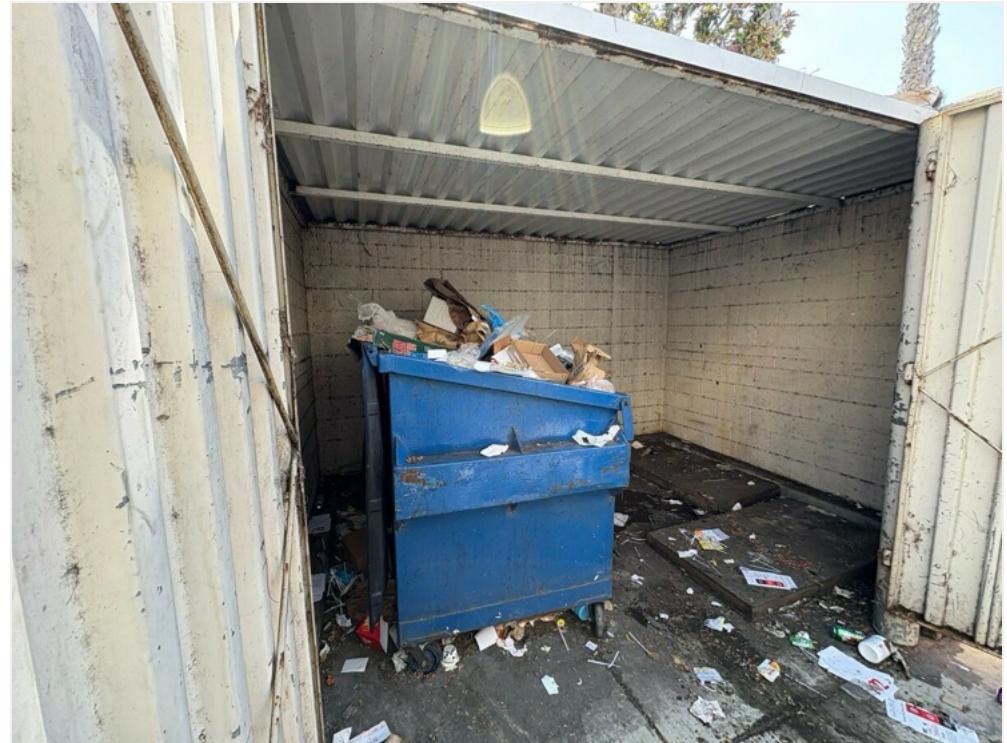
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## Property Photos



Walk-in



Trash Room

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## Property Photos



Unused back space

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## Location

