



# FOR LEASE FREESTANDING COMMERCIAL



11307 HAWTHORNE BLVD | INGLEWOOD, CA 90304

Location is everything, and this property delivers. Situated directly off the 105 Freeway with major boulevard exposure, this 9,240 SF commercial with mixed-use overlay building offers unmatched visibility in Inglewood's vibrant commercial corridor. Tenants will benefit from a private parking lot, flexible zoning under CR(MU), and exceptionally low NNN costs—making this an ideal opportunity for retail, office, or mixed-use operators. Inglewood mailing address, City of Hawthorne jurisdiction.

- ✓ \$20,000/Month (\$2.16/SF/Month)
- ✓ 9,240 SF Freestanding Building
- ✓ 26,198 SF Lot with Private Parking
- ✓ Prime 105 Freeway Adjacency
- ✓ Major Boulevard Visibility
- ✓ Zoned CR(MU)
- ✓ Low NNN Costs (\$0.20/SF/Month)



**BRADLEY J. GILES** | Broker  
310.686.0728 BradGilesRE@yahoo.com  
CA DRE Corporation Lic. # 02292675  
CA DRE Broker Lic. #01836545

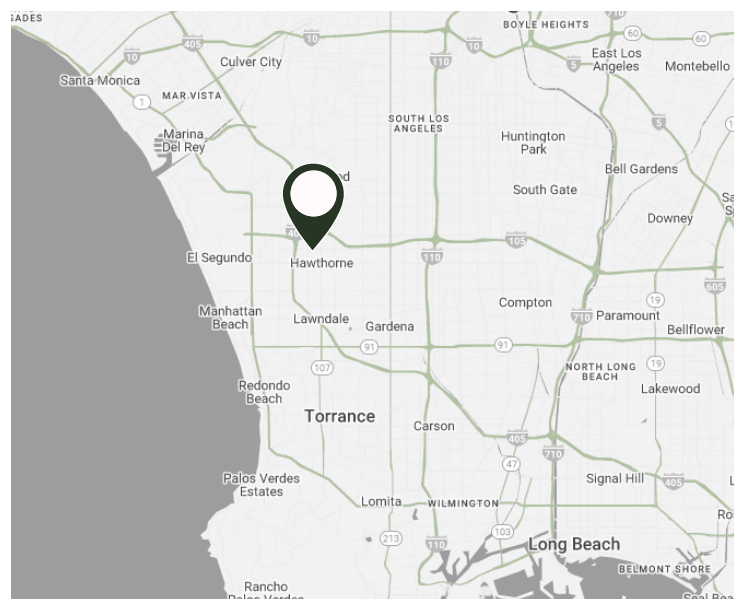
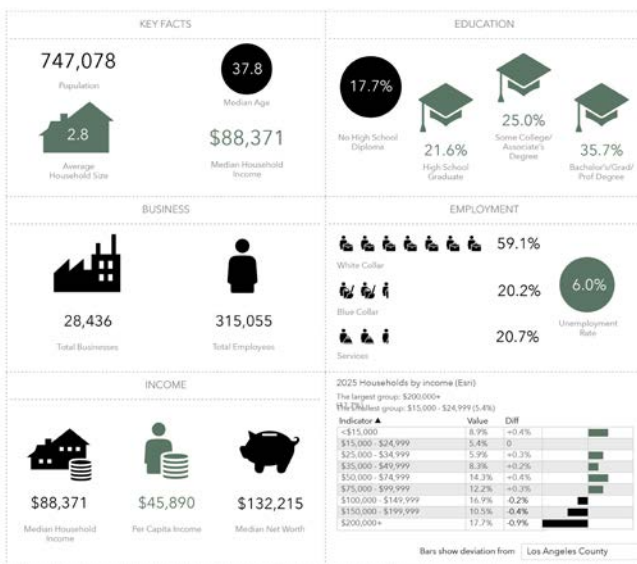




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## 5 MILE DEMOGRAPHIC HIGHLIGHTS



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All information deemed reliable, but needs to be confirmed. Broker makes no representations or warranties to the information herein.