

# FOR LEASE

3806 W EL SEGUNDO BLVD  
HAWTHORNE, CA 90250



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**CBM1**

LEASING  
BROKERAGE  
INVESTMENTS

**CBM1**

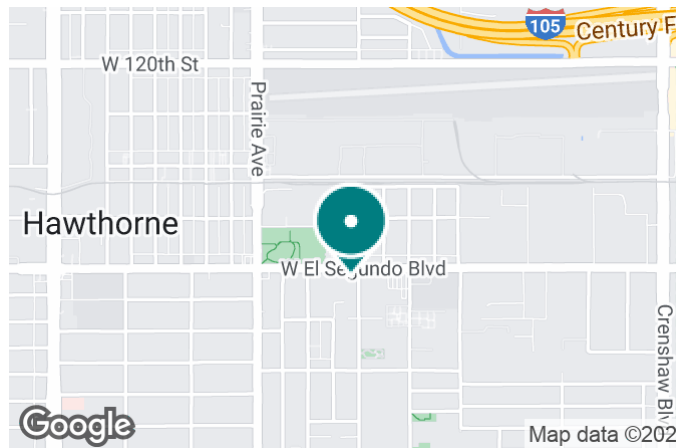
LEASING  
BROKERAGE  
INVESTMENTS



## FEATURES & AMENITIES

3806 W EL SEGUNDO BLVD | HAWTHORNE, CA 90250

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### FEATURES & AMENITIES

- Approx. 1725 SF, 839 SF and 1306 SF
- Former Dental Office
- APPROX. 1725 SF
- CORNER STIP CENTER WITH HIGH STREET VISIBILITY
- MONUMENT SIGNAGE AVAILABLE
- AMPLE PARKING IN ONSITE LOT
- CLOSE TO THE 405 + 105 FREEWAY
- NEARBY RETAILERS INCLUDE COSTCO, MCDONALDS, DOMINO'S, JIFFY LUBE, RALLY'S, STARBUCKS KINECTA CREDIT UNION, UNION BANK, CHASE, T-MOBILE, WABA GRILL, BANK OF AMERICA, DMV+ MORE!

### NEIGHBORING RETAILERS



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,205	4,229	18,171
Total Population	3,614	12,850	53,884
Average HH Income	\$47,272	\$47,799	\$48,845

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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## PROPERTY HIGHLIGHTS

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## OFFERING SUMMARY

Lease Rate:	\$1,800.00 - 2,600.00 per month (MG; Gross)
Available SF:	838 - 1,725 SF
Building Size:	4,171 SF

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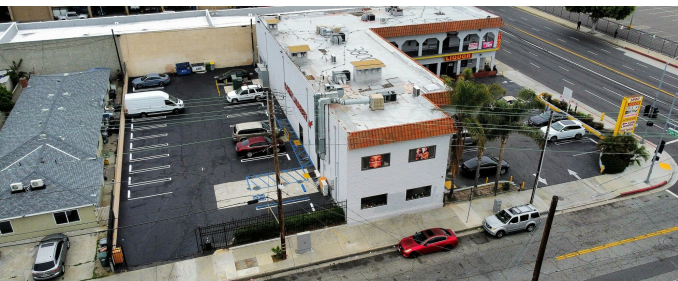
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## ADDITIONAL PHOTOS

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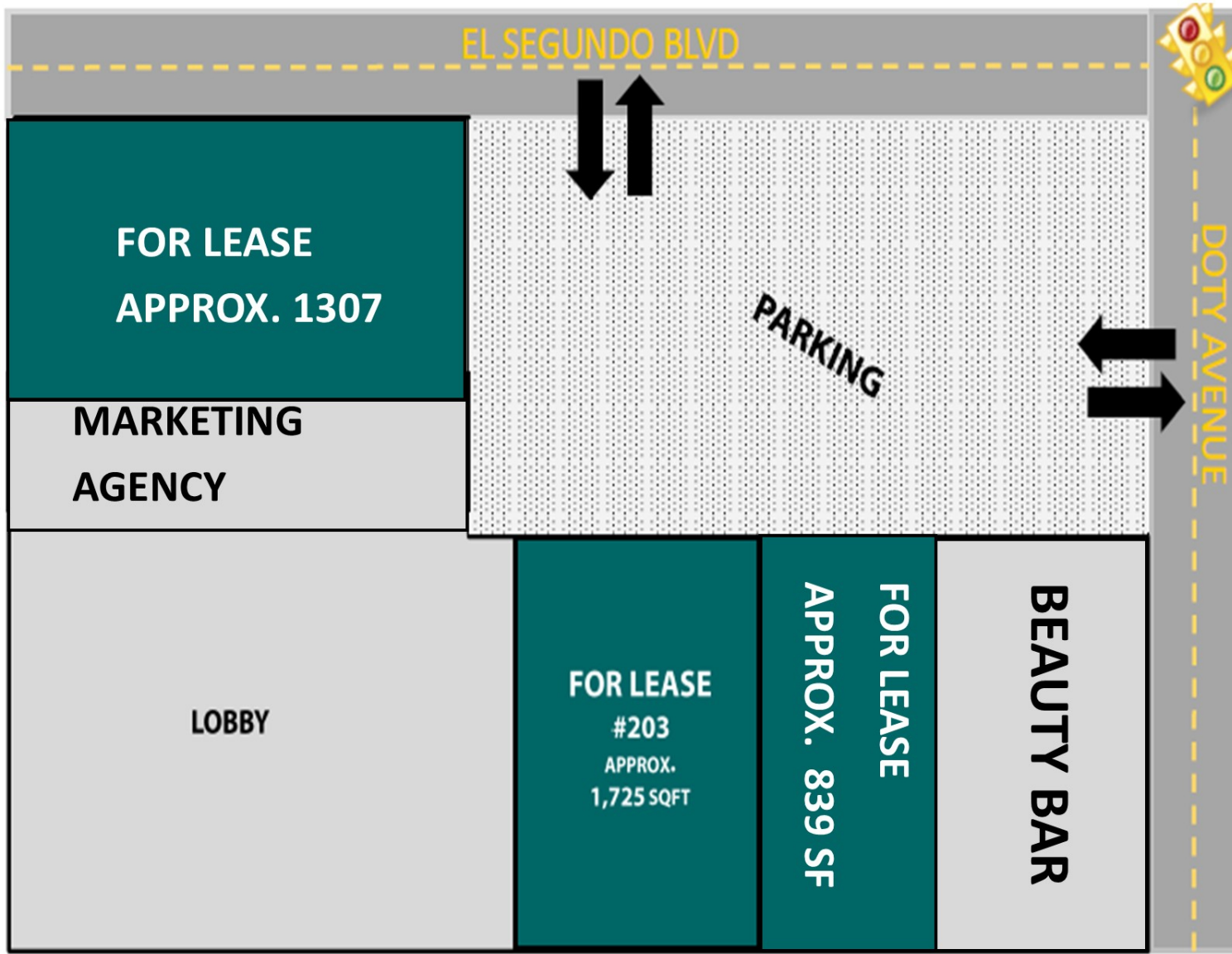


## SITE PLANS

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(Not to Scale)



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## LOCATION MAP

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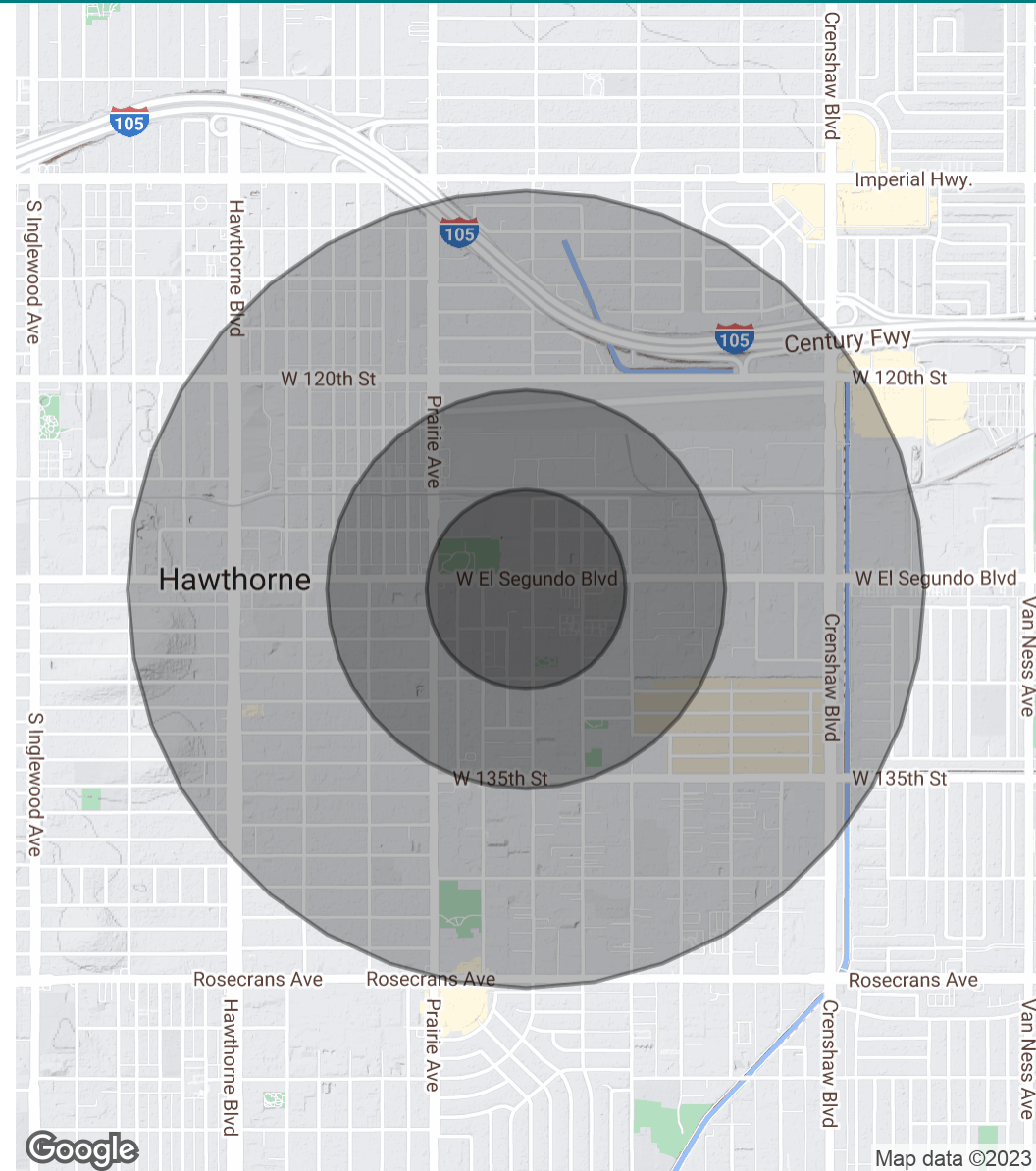
# DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,614	12,850	53,884
Average Age	30.3	30.2	29.7
Average Age (Male)	27.7	27.9	28.9
Average Age (Female)	33.3	32.5	30.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,205	4,229	18,171
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$47,272	\$47,799	\$48,845
Average House Value		\$580,462	\$521,737

\* Demographic data derived from 2020 ACS - US Census



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