

NEWMARK | PACIFIC



FORMER
**BED BATH &
BEYOND**

14351 HINDRY AVE.
HAWTHORNE, CA

For Sale or Lease
South Bay Anchor Opportunity

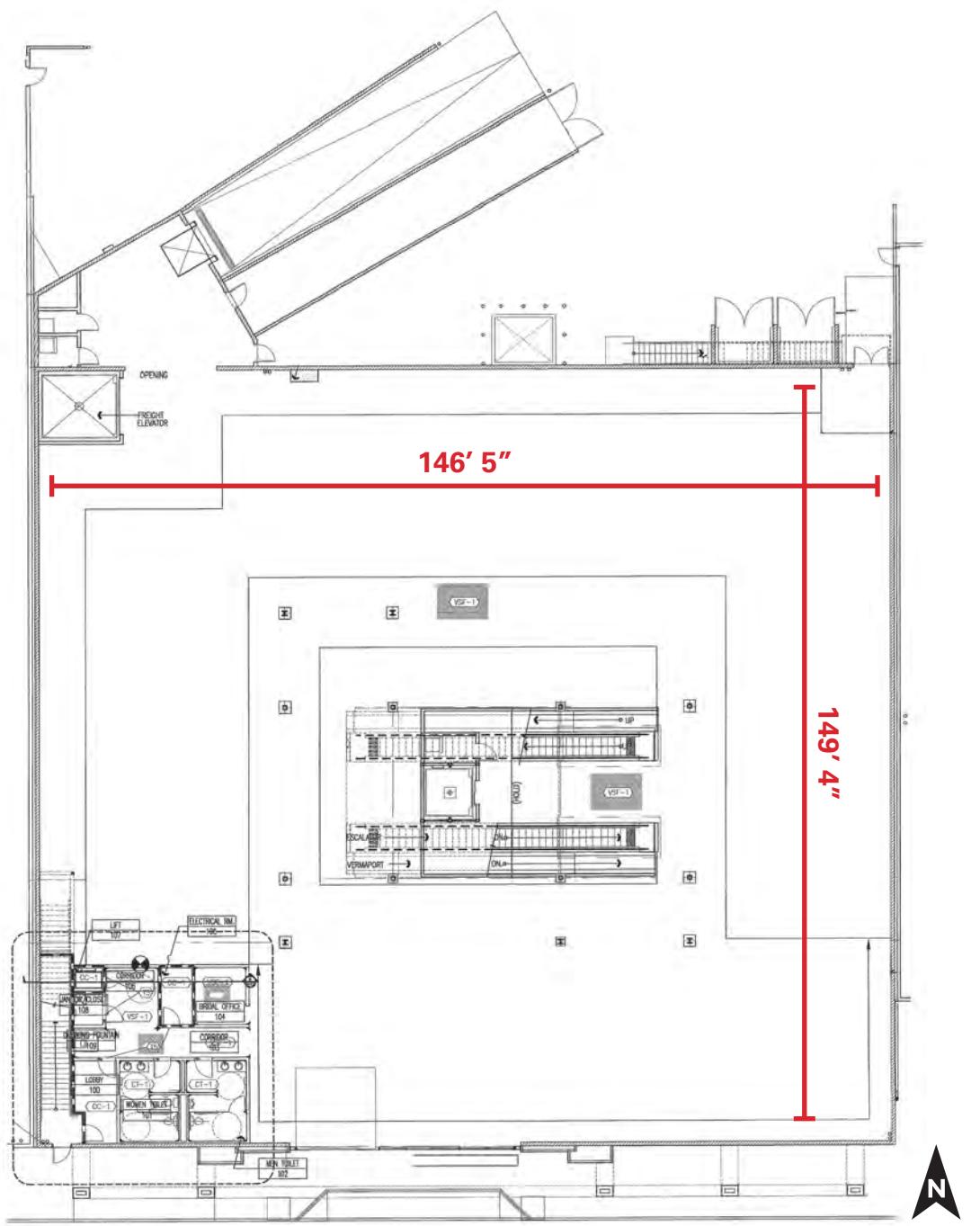
Property Features

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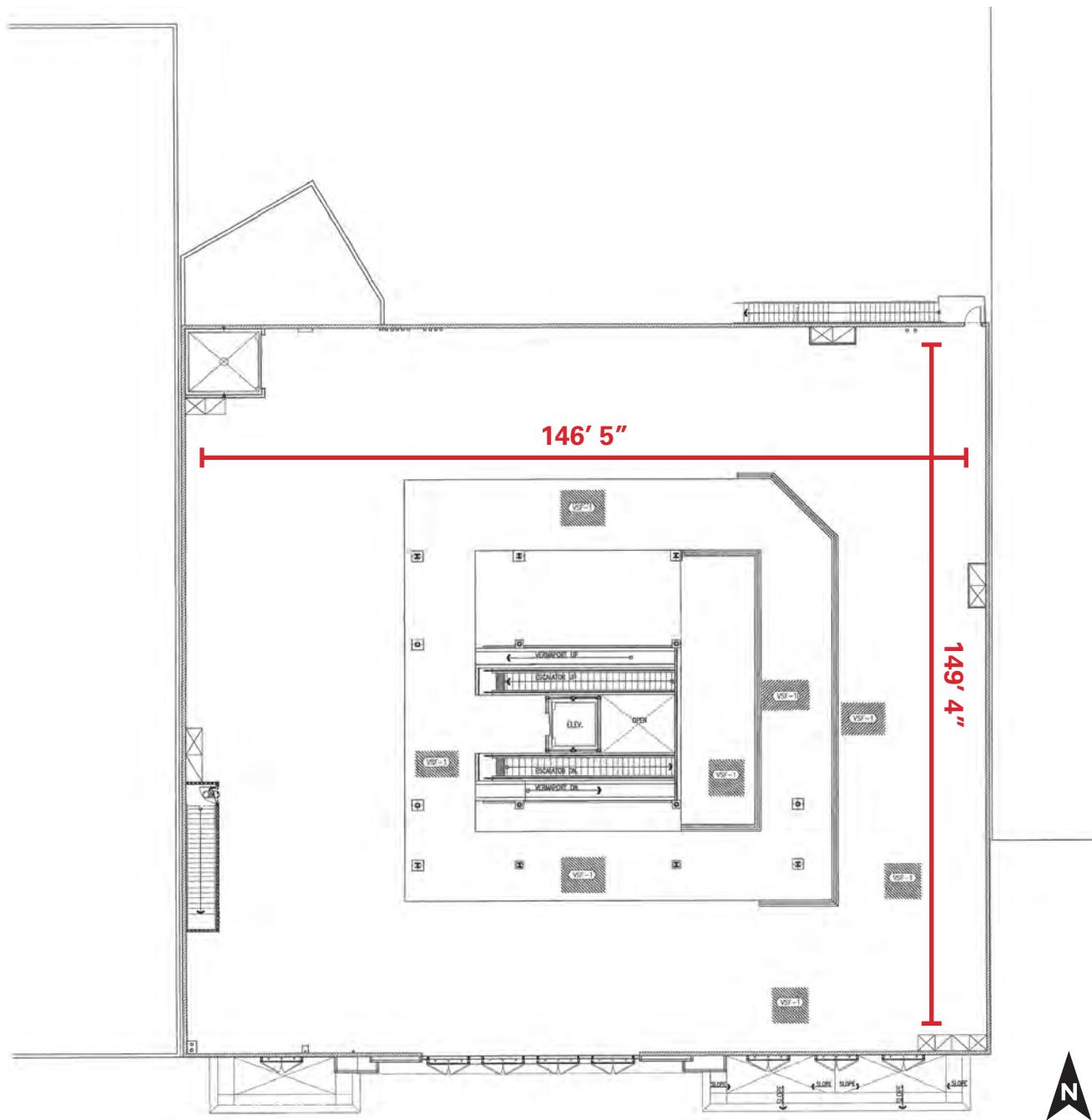
- Rare anchor space located in one of the most prominent promotional shopping centers servicing the South Bay region of Los Angeles County.
- The space is approximately 40,500 square feet on two levels with convenient internal vertical transportation.
- The building is prominently located within the Hawthorne Gateway Shopping Center anchored by Costco and Cost Plus with outstanding accessibility and visibility to the 405 Freeway.
- Located in immediate proximity to the affluent communities of Manhattan Beach, Hermosa Beach, Redondo Beach, and El Segundo.
- Outstanding demographics and regional location account for the tremendous sales performance of the retailers in the center.



Floor Plan - 1st Floor



Floor Plan - 2nd Floor



Site Plan







Demographics

POPULATION

17,552

1-Mile

EMPLOYEES

22,558

1-Mile

276,712

3-Miles

142,119

3-Miles

565,345

5-Miles

312,849

5-Miles

TOTAL BUSINESSES

1,755

1-Mile

HOUSEHOLD INCOME

\$114,973

1-Mile

13,182

3-Miles

\$92,541

3-Miles

27,914

5-Miles

\$87,731

5-Miles

MEDIAN AGE

40.0

1-Mile

COLLEGE DEGREE

50%

1-Mile

36.4

3-Miles

44%

3-Miles

37.4

5-Miles

42%

5-Miles

Competition Map





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