

NEWMARK | PACIFIC

SIGNAGE

FORMER
**BED BATH &
BEYOND**

14351 HINDRY AVE.
HAWTHORNE, CA

For Sale or Lease

South Bay Anchor Opportunity

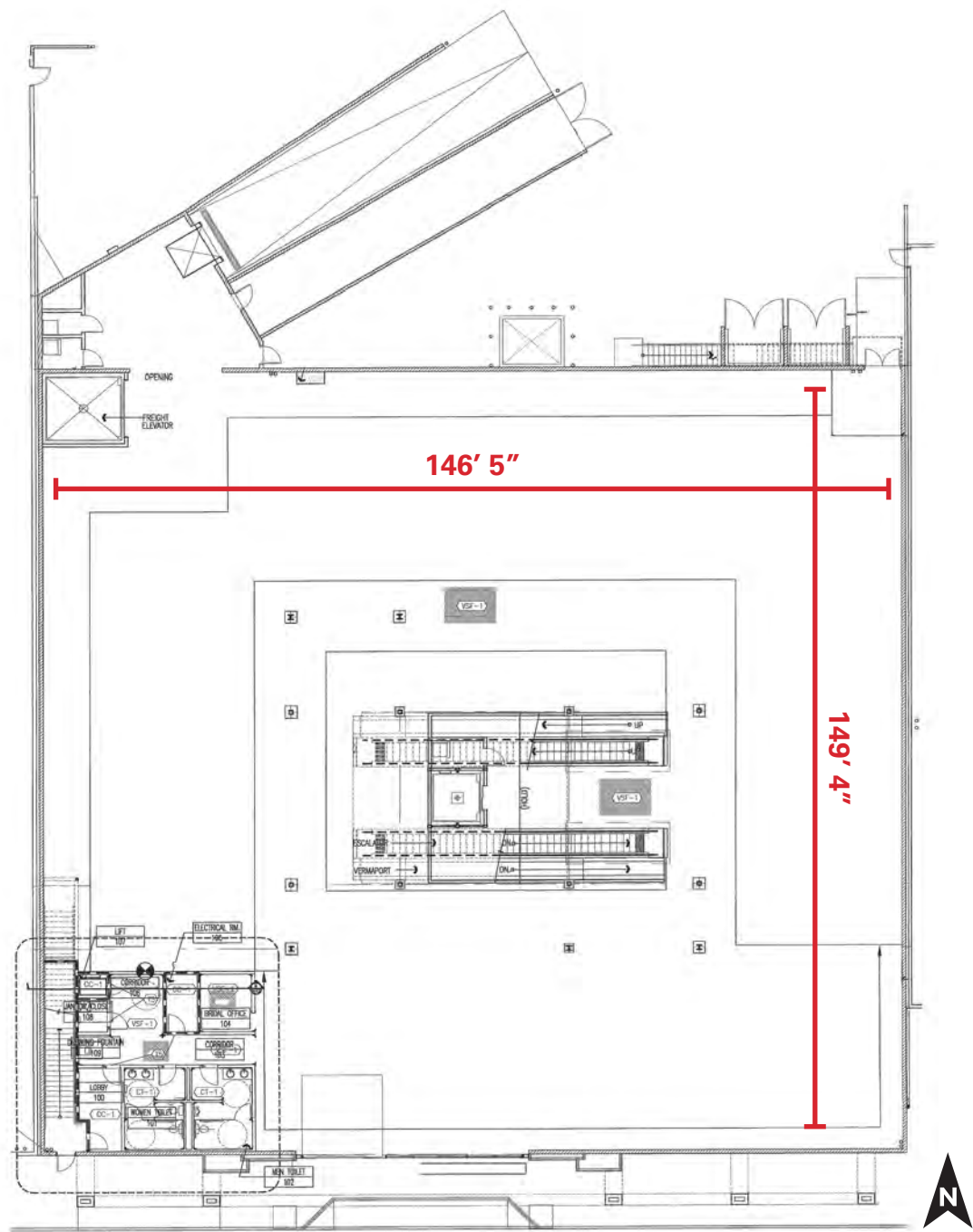
Property Features

**14351 HINDRY AVE.
HAWTHORNE, CA**

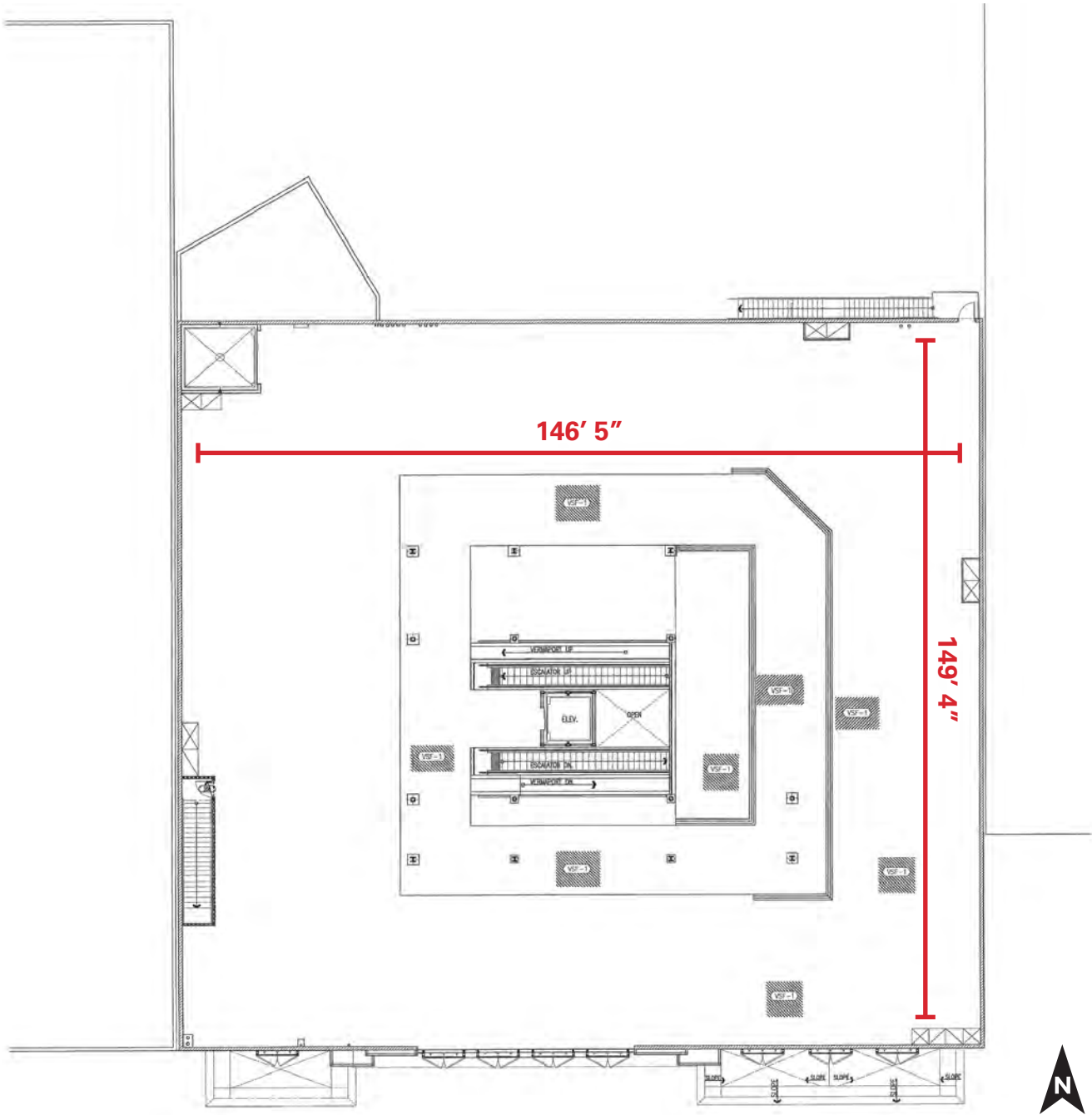
- Rare anchor space located in one of the most prominent promotional shopping centers servicing the South Bay region of Los Angeles County.
- The space is approximately 40,500 square feet on two levels with convenient internal vertical transportation.
- The building is prominently located within the 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.



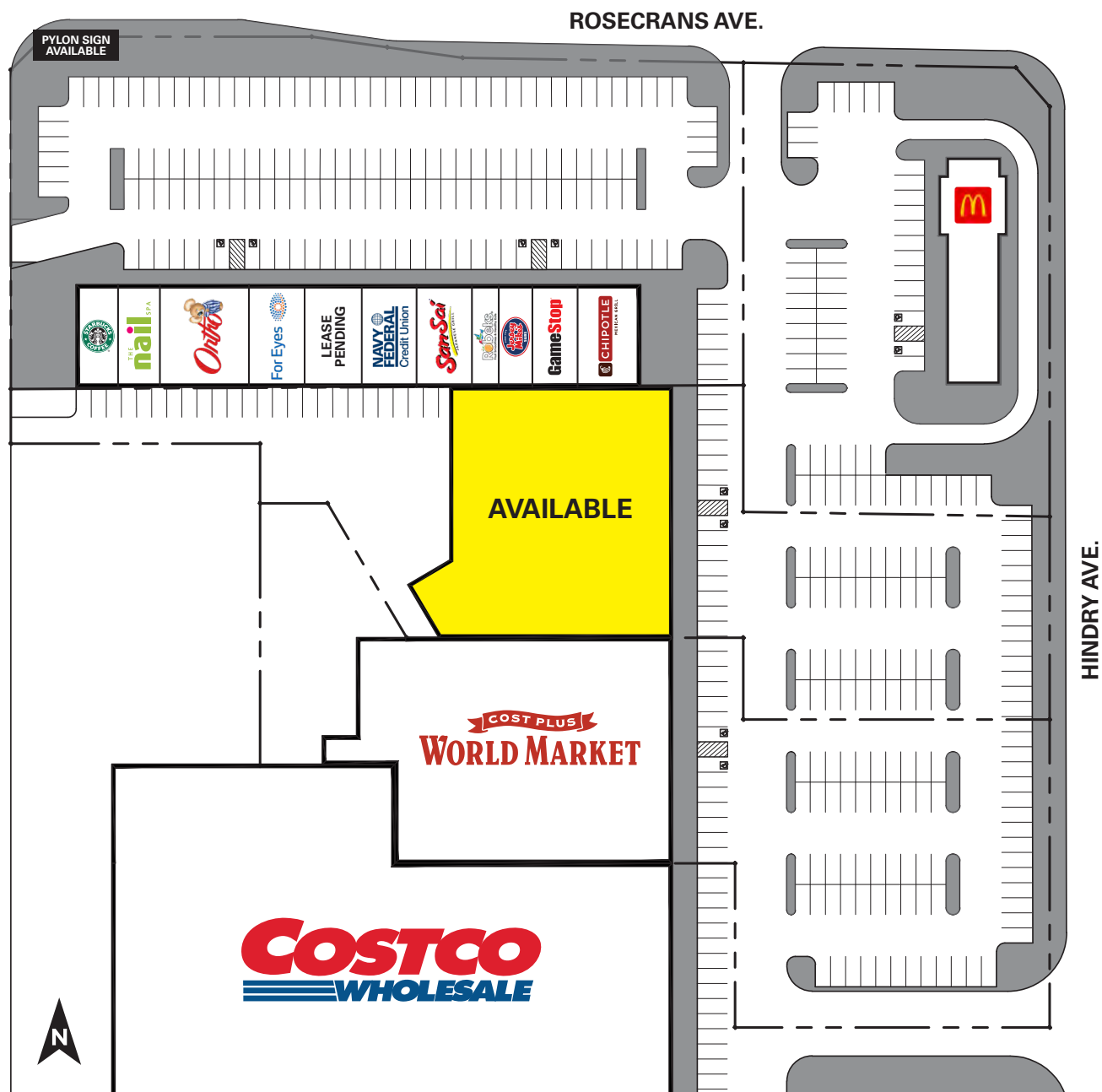
Floor Plan - 1st Floor



Floor Plan - 2nd Floor



Site Plan





311,000 CPD

SUBJECT
PROPERTY

HINDRY AVE.

ROSECRANS AVE. - 66,529 CPD





Demographics

POPULATION

17,552
1-Mile

276,712
3-Miles

565,345
5-Miles

EMPLOYEES

22,558
1-Mile

142,119
3-Miles

312,849
5-Miles

TOTAL BUSINESSES

1,755
1-Mile

13,182
3-Miles

27,914
5-Miles

HOUSEHOLD INCOME

\$114,973
1-Mile

\$92,541
3-Miles

\$87,731
5-Miles

MEDIAN AGE

40.0
1-Mile

36.4
3-Miles

37.4
5-Miles

COLLEGE DEGREE

50%
1-Mile

44%
3-Miles

42%
5-Miles

Competition Map





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