

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



FOR LEASE

4333-4335 W 147TH ST

LAWNDALE, CA 90260 \$1.50/SF MODIFIED GROSS

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TABLE OF CONTENTS

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY PHOTOS	7
LOCATION INFORMATION	14

PROPERTY INFORMATION



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PROPERTY INFORMATION

THE PROPERTY

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PROPERTY HIGHLIGHTS

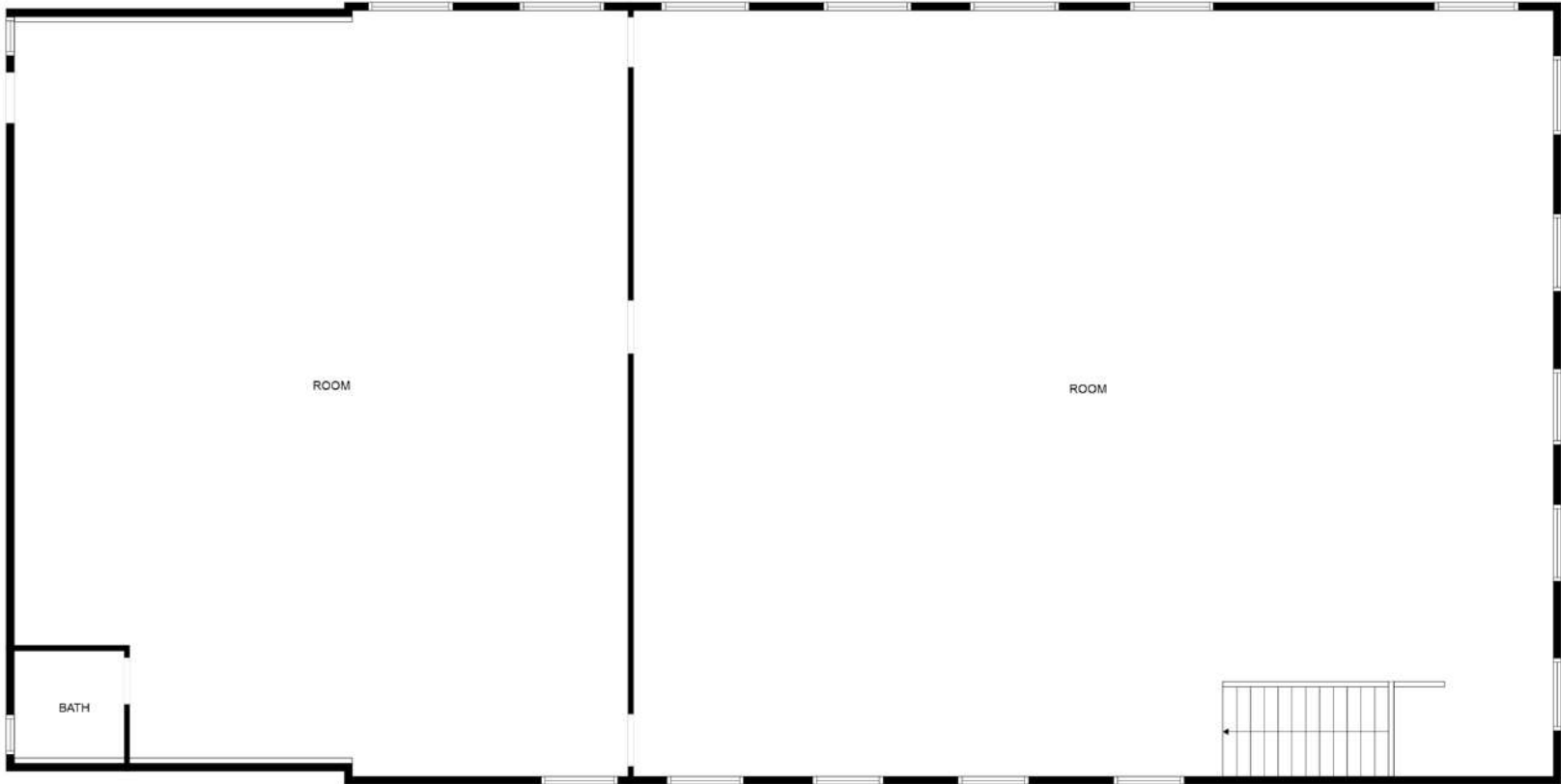
- Creative Office/Flex Space for Lease
- 5,00SF Top Unit with Open Floorplan
- 1/1000 Parking in Rear of Building
- Located off the signalized corner of Rosecrans Ave and Hawthorne Blvd

PROPERTY SUMMARY

Price/SF	\$1.50/SF Modified Gross
Lease Term	3-10 Years
Year Built	1923
Building Size	10,000 SF
Unit Size	5,000 SF
Lot Size	8,303 SF
Zoning	LNC2
APN	4077-010-012

PROPERTY INFORMATION

FLOOR PLAN



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

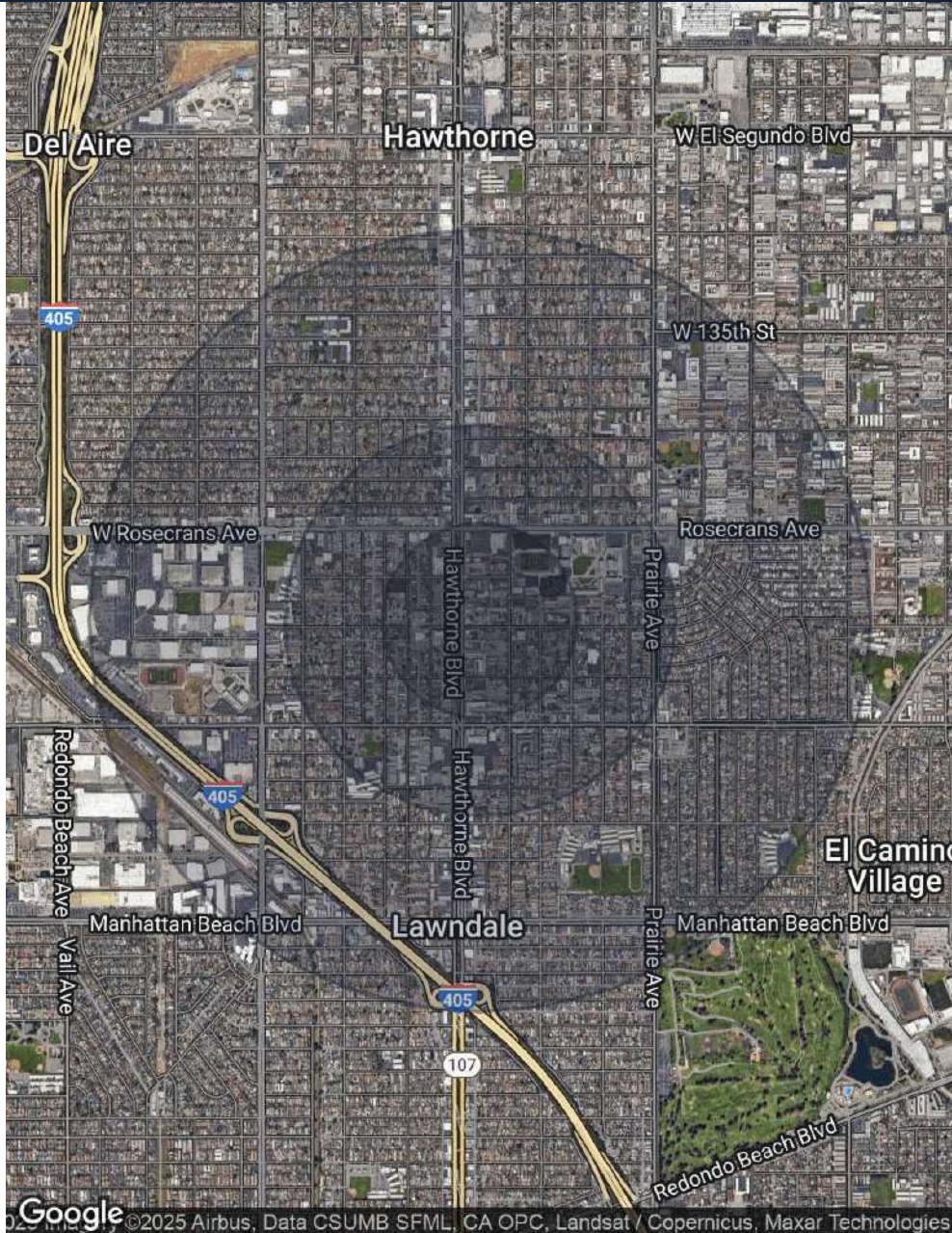
PROPERTY INFORMATION

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,093	13,487	46,548
Average Age	36.0	34.9	35.0
Average Age (Male)	36.7	34.6	34.3
Average Age (Female)	36.8	35.7	35.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,042	4,426	15,448
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$72,803	\$72,500	\$74,723
Average House Value	\$553,828	\$588,675	\$556,555

** Demographic data derived from 2020 ACS - US Census*



PROPERTY PHOTOS



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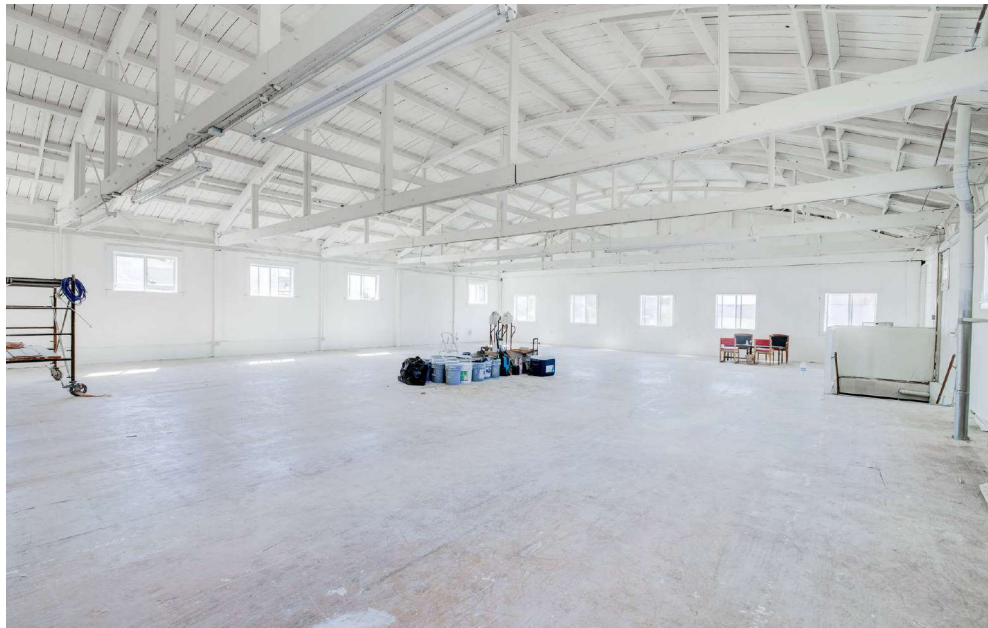
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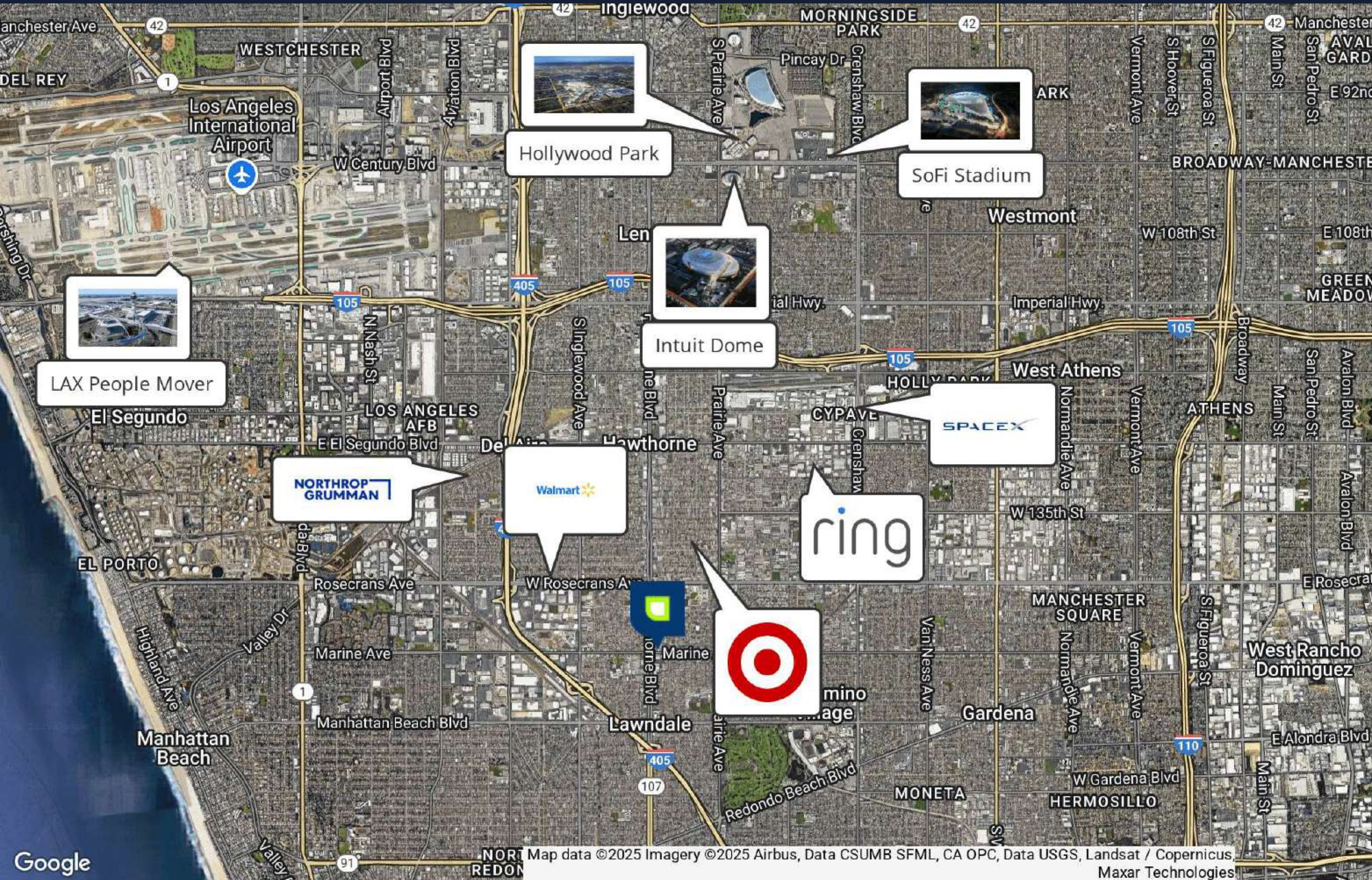
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LOCATION INFORMATION

LOCATION MAP



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EXCLUSIVELY MARKETING BY

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