



**COMMERCIAL**  
REAL ESTATE  
*the sign of a profitable property*



## **FREESTANDING BUILDING FOR LEASE**

13405 Hawthorne Blvd, Hawthorne, CA 90245



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RETAIL SPACE  
HAWTHORNE, CA

# PROPERTY FEATURES

13405 Hawthorne Blvd, Hawthorne, CA 90245



## APPROX. 7,000 SF

RETAIL SPACE AVAILABLE

- ✓ Freestanding Building with approximately 7,000 SF GLA
- ✓ Ideal for showroom, light manufacturing or warehouse
- ✓ Very visible with off-street parking
- ✓ Neighboring tenants: NAPA Auto Parts, Denny's, dd's Discounts, College Hospital Hawthorne, True Value Hardware.

## AREA AMENITIES

- ✓ Located on the High Traffic Corridor of Hawthorne Blvd between El Segundo and Rosecrans Blvds
- ✓ Abundant Parking, close to SpaceX, etc

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	55,166	275,898	671,384
 Avg. HH Income	\$84,271	\$102,829	\$109,173
 Daytime Pop	54,028	267,833	651,719
 Traffic Count	± 35,009 CPD ON HAWTHORNE BLVD & W 133RD ST		

RETAIL SPACE  
HAWTHORNE, CA

# SUITE 13405

13405 Hawthorne Blvd, Hawthorne, CA 90245





**AVAILABLE**



**AERIAL MAP**



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