SPIRES COURT
15725 HAWTHORNE BLVD.
LAWNDALE, CA 90260

FOR LEASE- LISTING OVERVIEW

Address: 15725 Hawthorne Blvd.
Lawndale, CA 90260

Suite Size: Suite #104: 1,133 SF
- Le Hair Affair Hair Salon Space

Availability: Available May 1st, 2023

Rental Rate: **$1.95/SF/mo** + NNN ($0.96/SF/mo)

Space Uses: Retail, office, or service-oriented

Lease Term: 3 - 5 Years

Center Size: 17,136 SF

Lot Size: 1.53 Acres

Parking: Ample parking, shared in-common.

*Please call to tour the suite interior. Please do not disturb tenants.

- First time available in years, multi-tenant retail shopping center.
- Excellent retail, office, or service-oriented lease opportunity.
- The suite features an extended height facade for maximum visibility.
- Synergistic tenant mix with Spires Restaurant, Saigon Dish, Bakery, Pharmacy, Donut Shop, Hair Salon, Dentist, Cleaners and more
- Prime hard corner location with ample onsite parking & signage
- Unbeatable visibility just off the freeway and easy ingress & egress.
- Surrounded by office, retail and residential uses in a densely populated, high-traffic area with great demographics.
- 2022 Population within 3 miles is 288,201 people and over 616K people within 5 mi, average HH Income over $135,851 within 3 mi.
- Center is located at the signalized intersection of Hawthorne Blvd. and Manhattan beach Blvd., just off the 405 freeway. Traffic counts exceed 256,000 CPD at the 405 fwy. and Manhattan Beach Blvd.
- **Please contact agent to tour- please do not disturb tenants.**

The information contained herein has been obtained from sources we deem reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Lessee must verify the information and bears all risk for any inaccuracies. MEI Real Estate Services: 5757 W. Century Blvd., Suite 605, Los Angeles, CA 90045 | DRE # 01100993 | www.meirealty.com

PROPERTY HIGHLIGHTS

MEI Real Estate Services is pleased to offer a rare opportunity to occupy space at Spires Court in Lawndale, CA. This is the first availability at Spires Court shopping center in years and the suite can accommodate retail, office, and service-oriented uses. This high-traffic, high-visibility center is located at the signalized intersection of Hawthorne Blvd. and Manhattan Beach Blvd. and can be accessed via multiple entrances on each thoroughfare. The center boasts ample onsite parking and is located just off of the 405 freeway at Manhattan Beach Blvd. The center features an extended height facade for maximum visibility and is highly visible to vehicle traffic in the immediate area.

Spires Court features a synergistic tenant mix including Spires Restaurant, Saigon Dish, Bakery, Pharmacy, Donut Shop, Hair Salon, Dentist, Optometry, Cleaners and more. The center also features monument signage on busy Manhattan Beach Blvd., and an extended height pylon sign on Hawthorne Blvd. for maximum advertising. Daily traffic counts are above 70,000 CPD at the intersection of Manhattan Beach Blvd. and Hawthorne Blvd. and 256,000 CPD+ at the 405 Freeway and Manhattan Beach Blvd.

Commercially zoned, the property is in a busy neighborhood, near downtown and retail amenities. The property is surrounded by complimentary business uses and is in a high-traffic and densely populated area of Lawndale. The 2022 estimated population within 3 miles is 288,201 people and over 616,000 people within 5 miles. The Average Household Income is also over $135,851 within 3 miles. The property is always busy servicing the immediate surrounding neighborhoods, making it ideal for medical, retail and/or service-related uses. It has proximity to I-405 and I-105 Freeways, LAX and Beaches, and is in an exceptional, central location for any business.

HIGH-TRAFFIC RETAIL SHOPPING CENTER

Retail, Office, or Service-Oriented Use

LEASE OPPORTUNITY

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PROPERTY PHOTOS

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INTERIOR PHOTOS: SUITE #104

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	43.4%	43.7%	44.6%
Median Household Income			
2022 Median Household Income	$78,961	$91,587	$87,691
2027 Median Household Income	$95,249	$111,539	$106,443
2022-2027 Annual Rate	3.82%	4.02%	3.95%
Average Household Income			
2022 Average Household Income	$104,081	$135,851	$130,670
2027 Average Household Income	$126,038	$162,056	$155,488
2022-2027 Annual Rate	3.90%	3.59%	3.54%
Per Capita Income			
2022 Per Capita Income	$33,082	$48,456	$46,749
2027 Per Capita Income	$40,212	$57,907	$55,763
2022-2027 Annual Rate	3.98%	3.63%	3.59%
2020 Total Housing Units	12,157	106,157	230,448
2020 Vacant Housing Units	377	3,591	9,613
2022 Total Housing Units	12,125	106,060	230,231
2022 Owner Occupied Housing Units	4,900	49,748	103,396
2022 Renter Occupied Housing Units	6,817	52,485	116,605
2022 Vacant Housing Units	407	3,827	10,231
2027 Total Housing Units	12,147	106,178	230,509
2027 Owner Occupied Housing Units	4,765	49,059	101,982
2027 Renter Occupied Housing Units	6,670	51,135	113,563

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	37,918	281,379	609,633
2020 Population	37,238	289,659	619,286
2022 Population	36,963	288,201	616,615
2027 Population	35,933	281,787	602,529
2010-2020 Annual Rate	-0.18%	0.29%	0.16%
2020-2022 Annual Rate	-0.33%	-0.22%	-0.19%
2022-2027 Annual Rate	-0.56%	-0.45%	-0.46%
2022 Male Population	50.1%	49.3%	49.1%
2022 Female Population	49.9%	50.7%	50.9%
2022 Median Age	34.5	37.6	37.4

In the identified area, the current year population is 616,615. In 2020, the Census count in the area was 619,286. The rate of change since 2020 was -0.19% annually. The five-year projection for the population in the area is 602,529 representing a change of -0.46% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.9.

Race and Ethnicity			
2022 White Alone	25.1%	31.6%	29.0%
2022 Black Alone	7.2%	12.0%	15.3%
2022 American Indian/Alaska Native Alone	2.3%	1.4%	1.4%
2022 Asian Alone	12.2%	17.5%	16.1%
2022 Pacific Islander Alone	0.6%	0.6%	0.5%
2022 Other Race	34.9%	21.6%	23.5%
2022 Two or More Races	17.7%	15.3%	14.3%

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EXCLUSIVE LISTING AGENTS

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