

# For Lease

±10,320 SF RETAIL BUILDING



**CAPITAL BRIDGE**  
REAL ESTATE ADVISORS



13441 HAWTHORNE BOULEVARD | HAWTHORNE CA 90250

**ELIJAH SUVAL**

PRINCIPAL

310.694.8854

CA DRE NO. 02024364

**DANIEL HIRTH**

MANAGING PARTNER

310.300.2838

CA DRE NO. 01515796

13441 Hawthorne Boulevard, Hawthorne, CA 90250, is a **±10,320 SF retail building** situated on an estimated **±15,502 SF lot**. Built in 1955, and zoned C2, the property is currently configured for single-tenant retail use and was most recently occupied by a furniture store. The building features approximately **15-foot clear heights** throughout the entire property, an open floor plan with a clean layout, central air conditioning, two bathrooms, and a **480-volt three-phase electrical panel**, supporting a wide range of retail, showroom, or service-oriented operations. Strong street visibility and prominent signage exposure along Hawthorne Boulevard further position the property well for users seeking high traffic counts and brand presence.

13441 Hawthorne Boulevard, Hawthorne, CA 90250, is strategically located in the heart of the South Bay, offering immediate access to a dense, high-traffic retail corridor along Hawthorne Boulevard. The **location benefits from close proximity to SoFi Stadium, Hollywood Park, SpaceX headquarters, and Amazon's campus at the Hawthorne Airport**. Nearby national retailers include Target, Costco, Home Depot, and Starbucks, with fast growing residential and mixed-use development throughout the area. Positioned minutes from LAX and major freeways (105 & 405), the area attracts strong consumer traffic, logistics activity, and a diverse workforce, making it a compelling location for street-retail operators seeking long-term growth in a rapidly expanding market.



## NOTABLE SPECIFICATIONS

### **\$13,416/Month (\$1.30/SF) + NNN's**

- 21 Dedicated Marked Parking Spaces
- Prime Corner Lot Location
- One Grade-Level (GL) Loading Door
- Ideal for Retail and Commercial Uses
- Over ±36,500 Vehicles Per Day (VPD)
- Dense Trade Area with 275,000+ Population in 3-Mile Radius
- 15 Ft Clear Height, Central/AC, Two Bathrooms, and 3-Phase Electrical Panel

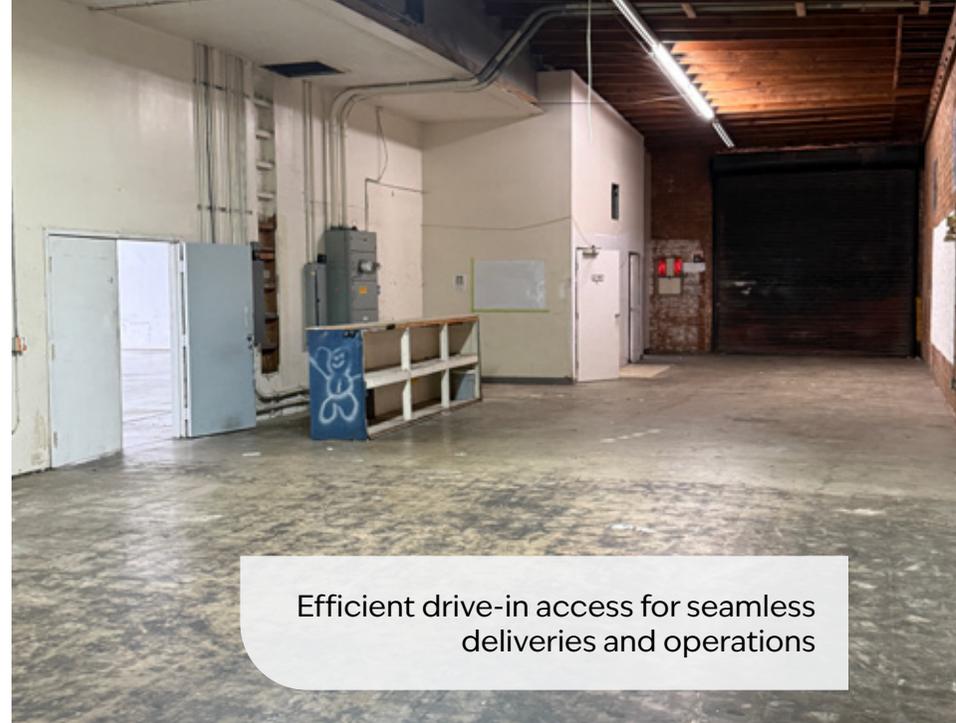
Versatile space perfectly suited for a wide range of operators, from boutiques to service-based businesses



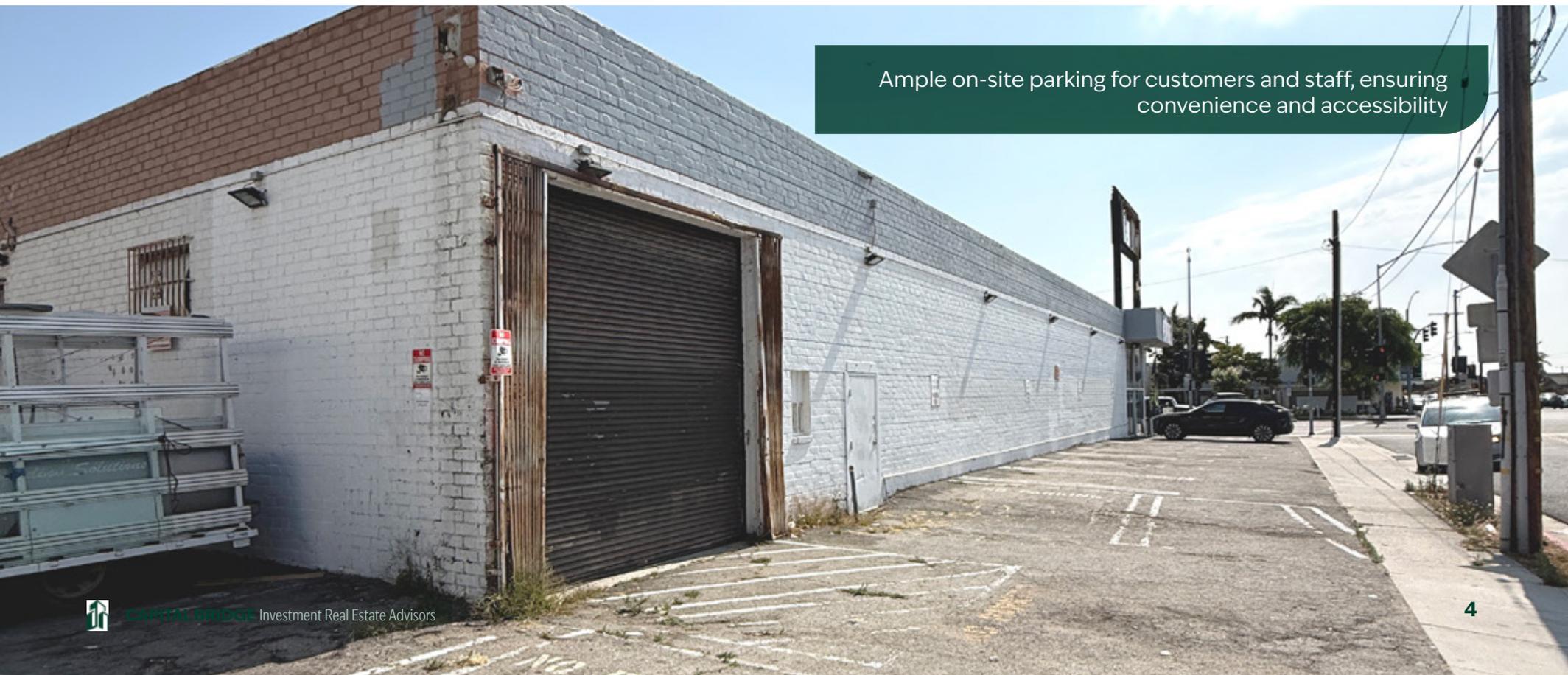
Exceptional visibility and easy access from multiple directions on a high-profile intersection



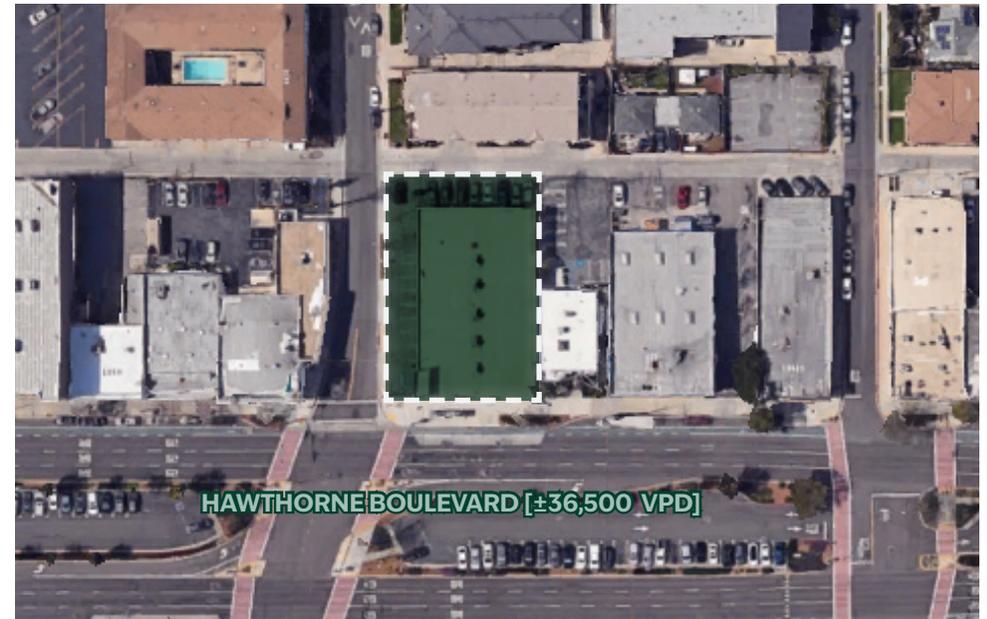
Efficient drive-in access for seamless deliveries and operations



Ample on-site parking for customers and staff, ensuring convenience and accessibility



Surrounded by a thriving community, delivering a strong built-in customer base with outstanding traffic exposure for maximum customer visibility and foot traffic



### WALKSCORE

 84

13441 Hawthorne Boulevard has a Walk Score of 84 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in Hawthorne. Nearby parks include Jim Thorpe Park, Hawthorne Memorial Park and Bicentennial Park.



**ELIJAH SUVAL** | *Principal*  
Capital Bridge Real Estate Advisors  
Elijahsuval3@gmail.com (Temporary)  
Direct: 310.694.8854  
CA DRE No. 02024364



**DANIEL HIRTH** | *Managing Director*  
The Hirth Group  
daniel@hirthgroup.com  
Direct: 310.300.2838  
CA DRE No. 01515796



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1437 7<sup>TH</sup> STREET, SUITE 250, SANTA MONICA, CA 90401