

FOR LEASE



RETAIL



**12853 & 12861 HAWTHORNE BLVD,
HAWTHORNE, CA 90250**



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HAWTHORNE BLVD

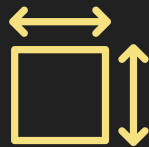


SUBJECT



PROPERTY OVERVIEW

12853 & 12861 HAWTHORNE BLVD,
HAWTHORNE, CA 90250



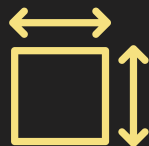
12861 - SIZE
1,100 SF



RATE
\$3.00 PSF



TERM
Negotiable



12853 - SIZE
675 SF



YEAR BUILT
1949



ZONING
HAC2

PROPERTY SHOWCASE

12853 & 12861 Hawthorne Blvd, Hawthorne, CA 90250



Unit 12861

- **Charming former flower shop** with a flexible open layout ($\pm 1,100$ SF), ideal for retail, boutique, or creative office use
- **Expansive interior space** offering plenty of room for displays, seating, or a custom build-out to fit your concept
- **Prime Hawthorne Blvd frontage** with heavy daily traffic and excellent signage opportunities for strong visibility
- **Convenient on-site parking and easy access**, making it a hassle-free destination for both locals and commuters

PROPERTY SHOWCASE

12853 & 12861 Hawthorne Blvd, Hawthorne, CA 90250



Unit 12853

- **Efficient ±675 SF storefront** with flexible layout, ideal for boutique retail, salon, or professional services
- **Prime Hawthorne Blvd exposure** with excellent signage opportunities and steady drive-by traffic
- **Bright, easy-to-customize interior** that's perfect for small business concepts or startups looking to grow
- **Easy-to-reach location** with practical parking options for tenants and guests alike

PROPERTY PHOTOS

12853 & 12861 Hawthorne Blvd, Hawthorne, CA 90250

Unit 12861



PROPERTY PHOTOS

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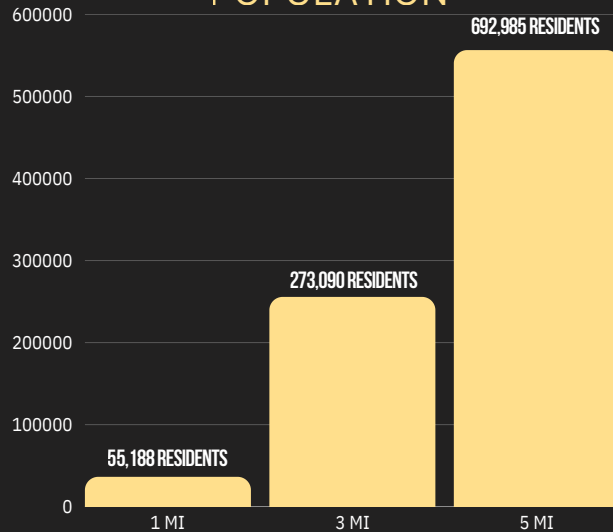
Unit 12853



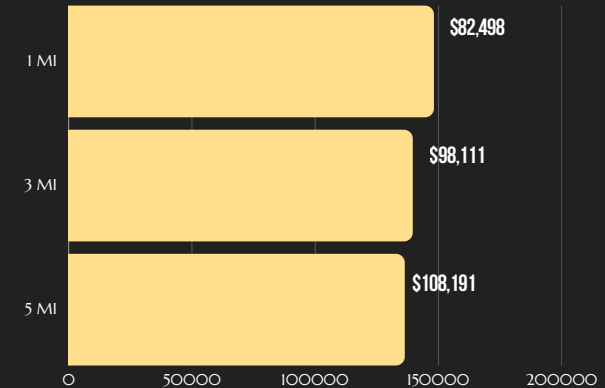
COMMUNITY PROFILE

12853 & 12861 Hawthorne Blvd, Hawthorne, CA 90250

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Hawthorne Blvd	W el Segundo Blvd	36,455 vehicles/day	.04 miles
Hawthorne Blvd	W el Segundo Blvd	36,760 vehicles/day	.04 miles
Hawthorne Blvd	W el Segundo Blvd	32,508 vehicles/day	.08 miles
Hawthorne Blvd	W el Segundo Blvd	32,837 vehicles/day	.08 miles
Birch Ave	W 126th St	4,885 vehicles/day	.21 miles
Birch Ave	W 126th St	4,920 vehicles/day	.21 miles
W el Segundo Blvd	Ramona Ave	29,884 vehicles/day	.23 miles
W el Segundo Blvd	Ramona Ave	29,894 vehicles/day	.23 miles
W el Segundo Blvd	Freeman Ave	32,565 vehicles/day	.27 miles
W el Segundo Blvd	Freeman Ave	32,607 vehicles/day	.27 miles



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