

FOR LEASE

RETAIL
SPACES

5035 W. ROSECRANS AVENUE
HAWTHORNE, CA 90250



GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



PROPERTY OVERVIEW

5035 W. ROSECRANS AVENUE
HAWTHORNE, CA 90250

SUITE B

SIZE: Approximately 581 square feet

RENTAL RATE: \$3.50 per square feet per month, NNN (NNN fee estimated to be \$1.25 per square foot per month)

PARKING: 24 surface parking spaces and 2 handicap spaces

TERM: 3 - 5 years

AVAILABLE IMMEDIATELY

SUITE C

SIZE: Approximately 1,748 square feet (Divisible to 883/865 square feet)

RENTAL RATE: \$3.50 per square feet per month, NNN (NNN fee estimated to be \$1.25 per square foot per month)

PARKING: 24 surface parking spaces and 2 handicap spaces

TERM: 3 - 5 years

AVAILABLE IMMEDIATELY

PROPERTY & LOCATION HIGHLIGHTS

- » Prominent exclusive signage on signalized Rosecrans Avenue
- » Easily accessed from a variety of major boulevards
- » Approximately 38,000 cars per day pass this site
- » Convenient access to 405 freeway
- » Major East/West thoroughfare
- » Air conditioned and individually metered for electrical

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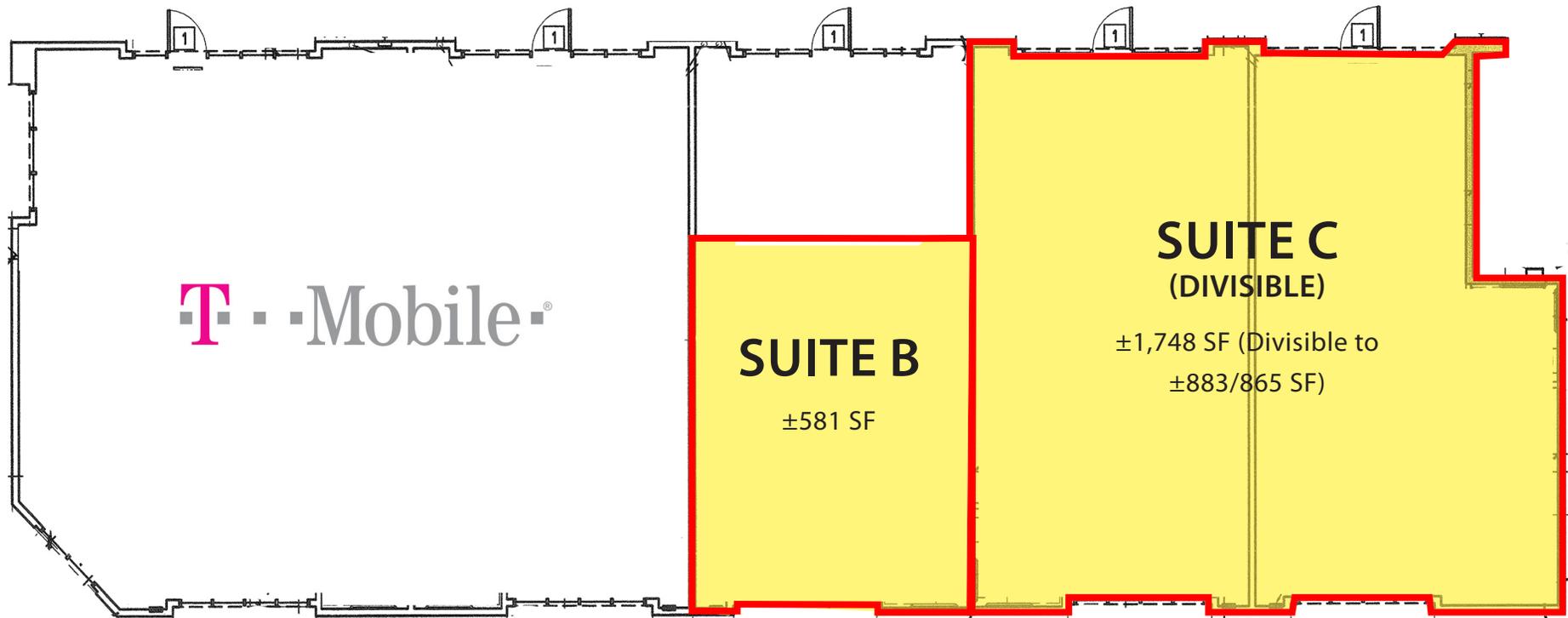


All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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SITE PLAN

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AREA OVERVIEW

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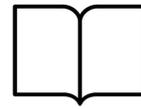
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AREA DEMOGRAPHICS

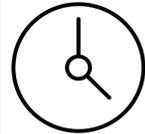
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Housing Units
8,624



Educational Attainment
32%
with college or higher degree



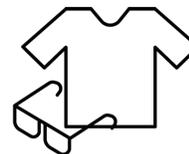
Estimated Population
23,427



Average Household Income
\$115,236



Median Home Price
\$781,868



Apparel, Food/Entertainment & Services
\$136,864

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2029 Proj. Popul	22,562	274,222	568,987
2024 Est. Popul	23,427	282,433	585,755
2020 Census	24,947	289,408	598,875
Growth 2024-2029	-3.69%	-2.91%	-2.86%
Growth 2020-2024	-6.09%	-2.41%	-2.19%
2024 HOUSEHOLD BY INCOME \$50,000 +			
\$50,000-\$74,999	1,045	14,279	30,993
\$75,000-\$99,000	1,223	12,512	26,502
\$100,000 +	3,766	44,179	90,330
TOTAL	6,934	70,970	147,825

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