

ACADEMY INSURANCE (310) 644-3000



RETAIL & OFFICES ON HAWTHORNE & EL SEGUNDO BLVD FOR LEASE

12735 HAWTHORNE BLVD, HAWTHORNE, CA 90250

Commercial Asset Group
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cag | COMMERCIAL
ASSET GROUP



HAWTHORNE BOULEVARD AT EL SEGUNDO BOULEVARD RETAIL OFFICE

12735 HAWTHORNE BOULEVARD, HAWTHORNE, CA 90250

Highlights

- Excellent Corner Location - One of the Best Locations on the Street
- Excellent Visibility with Bus Stop in Front of Building with Abundant Parking
- Situated On One of the Most Sought After Retail Streets in Hawthorne and the South Bay, Surrounded by New Shopping Centers and Banks
- Next Door to Chase, T-Mobile & Bank of America, with Starbucks Across the Street & More
- Floor 1: 6,350 Sq. Ft. Co-Anchor Space Ideal for Bank, Credit Union and Savings & Loan to be Co-Anchored with Academy Insurance
- Floor 2: 12,650 Sq. Ft. Ideal for Medical or Educational User, Vocational Schools, Colleges or Doctor's Office.
- Floor 3: 2,100 Sq. Ft. of Office

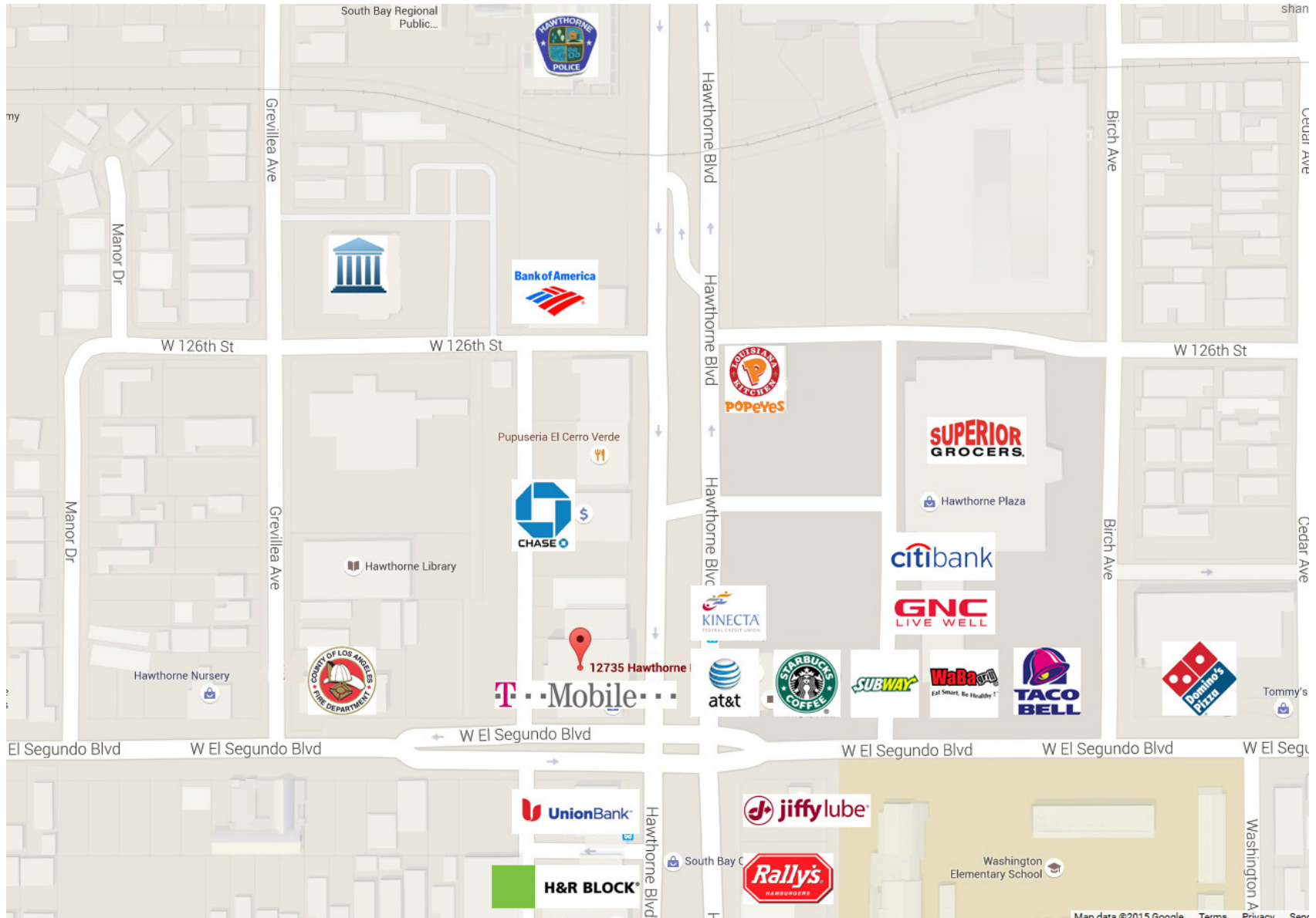
Property Details

Floor 1	+/- 6,350 Sq. Ft. - \$2.00/Month Modified Gross
Floor 2	+/- 12,650 Sq. Ft. - \$1.40/Month Modified Gross
Floor 3	+/- 2,100 Sq. Ft. - \$1.25/Month Modified Gross
Available:	October 2015
Parking:	3 Parking Lot Types Available

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

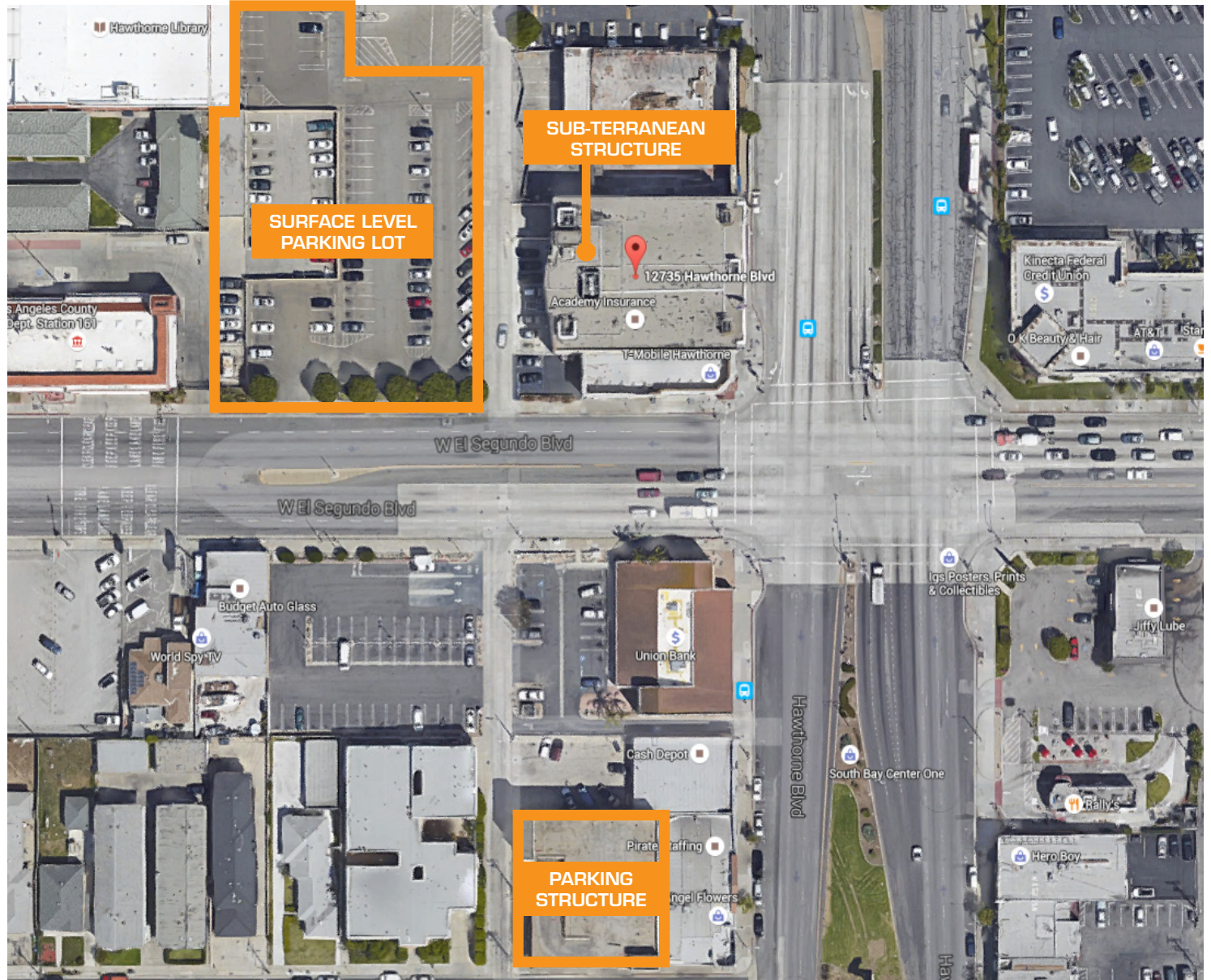
HAWTHORNE BOULEVARD - STREET MAP

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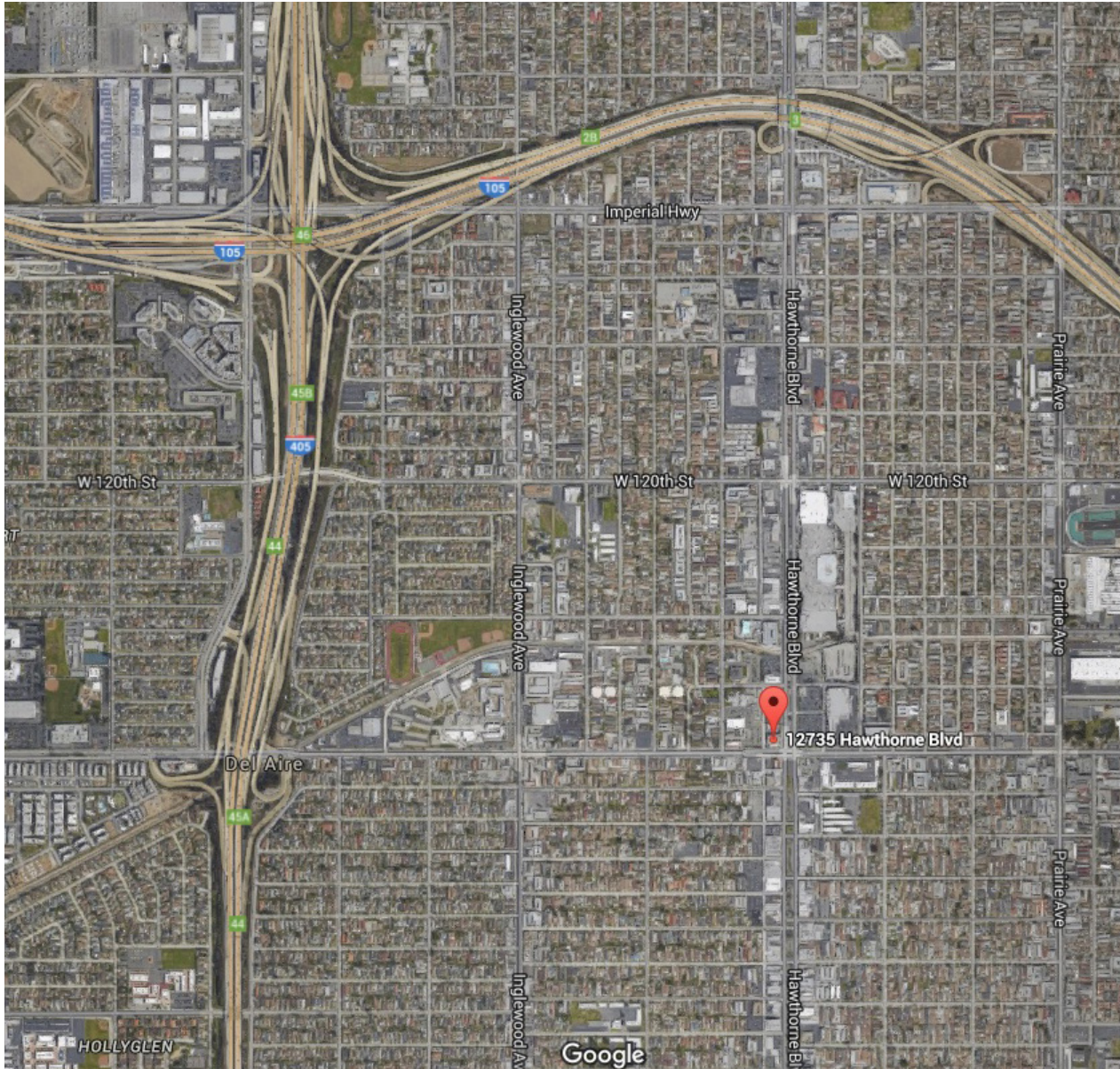
HAWTHORNE BOULEVARD - PARKING SUMMARY

12735 HAWTHORNE BOULEVARD, HAWTHORNE, CA 90250



HAWTHORNE BOULEVARD - AERIAL AND ADDITIONAL PHOTOS

12735 HAWTHORNE BOULEVARD, HAWTHORNE, CA 90250





For more information, please call.



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