



PRIME SOUTH BAY LOCATION
LAWNDALE, CALIFORNIA



CENTURY 21
COMMERCIAL.
MASTERS

FOR LEASE

7,080 S.F.
FREESTANDING BUILDING

ASKING LEASE RATE
\$2.35 / S.F. NNN

ESTIMATED NNNs
±\$0.50 / S.F. MONTHLY

LARGE 14,358 S.F. LOT
(.33 ACRES)

118' LINEAR FRONTAGE
ON HAWTHORNE

HIGH TRAFFIC COUNTS
40,000+ VPD

18+ PARKING SPACES
(2 / 1,000 S.F.)

IMMEDIATE OCCUPANCY
AVAILABLE NOW

17000

HAWTHORNE BOULEVARD

Imagine the Possibilities

RESTAURANT • FITNESS • RELIGIOUS FACILITY (SUP) • RETAIL



40,000+
VEHICLES
PER DAY



3 BLOCKS
FROM SOUTH BAY
GALLERIA



METRO
EXPANSION
NEARBY



MINUTES
TO I-405
FREEWAY

ONE LOCATION. ENDLESS POTENTIAL.

THE OPPORTUNITY

VISIBILITY. TRAFFIC. VERSATILITY.

Located on a prominent, signalized corner in the heart of Lawndale, this 7,080 square foot freestanding building offers unmatched exposure and flexibility for a wide range of uses.

The open layout and abundant windows create a bright, inviting space — a true blank slate ready for your vision.

-  **HARD, SIGNALIZED CORNER**
on Hawthorne Blvd. & 170th St.
-  **OVER 40,000+ VEHICLES PER DAY**
on Hawthorne Blvd.
-  **118' LINEAR FRONTAGE**
on Hawthorne Blvd.
-  **7,080 S.F. FREESTANDING BUILDING**
-  **LARGE 14,358 S.F. LOT (.33 ACRES)**
-  **18+ PARKING SPACES**
-  **WIDE OPEN INTERIOR**
Flexible floor plan
-  **IMMEDIATE OCCUPANCY**
Previously occupied by retail
-  **ACCESS FROM THREE SIDES,**
including rear alley



SALIENT FACTS

- ✓ Lease Rate: \$2.35/SF NNN
- ✓ Estimated NNNs: ±\$0.50/SF Monthly
- ✓ 7,080 S.F. Freestanding Building
- ✓ 14,358 S.F. Lot (.33 Acres)
- ✓ 18+ Parking Spaces
- ✓ 118' Frontage on Hawthorne Blvd.
- ✓ Over 40,000+ Vehicles Per Day
- ✓ Year Built: 1960
- ✓ Zoning: GC (General Commercial)



SIGNALIZED INTERSECTION

High visibility and easy access



HIGH TRAFFIC COUNTS

Over 40,000+ vehicles per day



PRIME RETAIL CORRIDOR

Surrounded by national retailers and amenities



FLEXIBLE LAYOUT

Ideal for restaurant, fitness, religious facility (SUP), retail and more



AMPLE PARKING

18+ spaces on site



EXCELLENT ACCESS

Minutes from I-405 Freeway

THREE EXCEPTIONAL POSSIBILITIES

ONE REMARKABLE LOCATION

This versatile 7,080 S.F. building is ideal for a wide variety of uses. Bring your vision to life on Hawthorne Blvd.

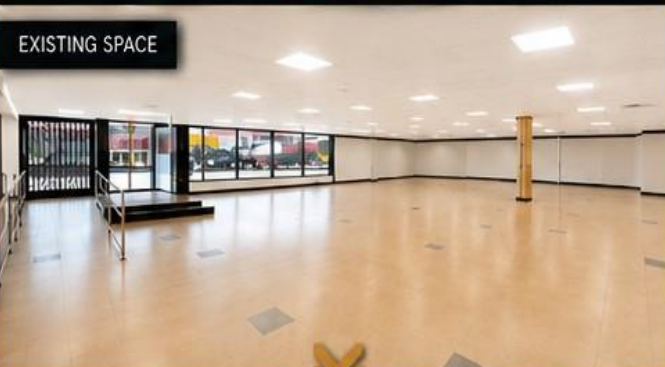
CENTURY 21.
COMMERCIAL.
MASTERS



RESTAURANT

CREATE AN UNFORGETTABLE DINING EXPERIENCE

EXISTING SPACE



VISION CONCEPT



High visibility meets high potential. Perfect for a full-service restaurant, fast casual concept, café or specialty eatery with indoor seating, take-out service and potential for outdoor patio.



INDOOR / OUTDOOR
PATIO POTENTIAL



HOOD / GREASE
SYSTEM POTENTIAL



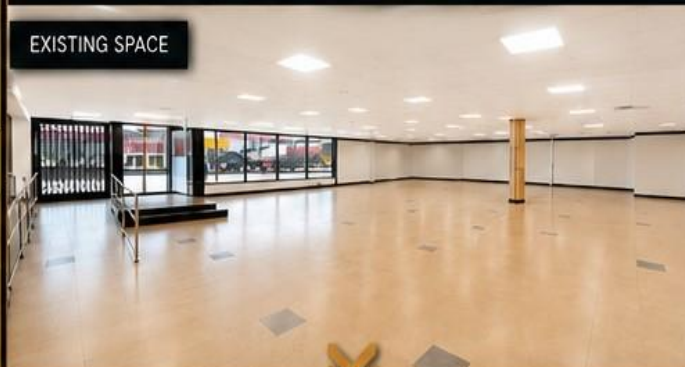
DINE-IN, TAKE-OUT
& DELIVERY



FITNESS

BUILD A STRONGER COMMUNITY

EXISTING SPACE



VISION CONCEPT



An open layout with high ceilings and abundant parking make this the ideal location for a boutique gym, training studio, personal training facility or wellness center.



OPEN LAYOUT
FLEXIBLE USE



POTENTIAL FOR SHOWERS
& LOCKER ROOMS



AMPLE PARKING
ON-SITE



RELIGIOUS ASSEMBLY (SUP)

SERVE. CONNECT. INSPIRE.

EXISTING SPACE



VISION CONCEPT



A peaceful, welcoming environment ideal for a church, ministry center or place of worship (Conditional Use Permit required). Flexible layout to accommodate your congregation and programs.



WORSHIP & GATHERING
SPACE



CLASSROOMS &
OFFICE POTENTIAL



ADA ACCESSIBLE
FACILITY



Imagine the Possibilities

ONE LOCATION. ENDLESS POTENTIAL.



HIGH VISIBILITY
HARD CORNER



OVER 40,000+
VEHICLES PER DAY



THRIVING COMMUNITY
& LOCAL DEMAND



STRONG LONG-TERM
GROWTH MARKET

WHY HAWTHORNE BLVD.?

OVER 40,000+ VEHICLES PER DAY | 118' LINEAR FRONTAGE ON HAWTHORNE | 7,080 S.F. FREESTANDING BUILDING | LARGE 14,358 S.F. LOT (.33 ACRES)



PRIME SOUTH BAY LOCATION

CONNECTED. ACCESSIBLE. DESTINATION.

Perfectly positioned at the signalized intersection of Hawthorne Blvd. & 170th St., this property is surrounded by strong demographics, major retailers, and unmatched connectivity.

21 CENTURY 21
COMMERCIAL
MASTERS



AREA MAP



TRAFFIC COUNTS

HAWTHORNE BLVD.
OVER 40,000+
VEHICLES PER DAY

170TH STREET
12,000+
VEHICLES PER DAY

SOURCE: CITY OF LAWDALE /
COLOURS TRAFFIC COUNTS (2024)

NEARBY RETAILERS



DEMOGRAPHICS

3 MILE RADIUS

POPULATION	AVG. HOUSEHOLD INCOME	DAYTIME POPULATION
255,249	\$88,154	241,180
Projected to grow 6.2% by 2028	Stronger than County average	High daytime density drives demand

66

A strategic corner in a dynamic trade area with strong fundamentals, major retailers, and future growth catalysts.

The location your business deserves.

KEY DISTANCES



I-405 FREEWAY
2 MINUTES



SOUTH BAY GALLERIA
3 MINUTES



LAX
12 MINUTES



DOWNTOWN LOS ANGELES
25 MINUTES



BEACH CITIES
15-20 MINUTES



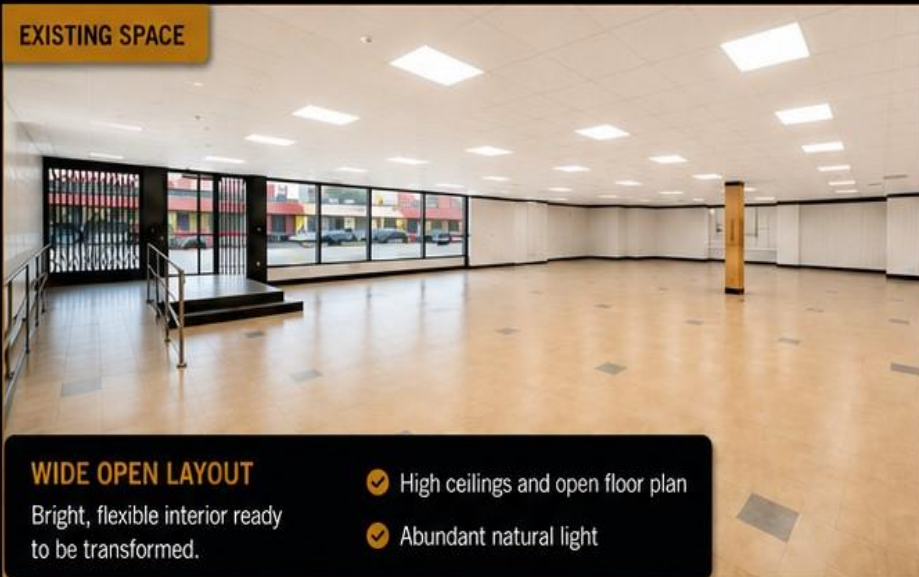
RELIGIOUS ASSEMBLY (SUP)

SERVE. CONNECT. INSPIRE.

With a Religious Assembly Use Allowed With SUP, this property is perfectly suited for a church, ministry center, or place of worship looking for visibility, accessibility, and room to grow.



EXISTING SPACE



WIDE OPEN LAYOUT

Bright, flexible interior ready to be transformed.

- ✓ High ceilings and open floor plan
- ✓ Abundant natural light

IDEAL FOR:



CHURCH



MINISTRY
CENTER



PLACE OF
WORSHIP



FAITH-BASED
PROGRAMS

FEATURES & BENEFITS

- ✓ Religious Assembly Use Allowed With SUP
- ✓ High visibility along Hawthorne Blvd. & 169th St.
- ✓ Freestanding building with excellent signage opportunity
- ✓ Wide open interior for flexible seating & program spaces
- ✓ Multiple parking spaces for congregants and staff
- ✓ Accessible location near major freeways and transit
- ✓ Surrounded by established neighborhoods
- ✓ Bring your vision to life in a space built for impact

PROPERTY DETAILS

- ✓ Lease Rate: \$2.35/SF NNN
- ✓ Estimated NNNs: ±\$0.50/SF Monthly

- 7,080 SF Freestanding Building
- 14,358 SF Lot (0.33 Acres)
- 18+ Parking Spaces (2 / 1,000 SF)
- 118 FT Hawthorne Frontage
- Year Built: 1960
- Zoning: GC (General Commercial)

PERMITTED USES (INCLUDING)

- ✓ Religious Assembly (SUP)
- ✓ Church / Place of Worship
- ✓ Ministry Center
- ✓ Community Programs
- ✓ Support Services
- ✓ Educational Programs

“ A space to grow your ministry, strengthen your community, and make a lasting impact. ”

POSSIBLE TRANSFORMATION



High visibility meets high potential. Perfect for a full-service restaurant, fast casual concept, café or specialty eatery with indoor seating, take-out service and potential for outdoor patio.



INDOOR / OUTDOOR
PATIO POTENTIAL



HOOD / GREASE
SYSTEM POTENTIAL



DINE IN, TAKE-OUT
& DELIVERY

POSSIBLE TRANSFORMATION



An open layout with high ceilings and abundant parking make this the ideal location for a boutique gym, training studio, personal training facility or wellness center.



OPEN LAYOUT
FLEXIBLE USE



POTENTIAL FOR SHOWERS
& LOCKER ROOMS



AMPLE PARKING
ON-SITE

POSSIBLE TRANSFORMATION



A peaceful, welcoming environment ideal for a church, ministry center or place of worship (Conditional Use Permit required). Flexible layout to accommodate your congregation and programs.



WORSHIP & GATHERING
SPACE



CLASSROOMS &
OFFICE POTENTIAL



ADA ACCESSIBLE
FACILITY

EXTERIOR VIEW



CONVENIENT PARKING
Ample on-site parking for
congregants and guests.



Imagine the Possibilities

ONE LOCATION. ENDLESS POTENTIAL.

WHY HAWTHORNE BLVD.?



HIGH VISIBILITY
HARD CORNER



OVER 40,000+
VEHICLES PER DAY



THRIVING COMMUNITY
& LOCAL DEMAND



STRONG LONG-TERM
GROWTH MARKET



CENTURY 21
COMMERCIAL
MASTERS

ANDY ADLER

Broker Associate | DRE #01347008

805-722-2640

879andy@gmail.com

www.C21Masters.com

OVER 40,000+ VEHICLES PER DAY | 118' LINEAR FRONTAGE ON HAWTHORNE | 7,080 S.F. FREESTANDING BUILDING | LARGE 14,358 S.F. LOT (0.33 ACRES)

One Location.

ENDLESS POTENTIAL.

Imagine the Possibilities

17000 HAWTHORNE BLVD
LAWDALE, CALIFORNIA

RESTAURANT • FITNESS • RELIGIOUS FACILITY (SUP) • RETAIL

BRING YOUR VISION
TO HAWTHORNE BOULEVARD.



A LOCATION THAT WORKS

High visibility, strong traffic counts, and easy access to major freeways and amenities.



A COMMUNITY THAT GROWS

Over 40,000+ vehicles pass daily. Surrounded by established neighborhoods and a thriving trade area.



A FUTURE THAT DELIVERS

From retail to fitness to faith-based use, this property offers the flexibility to create lasting impact and long-term success.



A VISION THAT INSPIRES

Whether you're opening a restaurant, building community, or launching a ministry, this is the place to make it happen.

“The right location.
The right visibility.
The right opportunity.
Let's build something amazing
on Hawthorne Boulevard.”



OVER 40,000+
VEHICLES
PER DAY



METRO
EXPANSION
NEARBY



MINUTES TO
I-405 FREEWAY



3 BLOCKS TO
SOUTH BAY
GALLERIA



THRIVING
COMMUNITY &
LOCAL DEMAND



CENTURY 21.
COMMERCIAL.
MASTERS

ANDY ADLER

Broker Associate | DRE #01162080

805-722-2640

297andy@gmail.com

www.c21site.com

ONE LOCATION. ENDLESS POTENTIAL. *Let's Make It Happen.*