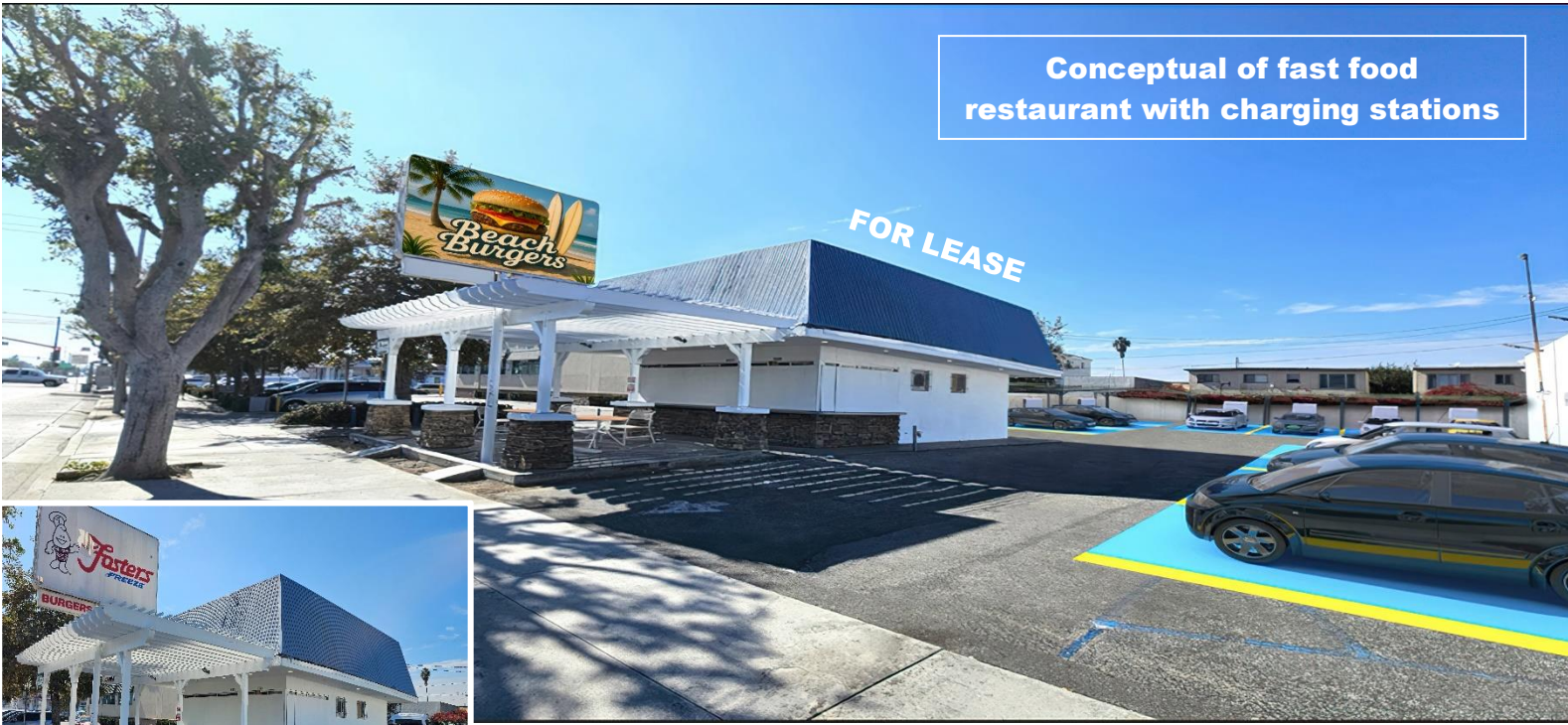


**Conceptual of fast food restaurant with charging stations**



**GREAT SIGNAGE AND VISIBILITY**



**PREVIOUSLY FOSTERS FREEZE**



**25+ PARKING SPACES & E-Z ACCESS**



**TESLA DINER AND CHARGING, L.A.**

## **FAST FOOD W/ PKG & POSSIBLE DRIVE-THRU** **Previous Fosters Freeze Location in Hawthorne, CA** **11969 Hawthorne Blvd. - 90250 / Lease Rate: Unpriced + NNN Lease**

RARE fast-food location is centrally-located in Hawthorne and in close proximity to the 105 Freeway, the 405 Freeway, and Imperial Hwy. With an abundance of parking (25+), this location could be ideal for a fast-food restaurant concept with DC charging stations, much like Tesla's new location in Los Angeles (see conceptual photo below). The owner is seeking LOI's from healthy food operations serving regenerative beef and organic food choices.

This property is configured for a possible drive-through concept with ingress / egress available from both sides. Please consult with City planning and zoning departments.

The space has dated equipment and will likely need upgrades to conform with Health Department guidelines. Please call listing agent for interior photos and for showing instructions. The restaurant space is vacant and easy to view almost anytime.

- \* 720 s.f. commercial-retail-restaurant space w/ covered patio on a 13,992 s.f. parcel
- \* Configured for a possible drive-thru concept w/ ingress and egress from both sides
- \* 25+ parking spaces makes this ideal for a restaurant concept w/ DC charging stations
- \* Ideal location for healthy, fast food dining concept using regenerative beef burgers
- \* Restaurant space is vacant, but some parking is leased with a 90-day cancellation
- \* Lease rate is "unpriced" but will be a NNN lease. Call listing agent in this regard
- \* APN: 4044-018-008 / Zoning: HAC2YY is for take-out restaurant and food prep
- \* High visibility. Excellent signage. Easy access. Close to major thoroughfares
- \* Long time established Fosters Freeze location known for its patrons, the Beach Boys
- \* High traffic location with ~32,000 cars daily and a walk score of 82
- \* Adjacent office / retail space is also available for lease at 11965 Hawthorne Blvd.

### **CONTACT:**

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