

# FOR SALE & LEASE STREET RETAIL



**13023 HAWTHORNE BLVD | HAWTHORNE, CALIFORNIA**

## PROPERTY OVERVIEW

Introducing a prime investment or leasing opportunity in the heart of Hawthorne, CA! This 15,000 SF building is ideally positioned offering a sought-after location in the vibrant Hawthorne trade area. This property presents a rare opportunity to establish a thriving retail presence in a prime Hawthorne location.

## PROPERTY HIGHLIGHTS

- Prime Hawthorne Retail Location
- Excellent Signage, Visibility and Foot Traffic
- 100 Feet of Frontage Along Hawthorne Blvd.
- Strong Traffic Counts (+/- 35,419 - 2022 CoStar)
- Great Parking and Access
- Strong Trade Demographics

## OFFERING SUMMARY

Sale Price:	\$5,990,000
Lease Rate:	\$1.95 SF/month (NNN)
Building Size:	15,000 SF
Available SF:	15,000 SF
Lot Size:	15,682 SF

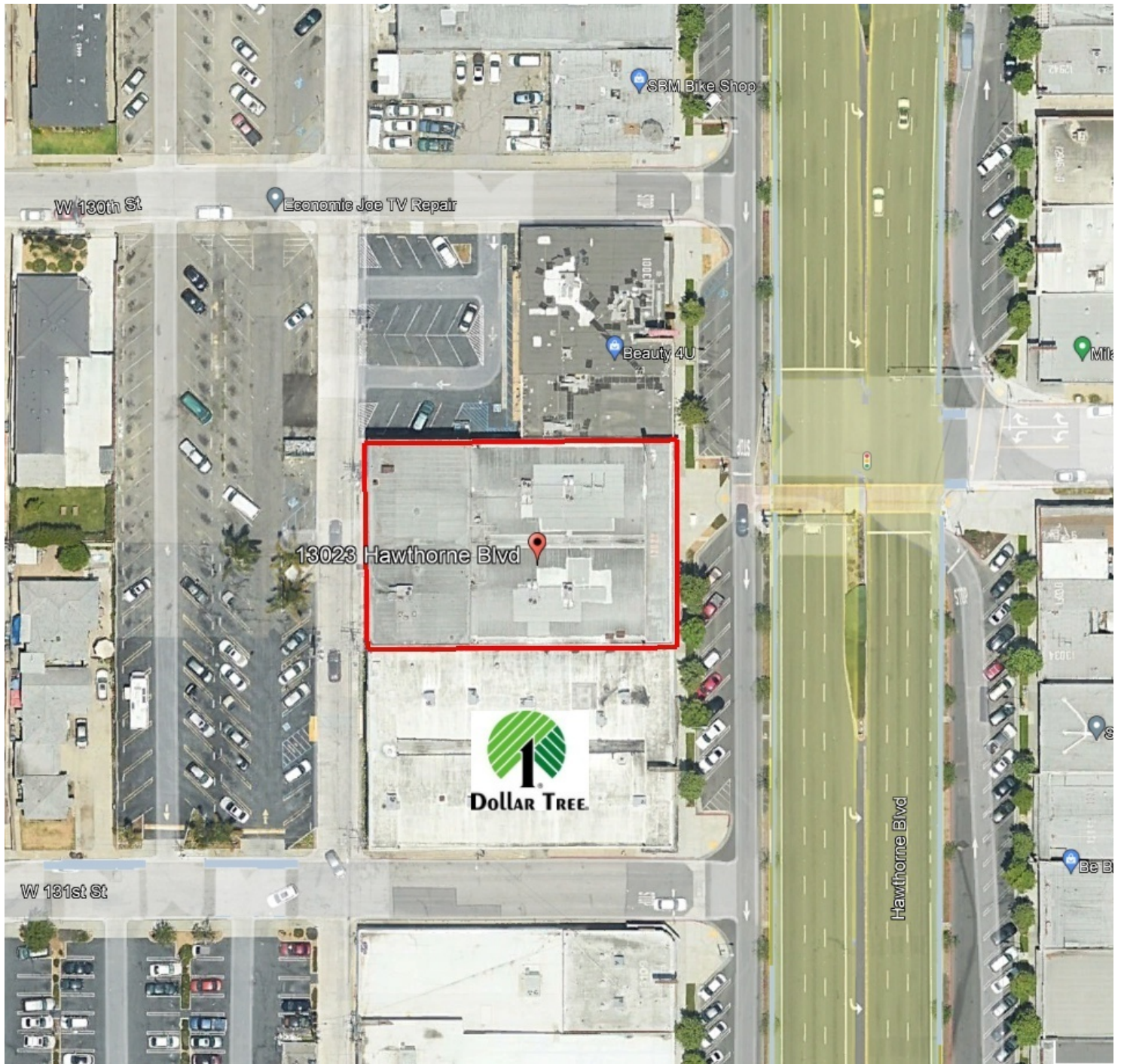
EXCLUSIVELY LISTED BY:

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