

# FORMER RESTAURANT FOR LEASE

NEC Hawthorne Blvd & Redondo Beach Blvd | Lawndale, CA



## PROPERTY HIGHLIGHTS

- **3,018 SF second generation restaurant space**
- Prime location with prominent signage along the heavily trafficked Hawthorne Blvd and Redondo Beach Blvd with **over 89,000 CPD combined**
- Services a high income, highly educated, residential area with a dense suburban population

Demographics	1 Mile	2 Miles	3 Miles
Total Population	36,860	121,440	280,771
Daytime Population	18,797	65,128	194,517
Avg. Household Income	\$127,238	\$157,746	\$157,700

### Traffic Counts

Hawthorne Blvd	58,400 CPD
Redondo Beach Blvd	31,000 CPD
Artesia Blvd	49,900 CPD

For leasing, please contact:

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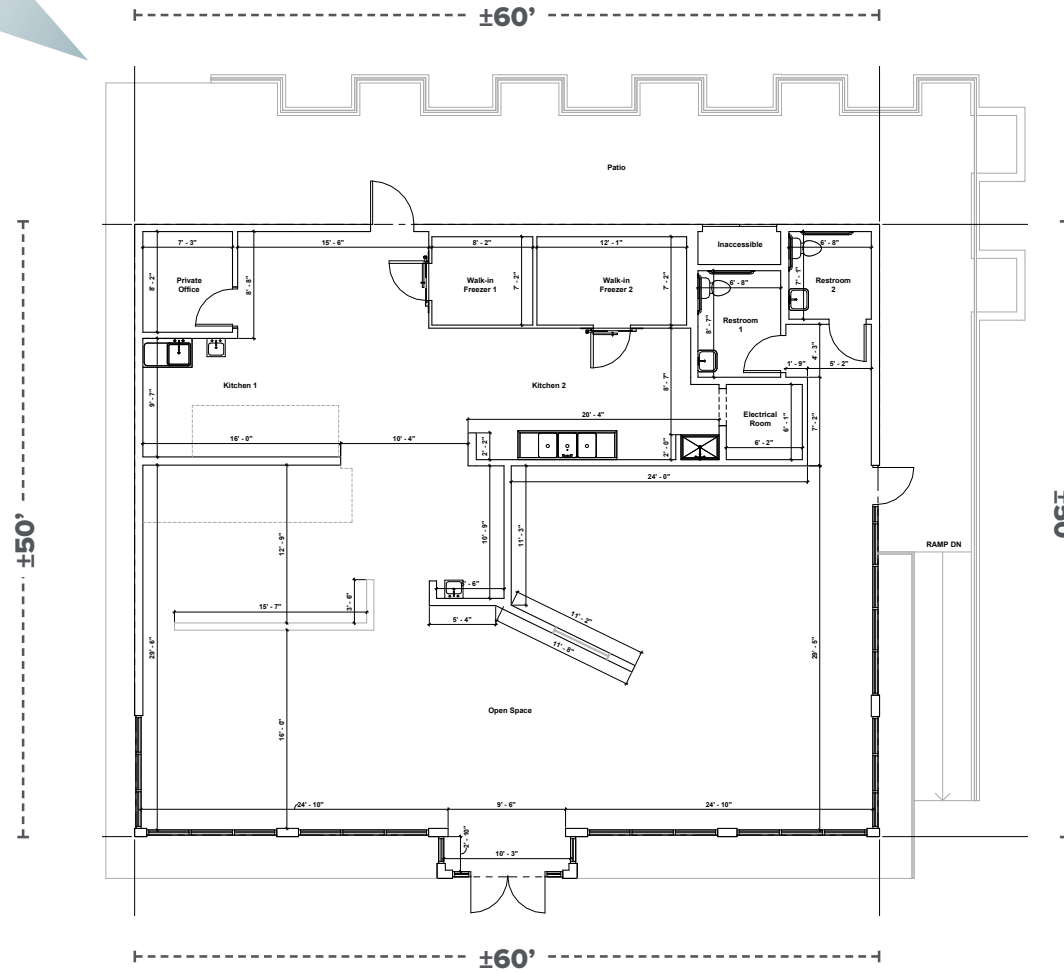


## Space Details

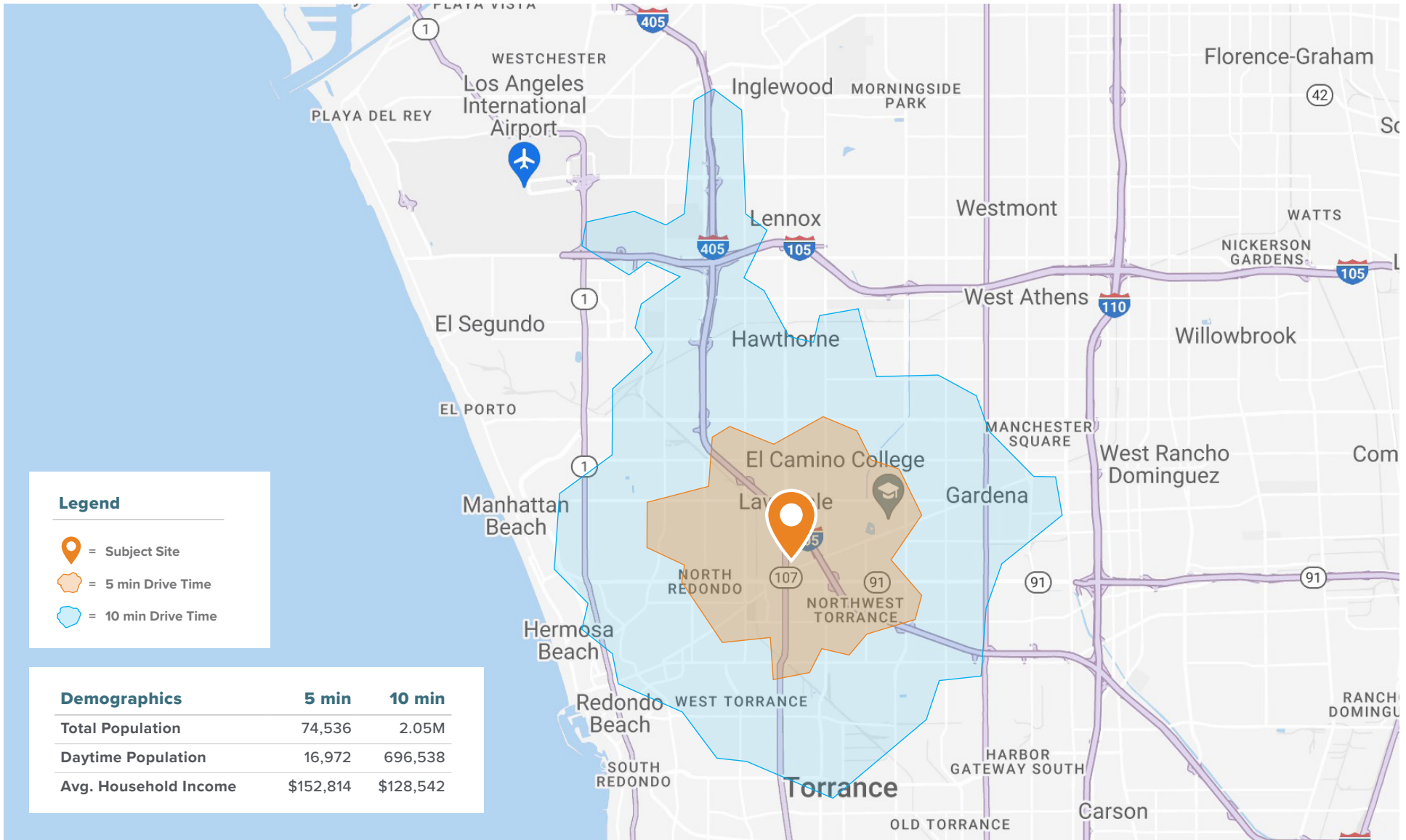
- Electrical: 600 amps
- Gas: 1.5 inches
- Water: 1 inch

**AVAILABLE**  
**±3,018 SF**

HAWTHORNE BLVD | 58,400 CPD



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**Legend**

- = Subject Site
- = 5 min Drive Time
- = 10 min Drive Time

Demographics	5 min	10 min
Total Population	74,536	2.05M
Daytime Population	16,972	696,538
Avg. Household Income	\$152,814	\$128,542

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