

AVAILABLE FOR LEASE

RETAIL BUILDING | ±14,843 SF

Hawthorne Blvd & 131st St | Hawthorne, CA



For leasing, please contact:

MATT SAKER | LIC. 02016706
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137 Eucalyptus Dr, El Segundo, CA 90245

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PROPERTY HIGHLIGHTS

- **±14,843 SF** retail shop space available on at busy signalized intersection of Hawthorne and 132nd St, in Prime Hawthorne, CA
- Just six miles from Los Angeles International Airport and convenient of freeways 405, 105, and 110 for prime accessibility
- **±36,000** Cars Per Day
- Highly Visible Signage
- Surrounded by successful national and regional tenants including Planet Fitness, Goodwill, Denny’s, Subway, Popeyes, Starbucks, McDonald’s, Jack-in-the-Box, Walgreens, Target, and more
- Dense population demographics



POPULATION

1 mile	2 mile	3 mile
54,526	150,884	272,879



AVG. HOUSEHOLD INCOME

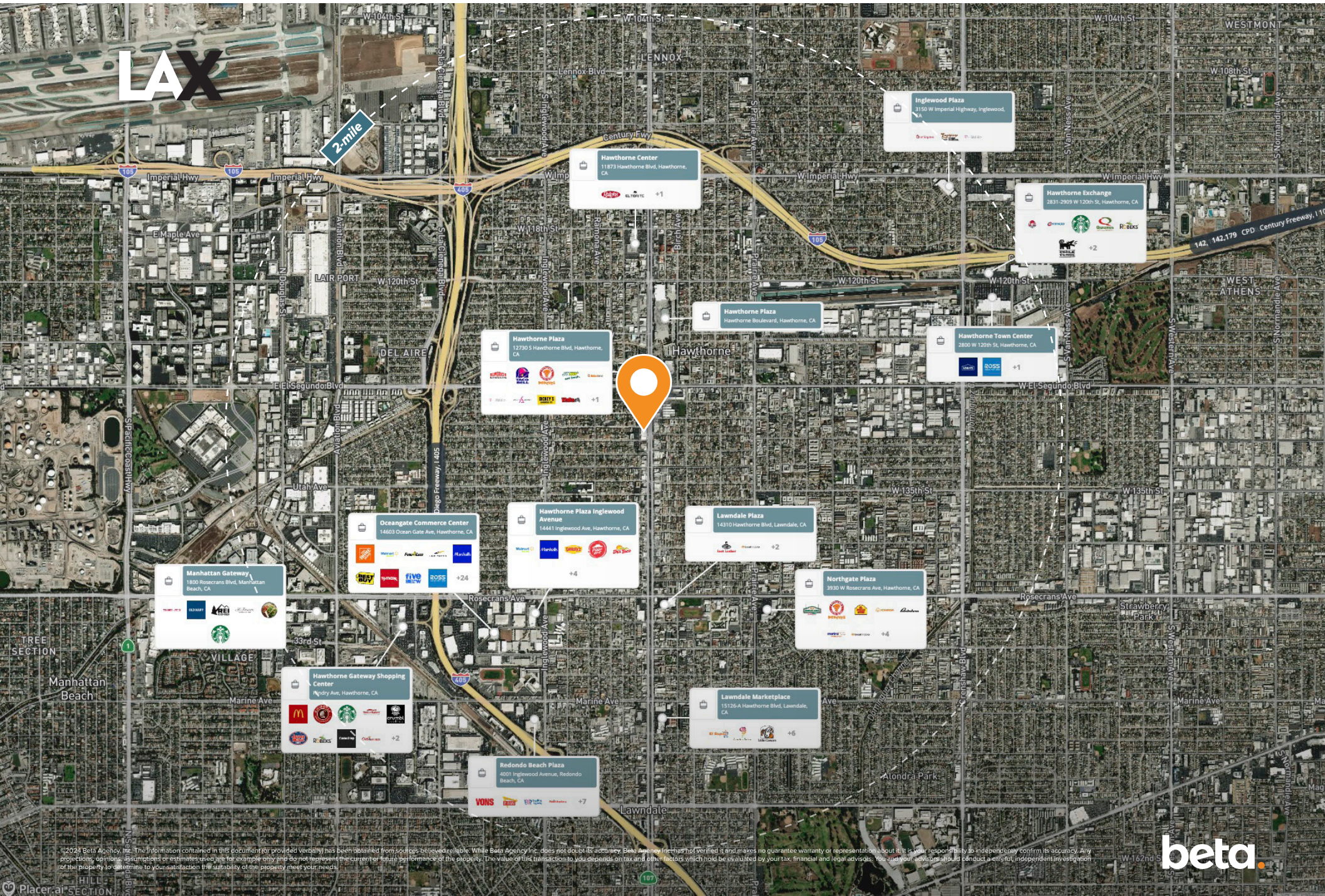
1 mile	2 mile	3 mile
\$102,049	\$105,796	\$120,984

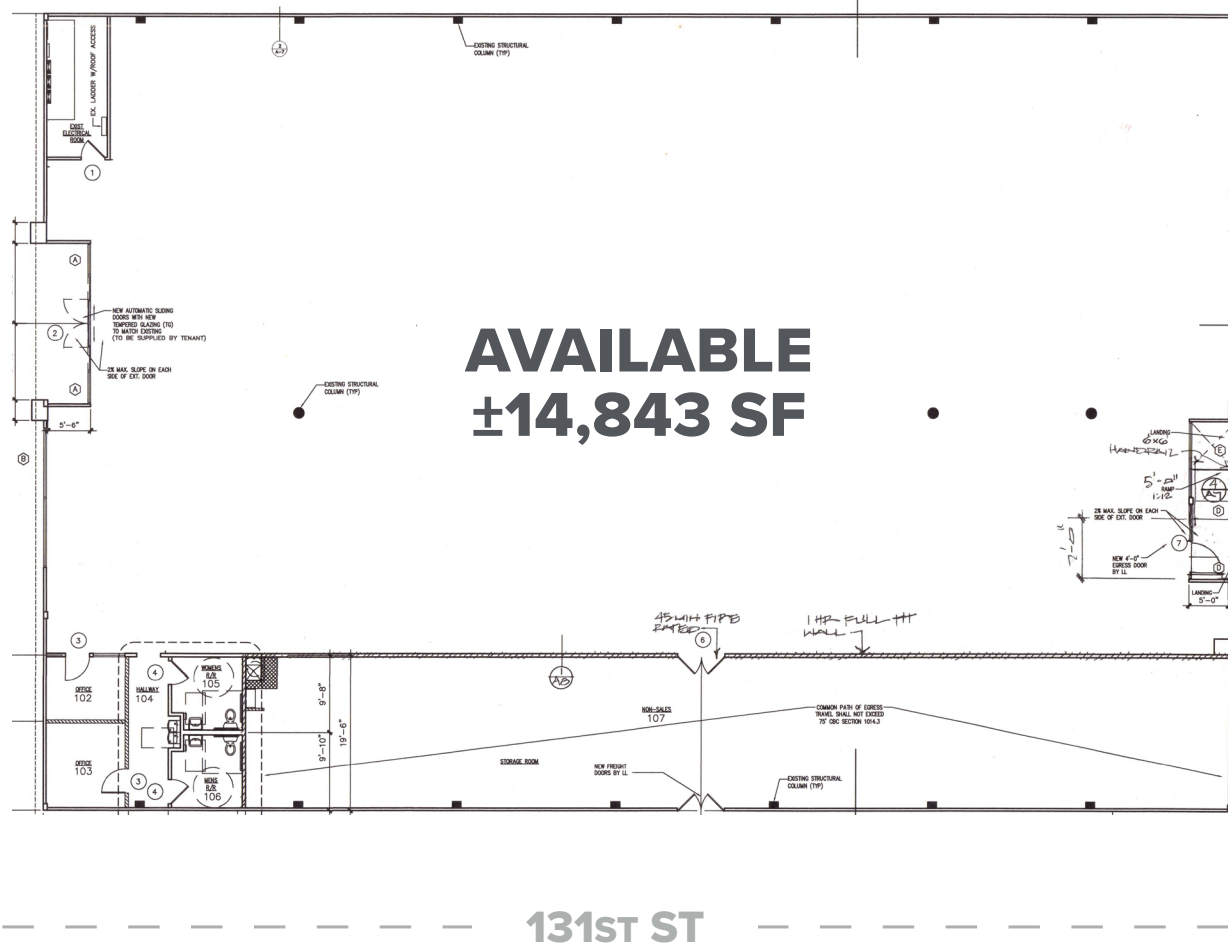


DAYTIME POPULATION

1 mile	2 mile	3 mile
23,937	85,861	205,381





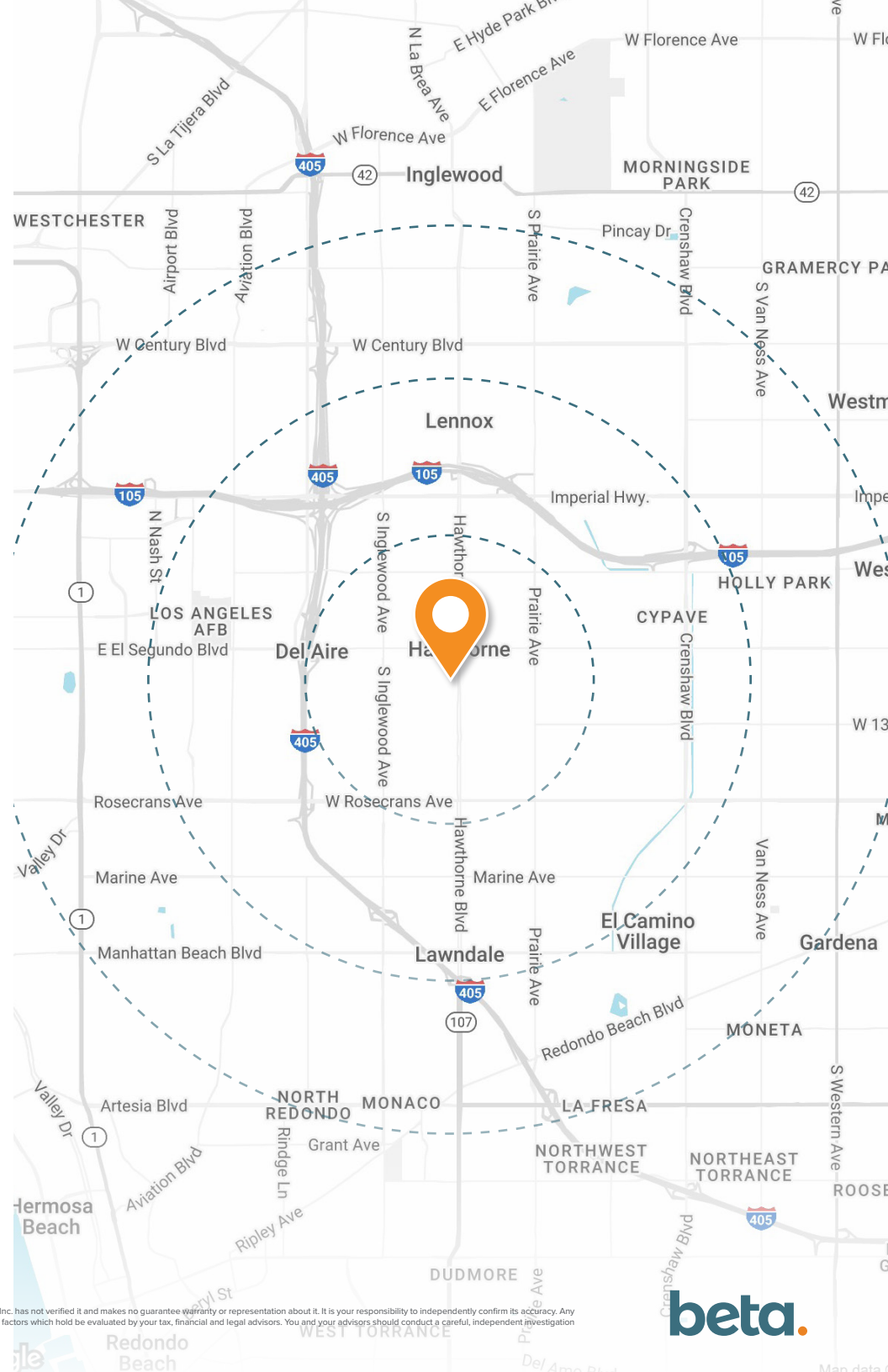


Demographics

Population	1 Mile	2 Mile	3 Mile
Total population	54,526	150,884	272,879
Average age	34.8	35.0	36.4
Average age (Male)	34.0	34.3	35.4
Average age (Female)	35.8	35.8	37.5

Households & Income	1 Mile	2 Mile	3 Mile
Total households	18,955	50,279	92,707
# of persons per HH	2.9	3.0	2.9
Average HH income	\$102,049	\$105,796	\$120,984
Average house value	\$771,517	\$773,476	\$883,021

Race (%)	1 Mile	2 Mile	3 Mile
White	20.5%	20.8%	23.8%
Hispanic	56.2%	56.4%	50.3%
Black	19.1%	19.1%	19.7%
American Indian	1.9%	2.0%	1.7%
Asian	9.1%	9.4%	11.2%
Hawaiian	0.8%	0.7%	0.6%
Other	33.5%	33.2%	28.7%



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PRIME RETAIL SPACE IN HAWTHORNE

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