

# PRIME RETAIL SPACE FOR LEASE

16129 Hawthorne Boulevard, Lawndale, CA 90260



## FEATHURES:

- PRIME RETAIL LOCATION NEXT TO 405 FREEWAY ON/OFF RAMPS
- OVER 276,000 CARS PER DAY AT 405 FWY & HAWTHORNE EXIT
- LOCATED ON HAWTHORNE BLVD, A MAJOR THOROUGHFARE
- EXCELLENT EXPOSURE AND VISIBILITY ON MAJOR STREET
- AMPLE PARKING AND GREAT POLE & FACIA SIGNAGE
- IDEAL FOR A NATIONAL TENANT LOOKING FOR ±5,600 SF

Demographics	1 mile	3 mile	5 mile
Total Population 2020	37,764	283,348	606,622
Median HH Income	\$73,802	\$78,747	\$75,990

Daily Traffic Counts: - Hawthorne Blvd. ±40,439 cars  
- 405 Freeway ±276,609 cars

Source : Costar analytics

Available Space	Size (SF)	Rent/SF	Lease Term	Comments
16129 Hawthorne Blvd., #B	1,180	\$2.20 NNN	3-5 Years	<b>LEASED</b>
16129 Hawthorne Blvd., #C & D	2,270	\$2.20 NNN	3-5 Years	Available - can be combined with #E unit for 3,230 SF
16129 Hawthorne Blvd., #E	960	\$2.25 NNN	3-5 Years	Available - can be combined with #C/D for 3,230 SF
Total Available Contiguous SF	3,230			

Notes: Additional space can be made available  
Current NNN charges are approximately \$0.50 PSF

For further information please contact:



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# SITE PLAN

