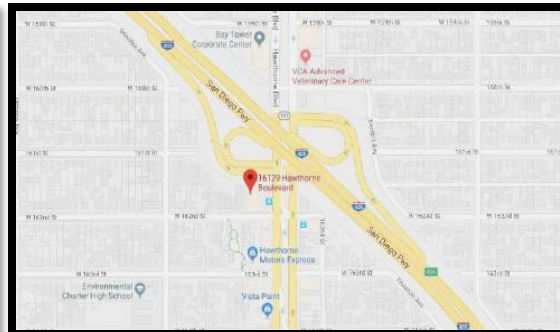


PRIME RETAIL SPACE FOR LEASE

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

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	LEASED
16129 Hawthorne Blvd., #C	1,182	\$2.20 NNN	3-5 Years	AVAILABLE
16129 Hawthorne Blvd., #D	1,063	\$2.20 NNN	3-5 Years	LEASED
16129 Hawthorne Blvd., #E	960	\$2.25 NNN	3-5 Years	LEASED
Total Available Contiguous SF	1,182			

Notes: Current NNN charges are approximately \$0.50 PSF

For further information please contact:

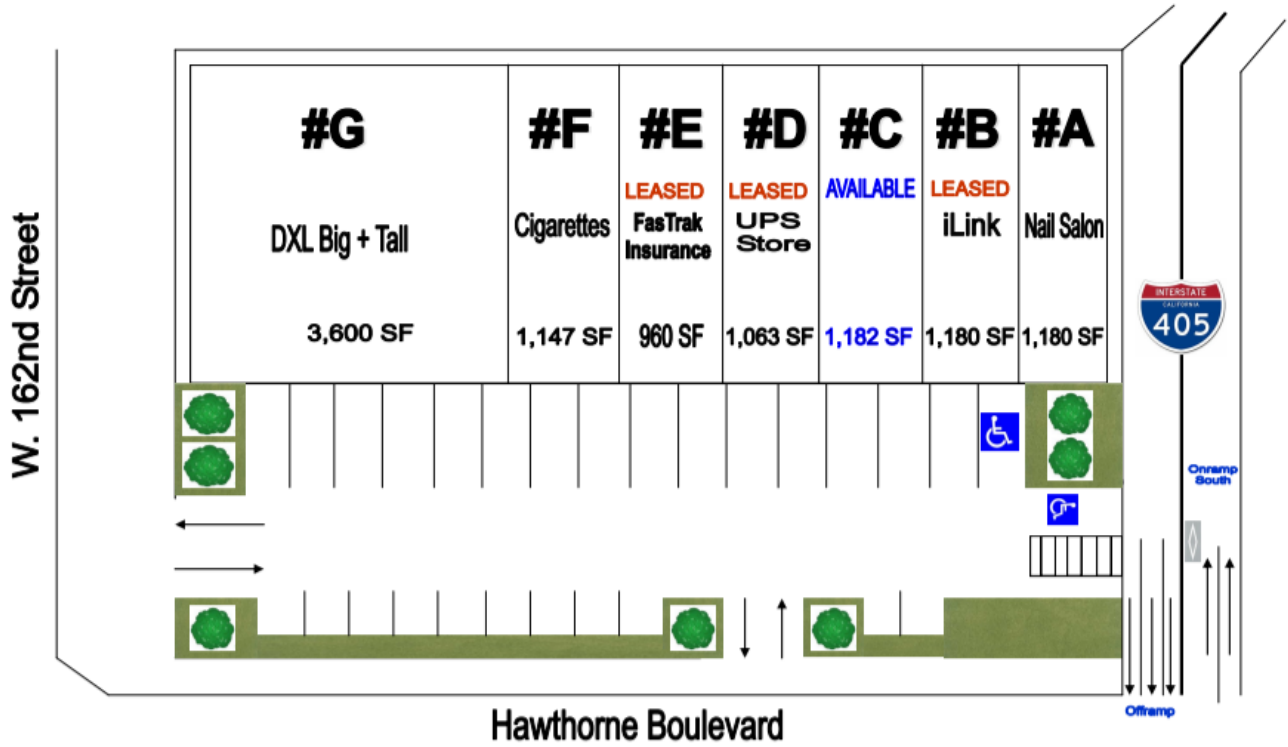


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SITE PLAN



(NOT TO SCALE)

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