

MEDICAL, DENTAL OR RETAIL SPACE & 2ND GENERATION RESTAURANT AVAILABLE FOR LEASE IN HAWTHORNE



13253 HAWTHORNE BLVD
HAWTHORNE, CA 90250



COMMERCIAL
ASSET GROUP

SIZE

APPROX 2,800 SF
(MEDICAL OR RETAIL)

APPROX 1,060 SF
(2ND GEN RESTAURANT)

CARS PER DAY

36,000

**AVAILABLE
IMMEDIATELY**

Medical + Retail

COMMERCIAL
ASSET GROUP
www.caigme.com

For Lease

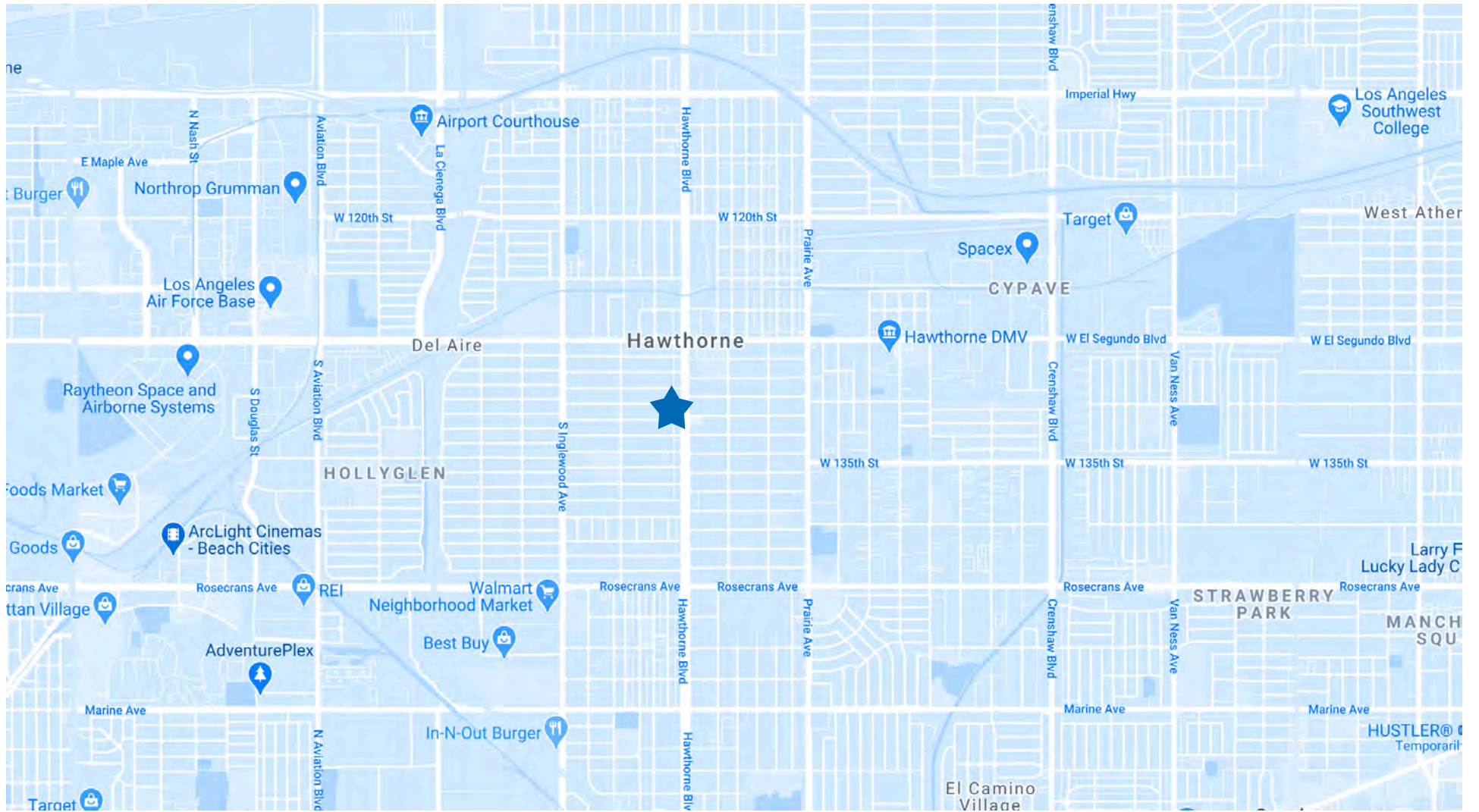
Alex Shabani

0.275.8222

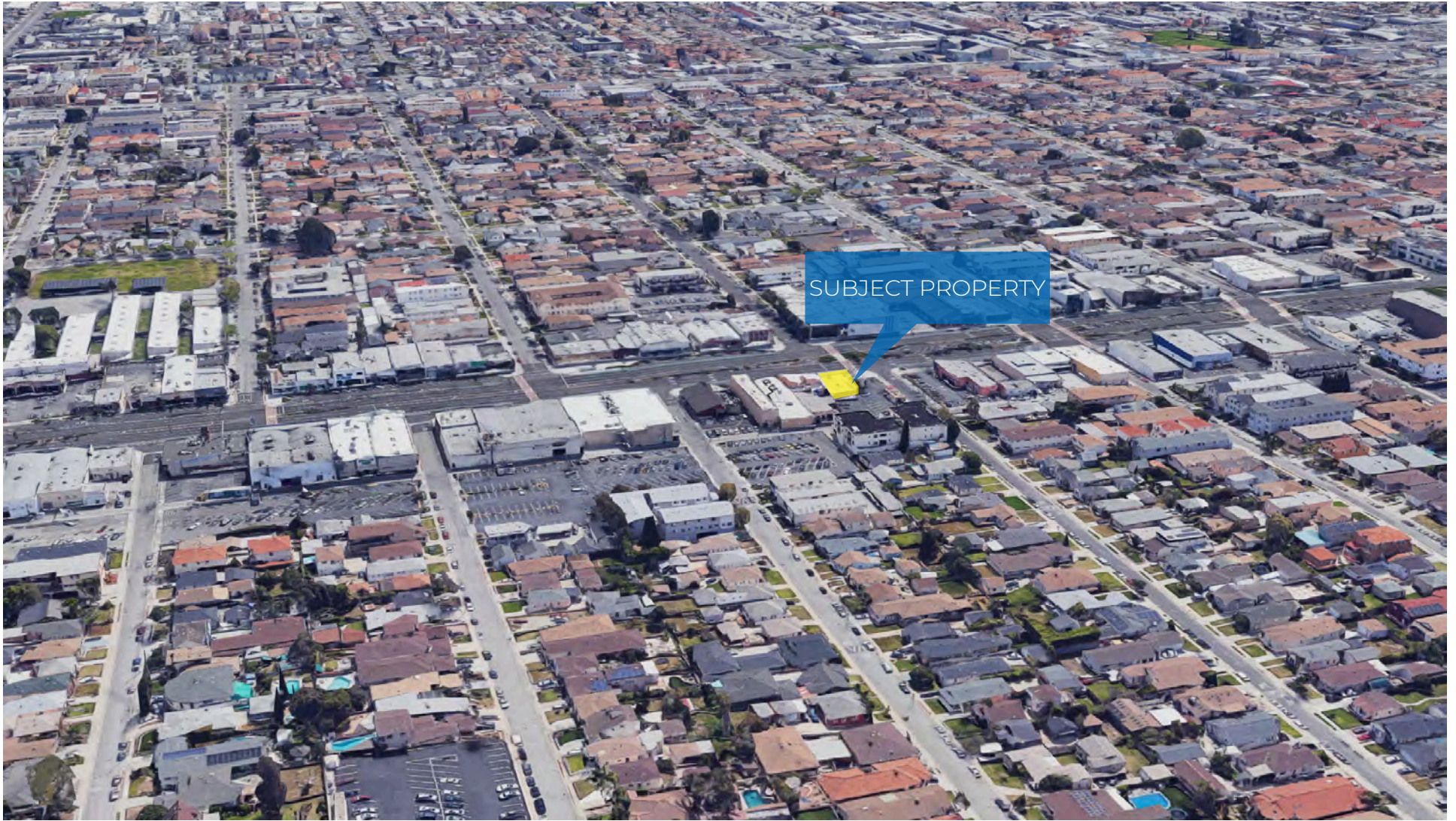


- PRIME SPACE AVAILABLE WITH EXCELLENT PARKING AND VISIBILITY ON HAWTHORNE JUST SOUTH OF EL SEGUNDO AVENUE
- APPROX 2,800 SF FORMER MEDICAL OFFICE ON HAWTHORNE BLVD'S WELL KNOWN DENTAL AND MEDICAL ROW
- ADJACENT TO MULTIPLE NATIONAL AND REGIONAL BRANDS
- AMPLE PARKING
- CLOSE PROXIMITY TO LAX, LONG BEACH - DAUGHERTY FIELD AIRPORT AND BOB HOPE AIRPORT

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



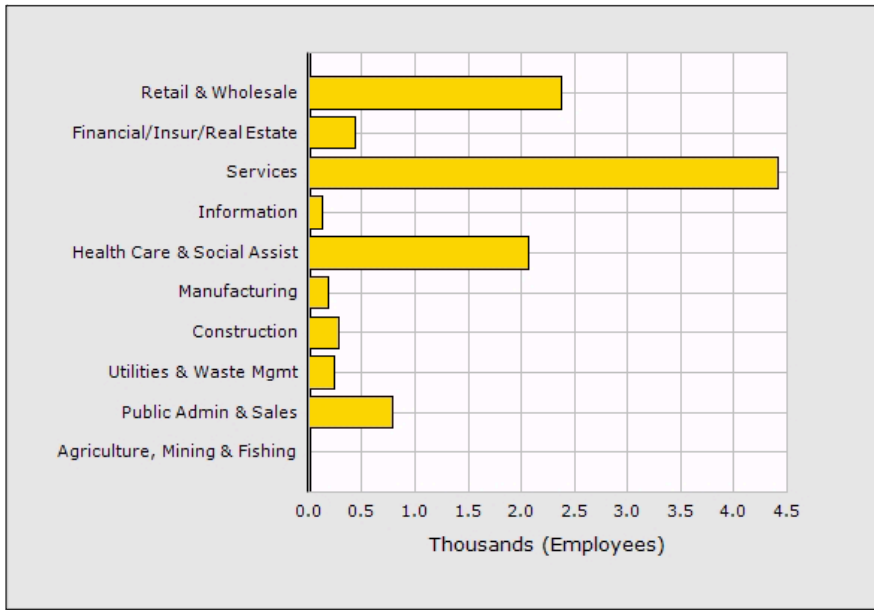
MAP



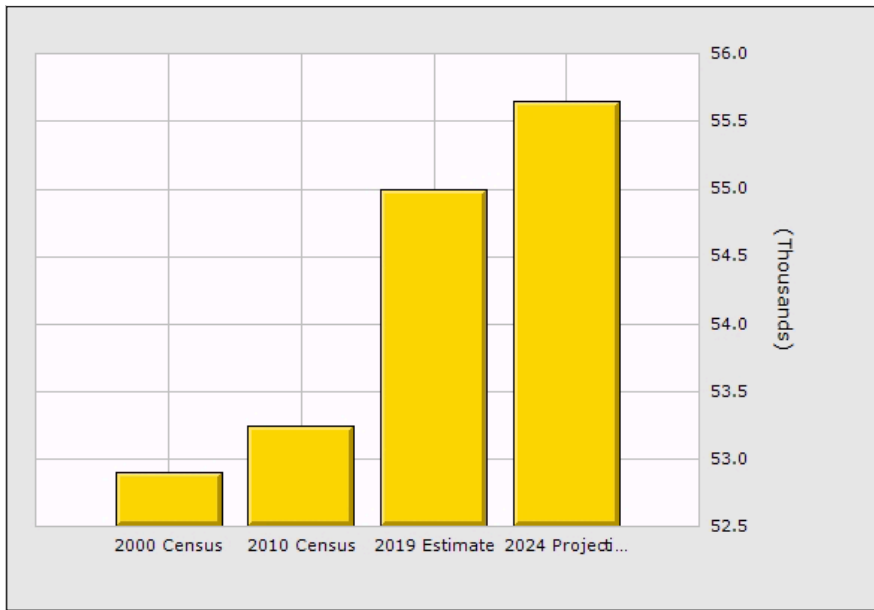
AERIAL



ADDITIONAL PHOTOS



	1 Mile	2 Mile	3 Mile
Population			
2019 Total Population:	54,996	164,437	283,596
2024 Population:	55,651	165,802	285,621
Pop Growth 2019-2024:	1.19%	0.83%	0.71%
Average Age:	35.20	35.10	36.30
Households			
2019 Total Households:	17,915	50,299	90,131
HH Growth 2019-2024:	1.23%	0.92%	0.76%
Median Household Inc:	\$45,761	\$48,660	\$54,960
Avg Household Size:	3.00	3.20	3.10
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$480,092	\$471,593	\$478,460
Median Year Built:	1967	1965	1963



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DEMOGRAPHICS



NEIGHBORS



COMMERCIAL
ASSET GROUP



ALEX SHABANI

SENIOR MANAGING DIRECTOR

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