

FOR LEASE

HIGH PROFILE FREESTANDING RETAIL BUILDING

16807-15 HAWTHORNE BOULEVARD | LAWNSDALE, CA 90260



JASON EHRENPREIS

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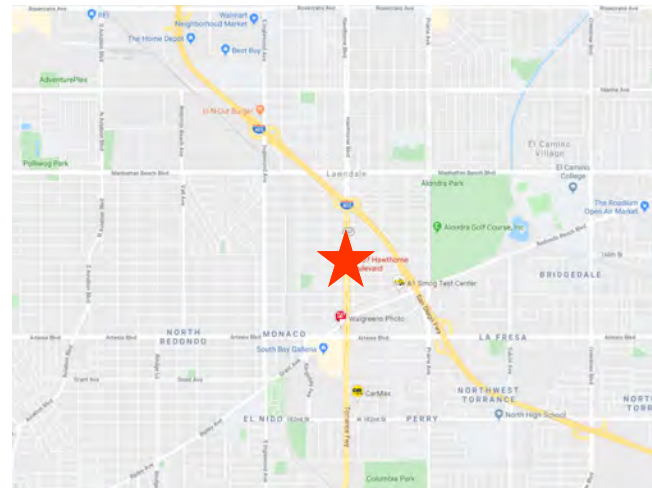
1517 S. SEPULVEDA BLVD. | LOS ANGELES, CA 90025

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FEATURES + AMENITIES

- APPROX. 6,292 SQFT FREESTANDING RETAIL BUILDING
- PROMINENT POLE SIGNAGE
- ONSITE PARKING IN DEDICATED LOT IN REAR
- IDEAL LOCATION FOR FITNESS, SOFT GOOD SALES, SHOWROOM, ETC...
- LOCATED NEAR BUSY, WELL-PATRONIZED SOUTH BAY GALLERIA
- SIGNALIZED INTERSECTION WITH STRONG TRAFFIC COUNTS—APPROX. 50,000 CPD
- ONE OF THE MOST HEAVILY TRAVELED NORTH/SOUTH TRAVEL CORRIDORS IN THE SOUTH BAY
- DENSELY POPULATED AREA WITH THRIVING RETAIL TRADE

NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	36,085	285,363	610,430
AVG HH INCOME	\$91,508	\$105,728	\$101,201

EXCLUSIVELY REPRESENTED BY

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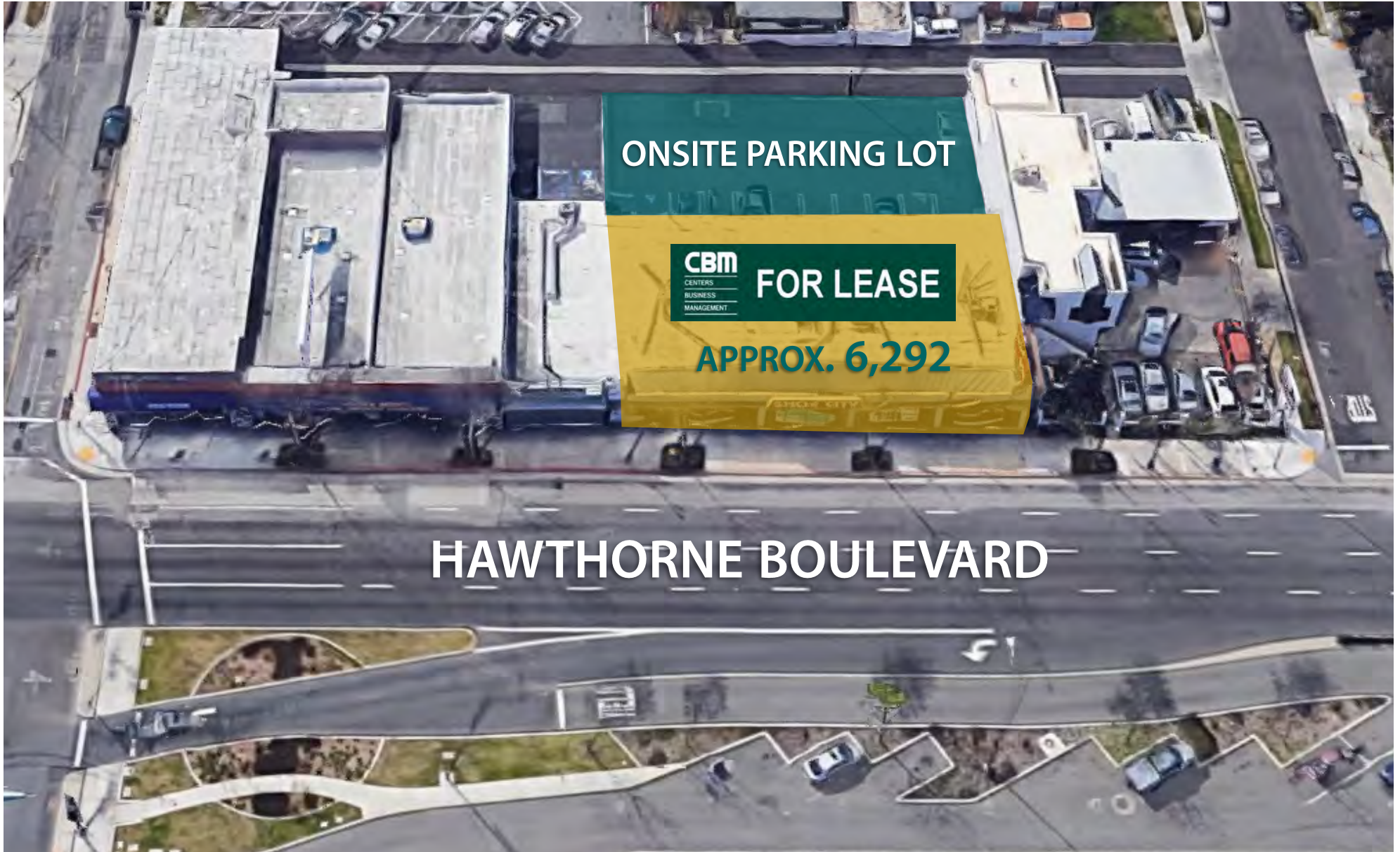
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SITE PLAN

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AERIAL PHOTOS

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DEMOGRAPHICS

16807-15 HAWTHORNE BOULEVARD | LAWDALE, CA 90260

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	35,901		288,023		616,007	
2019 Estimate	36,085		285,363		610,430	
2010 Census	38,216		280,221		600,037	
Growth 2019 - 2024	-0.51%		0.93%		0.91%	
Growth 2010 - 2019	-5.58%		1.83%		1.73%	
2019 Population by Hispanic Origin	16,795		94,876		226,915	
2019 Population	36,085		285,363		610,430	
White	25,042	69.40%	177,585	62.23%	377,854	61.90%
Black	2,519	6.98%	31,855	11.16%	85,079	13.94%
Am. Indian & Alaskan	483	1.34%	2,939	1.03%	6,604	1.08%
Asian	6,077	16.84%	59,008	20.68%	114,124	18.70%
Hawaiian & Pacific Island	358	0.99%	2,120	0.74%	4,364	0.71%
Other	1,606	4.45%	11,856	4.15%	22,406	3.67%
U.S. Armed Forces	26		160		331	
Households						
2024 Projection	11,846		104,141		218,041	
2019 Estimate	11,928		103,290		216,026	
2010 Census	12,753		102,122		212,315	
Growth 2019 - 2024	-0.69%		0.82%		0.93%	
Growth 2010 - 2019	-6.47%		1.14%		1.75%	
Owner Occupied	5,221	43.77%	48,965	47.41%	102,194	47.31%
Renter Occupied	6,707	56.23%	54,325	52.59%	113,832	52.69%
2019 Households by HH Income						
Income: <\$25,000	1,557	13.05%	15,488	14.99%	35,252	16.32%
Income: \$25,000 - \$50,000	2,690	22.55%	19,313	18.70%	41,562	19.24%
Income: \$50,000 - \$75,000	1,849	15.50%	15,247	14.76%	32,778	15.17%
Income: \$75,000 - \$100,000	1,820	15.26%	13,142	12.72%	27,413	12.69%
Income: \$100,000 - \$125,000	1,363	11.42%	10,244	9.92%	20,857	9.65%
Income: \$125,000 - \$150,000	786	6.59%	7,252	7.02%	14,610	6.76%
Income: \$150,000 - \$200,000	1,062	8.90%	9,475	9.17%	18,380	8.51%
Income: \$200,000+	803	6.73%	13,128	12.71%	25,174	11.65%
2019 Avg Household Income	\$91,508		\$105,728		\$101,201	
2019 Med Household Income	\$73,147		\$78,037		\$73,752	