

**ACADEMY INSURANCE (310) 644-3000**



**RETAIL & OFFICES ON HAWTHORNE &  
EL SEGUNDO BLVD FOR LEASE**

12735 HAWTHORNE BLVD, HAWTHORNE, CA 90250





Interior



Parking Lot

# 12735 HAWTHORNE BLVD

## Highlights

- Excellent Corner Location - One of the Best Locations on the Boulevard
- Excellent Visibility with Bus Stop in Front of Building with Abundant Parking
- Situated On One of the Most Sought After Retail Streets in Hawthorne and the South Bay, Surrounded by New Shopping Centers and Banks
- Next Door to Chase, T-Mobile & Bank of America, with Starbucks Across the Street & More
- Floor 1: 10,650 Sq. Ft. Anchor Space Ideal for Bank, Credit Union and Savings & Loan
- Floor 2: 12,650 Sq. Ft. Ideal for Medical or Educational User, Vocational Schools, Colleges or Doctor's Office.
- Floor 3: 2,100 Sq. Ft. of Office
- Floors 1 & 2 can be Combined for 23,300 Sq. Ft.
- Brand New Hotels being Built Next Door to the Property

## Property Details

<b>Floor 1</b>	+/- 10,650 Sq. Ft. - \$2.00/Month Modified Gross
<b>Floor 2</b>	+/- 12,650 Sq. Ft. - \$1.40/Month Modified Gross
<b>Floor 3</b>	+/- 2,100 Sq. Ft. - \$1.25/Month Modified Gross
<b>Available:</b>	May 2017
<b>Parking:</b>	2 Parking Lot Types Available

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 data ©2015 Google Terms Privacy Send

# STREET MAP 12735 HAWTHORNE BLVD





Building's Own 3 Level Parking Structure

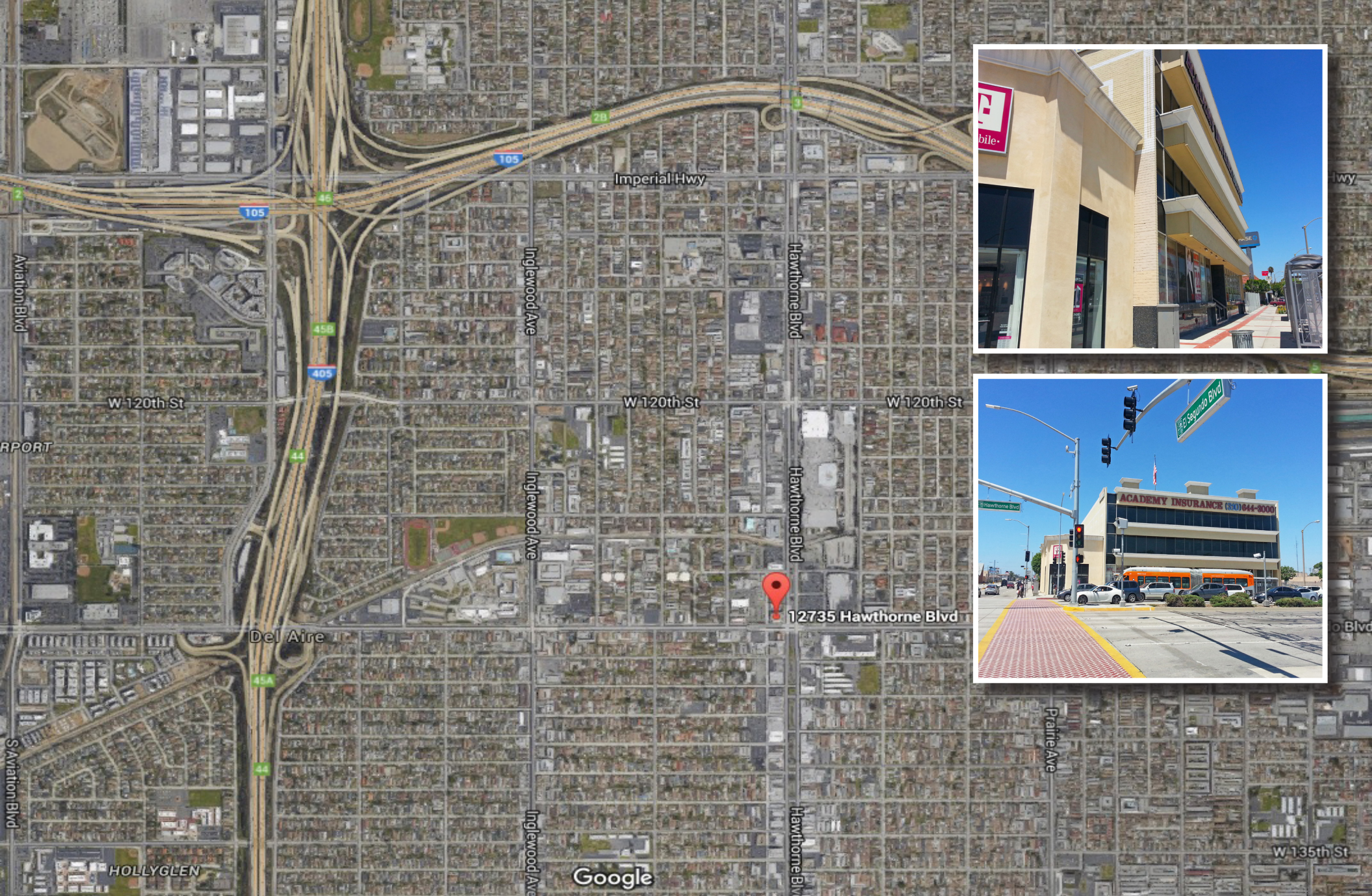


Executive Parking in Sub-Terranean Level

# PARKING SUMMARY

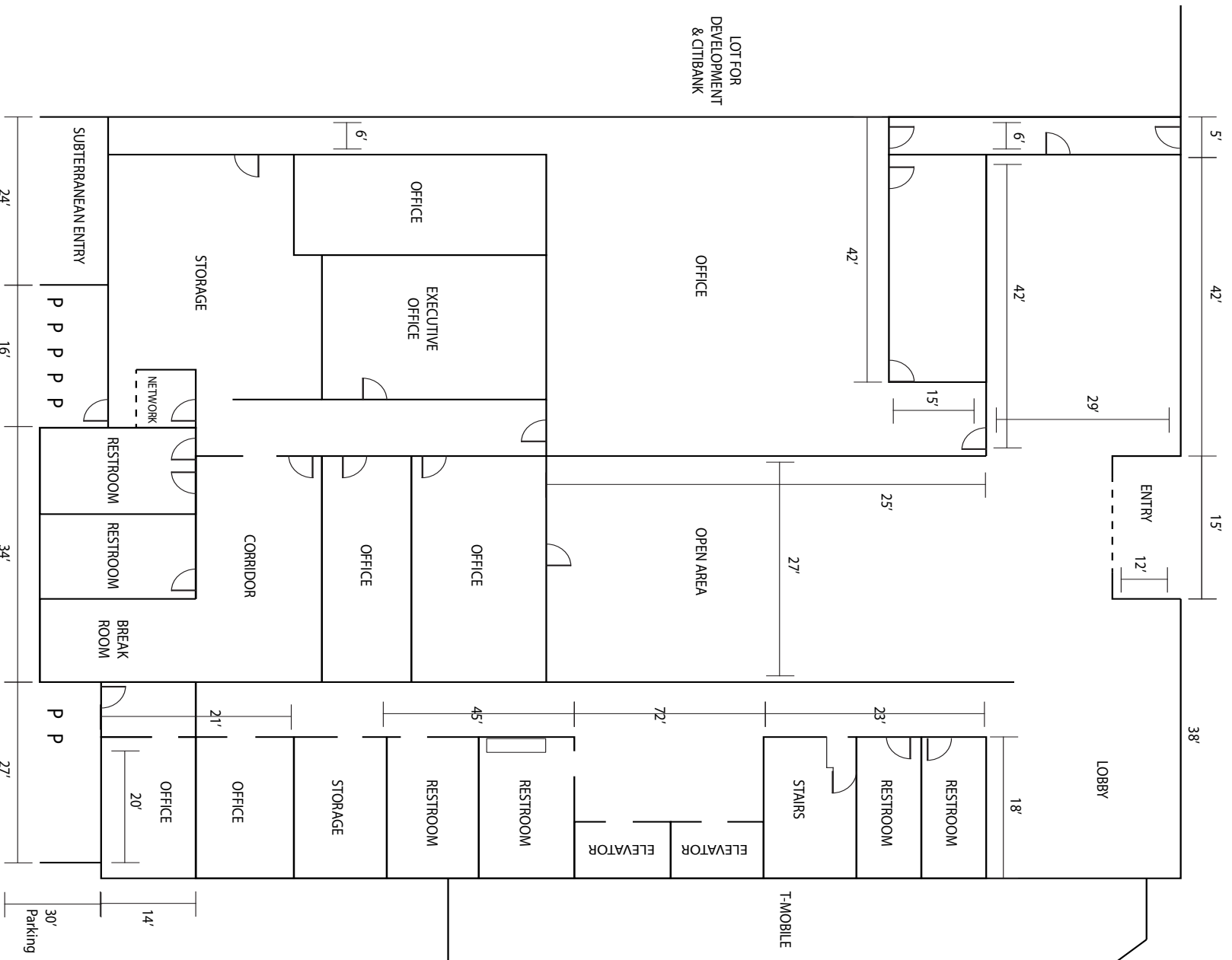
## 12735 HAWTHORNE BLVD





# AERIAL PHOTOGRAPHY 12735 HAWTHORNE BLVD





# FIRST FLOOR PLAN

## 12735 HAWTHORNE BLVD



**cag** | COMMERCIAL  
ASSET GROUP

Commercial Asset Group, Inc.  
1801 Century Park East, Suite 1420  
Los Angeles, California 90067  
Phone 310.275.8222 Fax 818.385.1470  
www.cag-re.com  
License #01876070

Jeff Galvan  
Senior Managing Director  
Phone 310.272.7395  
Cell Phone 562.572.7785  
email jeff@cag-re.com  
Lic. 01291531