

# Junior Box for Lease

13119 Hawthorne Blvd, Hawthorne, CA 90250

**FOR  
LEASE**



**AVAILABLE: 23,600 SF**

## PROPERTY OVERVIEW

This is a prime storefront space located on the busy, retail corridor of Hawthorne Blvd. in the City of Hawthorne. This space has great street visibility and is one of the few properties on Hawthorne Blvd. that has an exclusive parking lot with 81 parking spaces. Parking can be accessed off of 131st St. & 132nd St. The premise is approximately 23,600 SF with additional mezzanine space for storage.

## LOCATION OVERVIEW

This space is nearby to various retail shops and service oriented businesses. It is just a few blocks away from where the 405 meets the 105 freeway. The surrounding area is densely populated with over 293,877 within just 3 miles.

## BULLETS HEADLINE

- High barrier of entry for box opportunities
- Located on a highly trafficked prime retail corridor
- Densely populated trade area with over 293,877 people in a 3 mile radius
- Dedicated on-grade parking field that includes 81 parking spaces with access off 131st St. & 132nd St.

Demographics:	Population	Avg. HH Income	Daytime Population
1 mile:	57,917	\$70,323	9,713
3 miles:	293,877	\$88,953	125,319
5 miles:	706,158	\$102,515	320,623

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**HIGHLAND  
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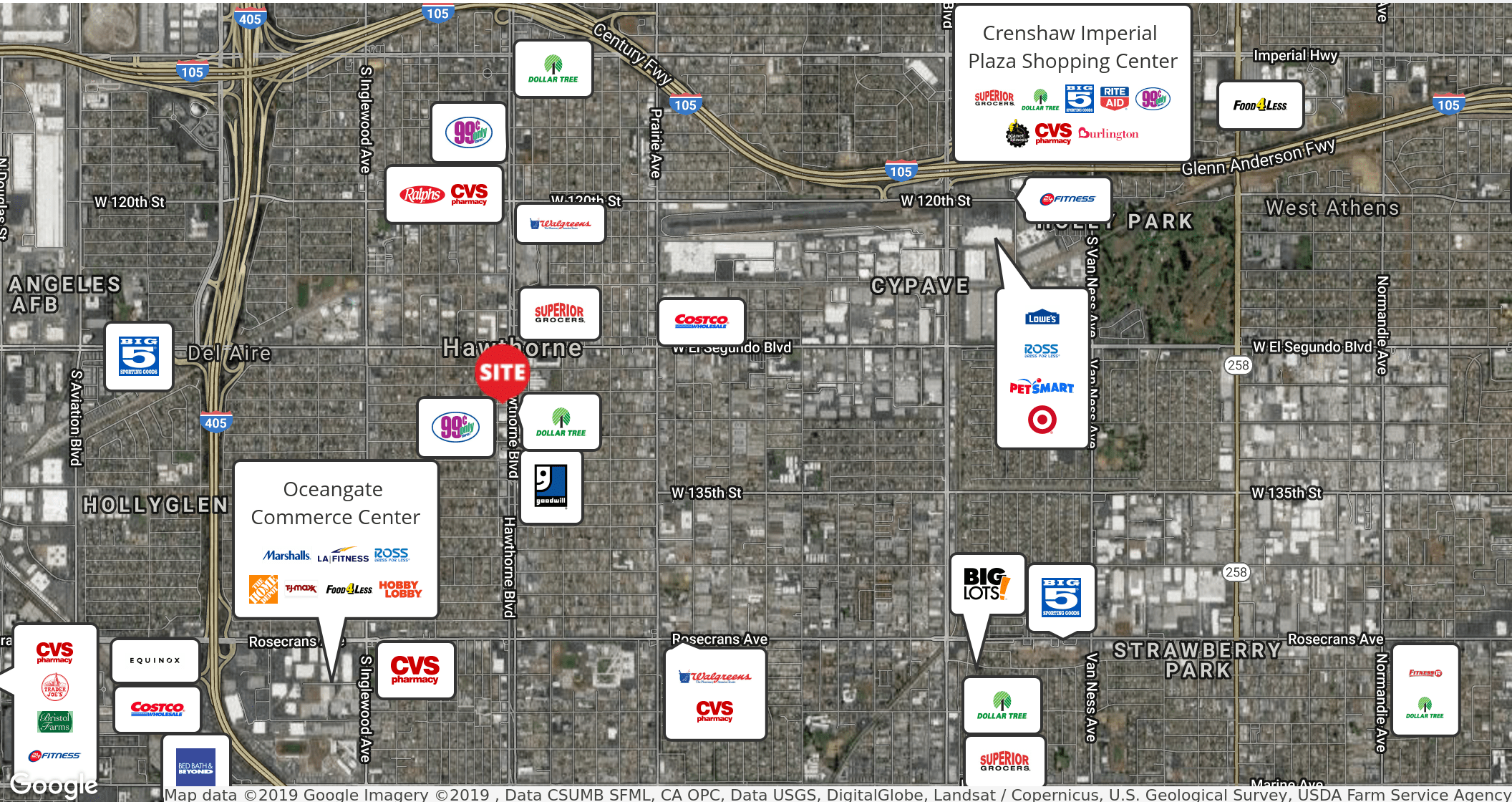
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# Fallas Paredes - 13119 Hawthorne Blvd.

13119 Hawthorne Blvd, Hawthorne, CA 90250 Hawthorne, CA 90250

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