

FOR LEASE

FREESTANDING PAD BUILDING | ±3,395 - 6,886 SF

Hawthorne Blvd & Redondo Beach Blvd | Lawndale, CA



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PROPERTY HIGHLIGHTS

- **Freestanding building** on Hawthorne Blvd & Redondo Beach Blvd with traffic count in excess of **89,000 VPD**
- **Prime location** - densely populated **upper income** community
- **Prominent visibility** and **pylon signage** opportunity
- **Hawthorne Blvd** - The major retail arterial in the south bay. Area retailers include **Kohl's, Norstrom Rack, Spouts, Living Spaces, Aldi, PetSmart**, and many more



POPULATION

1 mile	2 mile	3 mile
37,114	118,541	278,543



AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
\$138,961	\$166,780	\$164,907



AREA EMPLOYMENT

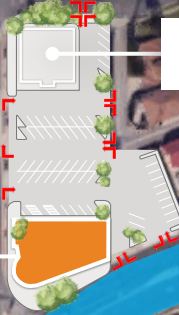
1 mile	2 mile	3 mile
30,342	96,438	227,806



| Site Plan

Hawthorne Blvd & Redondo Beach Blvd | Lawndale

AVAILABLE
±3,395 - 6,886 SF



REDONDO BEACH BLVD | ±31,000 CPD



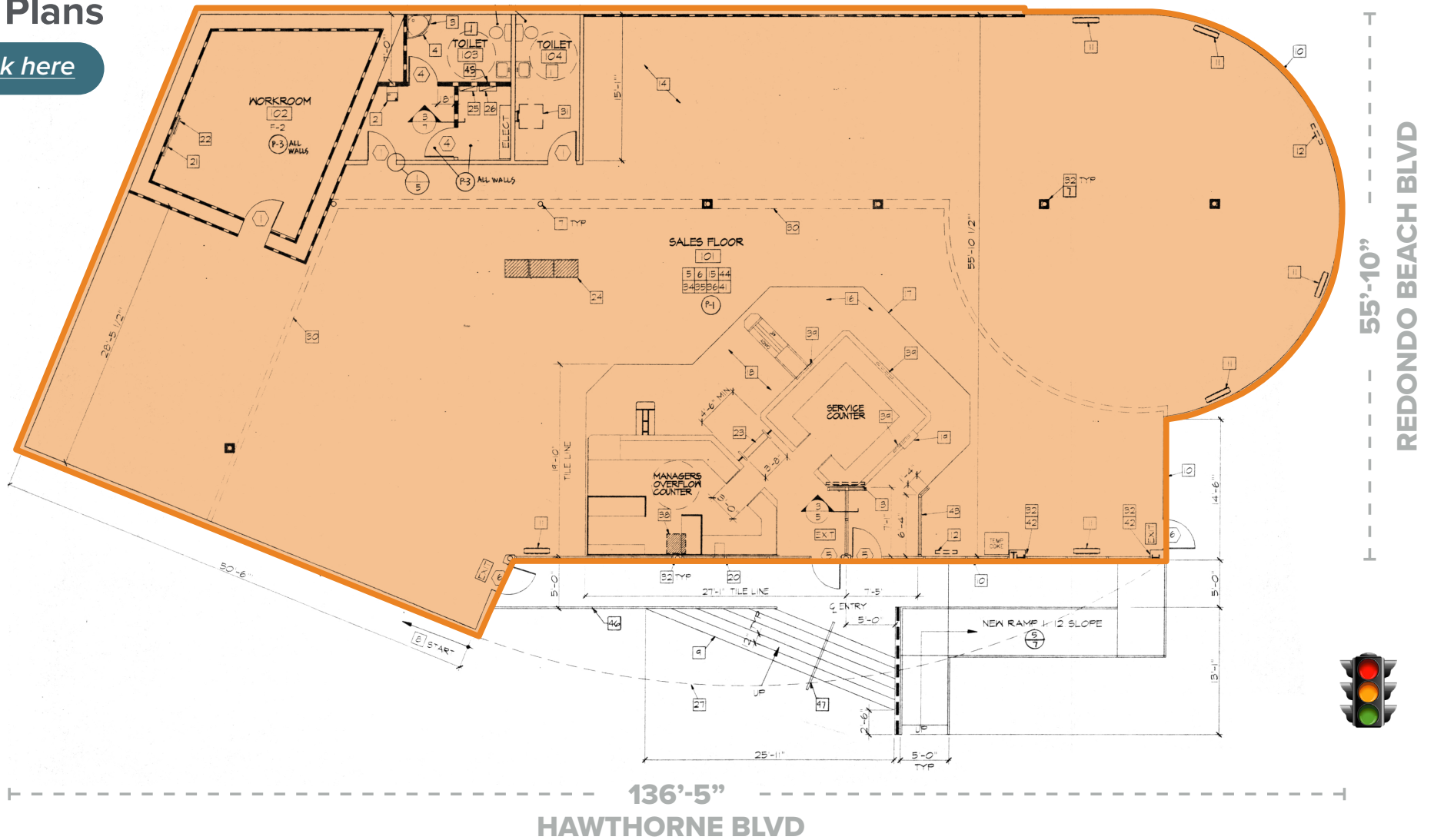
HAWTHORNE BLVD | ±58,400 CPD

Walgreens



Full Plans

[Click here](#)



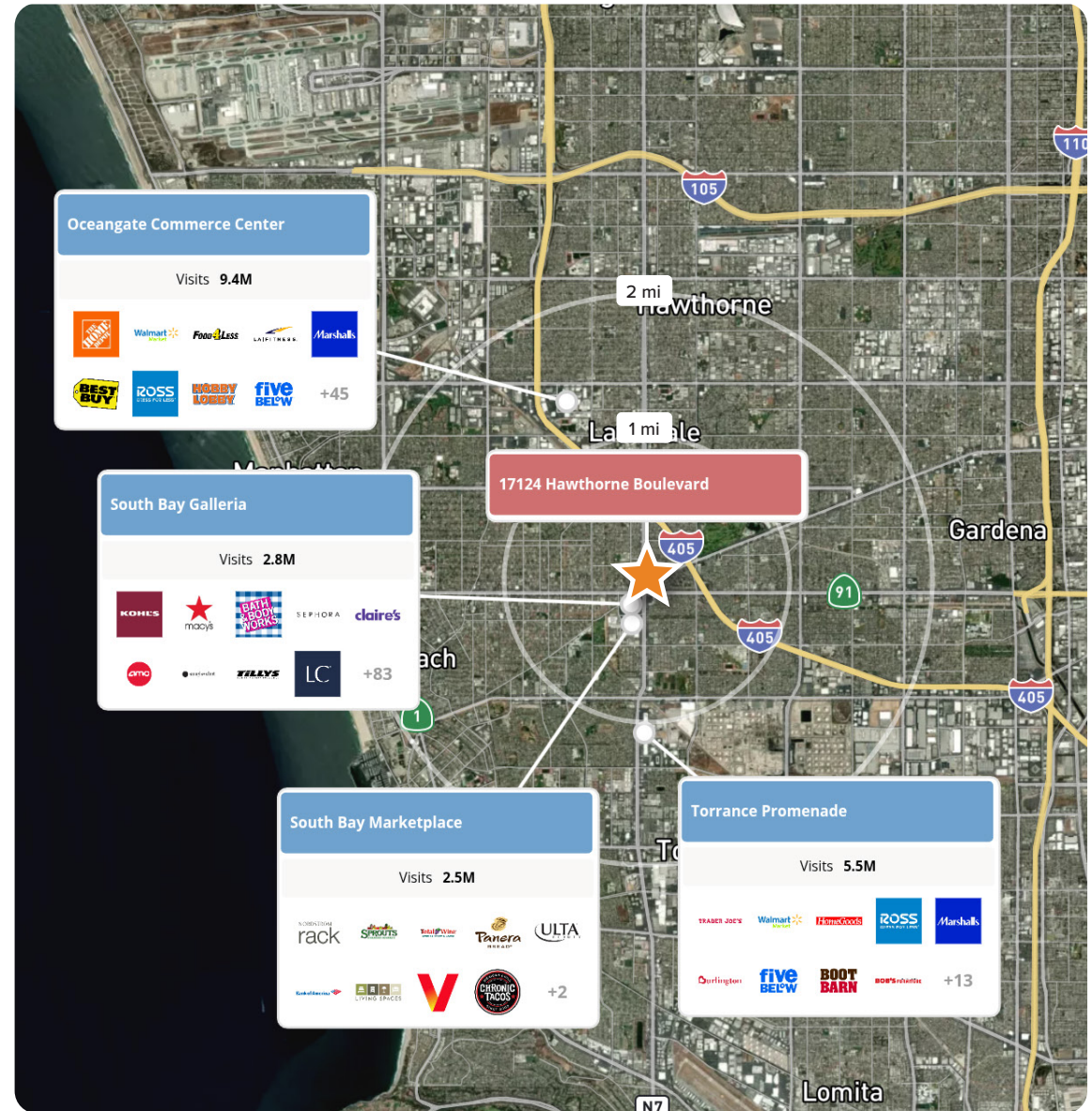


Trade Area Map

Hawthorne Blvd & Redondo Beach Blvd | Lawndale

Demographics	1 mile	2 mile	3 mile
Population	37,114	118,541	278,543
Average Household Income	\$138,961	\$166,780	\$164,907
Median Household Income	\$105,591	\$126,396	\$121,616
White	34.0%	38.1%	37.0%
Black or African American	6.9%	6.7%	10.2%
Asian	17.8%	20.4%	18.6%
Hispanic or Latino	49.3%	40.9%	40.1%
Median Age	38	40	40
Median Home Value	\$912,899	\$1.05M	\$1.15M

[Click here for detailed demographic report](#)



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