

RETAIL STORE FOR LEASE

HAWTHORNE BLVD STOREFRONT

14005 HAWTHORNE BOULEVARD | HAWTHORNE | CA 90250



Retail Availability

- > ±3,584 SF Space Available - \$1.50 PSF, ±0.29¢ NNN
- > Lot Area: ±6,301 SF/0.14 Acres

Locations & Highlights

- > Located on busy Hawthorne Blvd. Retail Corridor at the SWC of Hawthorne Blvd. and 140th St.
- > High density & high demand area
- > On site and city median parking provided which will allow retail, restaurants, office or medical uses.
- > Centrally located between the I-405 & I-105 freeways for easy access to South Bay, Los Angeles, Orange County, and San Fernando Valley.
- > Great signage opportunity including roof pylonsign
- > ±71,000 cars per day on busy Hawthorne Blvd.

Join Neighborhood Tenants:



Demographics

	1-Mile	3-Mile	5-Mile
Population:	55,422	153,063	296,935
Average HH Income:	\$56,720	\$63,598	\$75,748
Median HH Income:	\$45,556	\$47,658	\$53,129

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Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

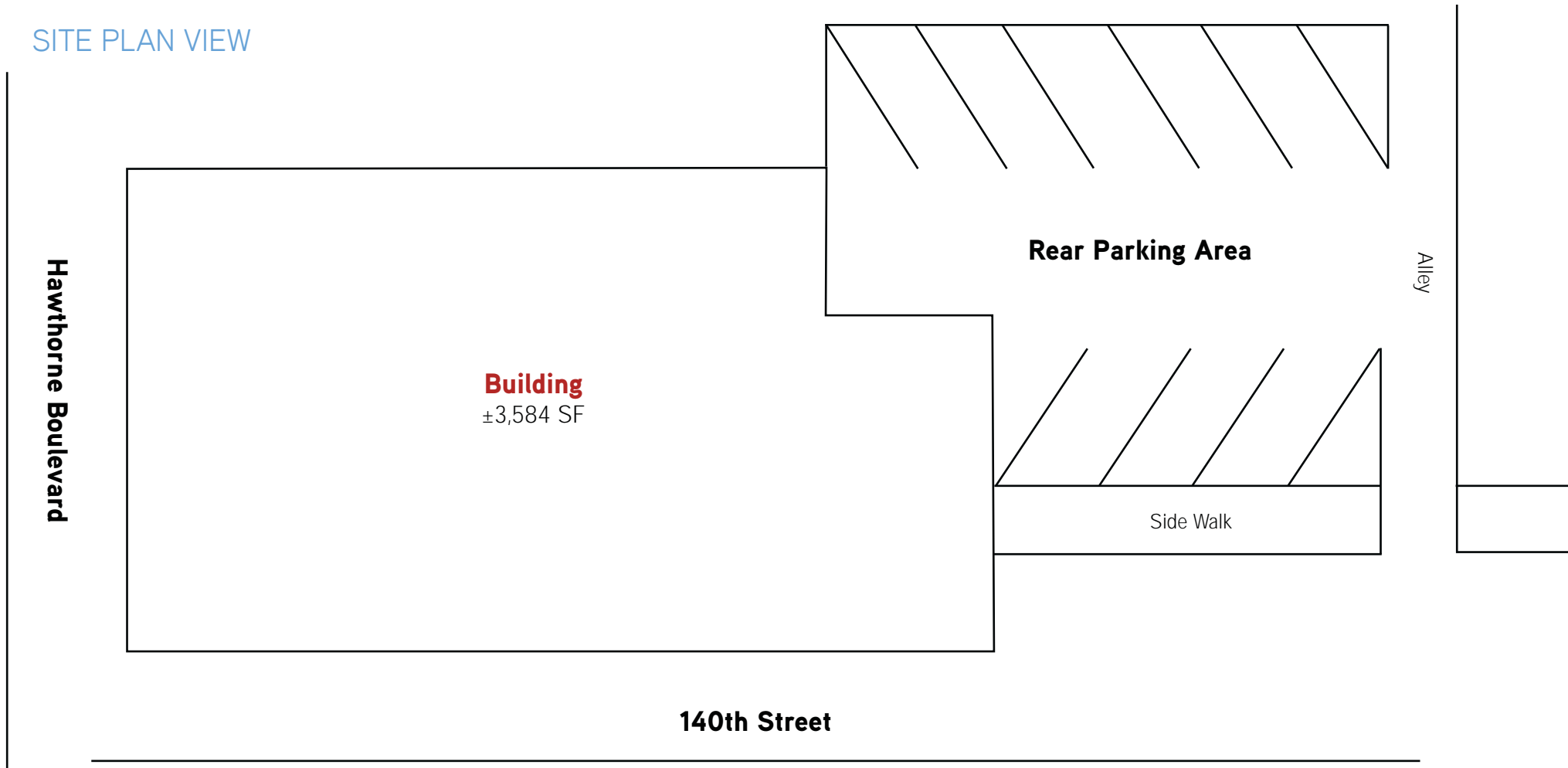
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SITE PLAN VIEW



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AERIAL VIEW



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Pop-Facts: Demographic Quick Facts 2014 Report

Radius 1: 14005 HAWTHORNE BLVD, HAWTHORNE, CA 90250-7003, aggregate

Radius 2: 14005 HAWTHORNE BLVD, HAWTHORNE, CA 90250-7003, aggregate

Radius 3: 14005 HAWTHORNE BLVD, HAWTHORNE, CA 90250-7003, aggregate

Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2019 Projection	57,142		157,716		305,409	
2014 Estimate	55,422		153,063		296,923	
2010 Census	54,347		150,146		291,773	
2000 Census	54,062		147,945		288,253	
Growth 2000 - 2010	0.53%		1.49%		1.22%	
Growth 2010 - 2014	1.98%		1.94%		1.77%	
Growth 2014 - 2019	3.10%		3.04%		2.86%	
Households						
2019 Projection	18,561		51,667		100,096	
2014 Estimate	17,995		50,081		97,133	
2010 Census	17,635		49,060		95,274	
2000 Census	18,020		48,813		94,634	
Growth 2000 - 2010	-2.13%		0.51%		0.68%	
Growth 2010 - 2014	2.04%		2.08%		1.95%	
Growth 2014 - 2019	3.14%		3.17%		3.05%	
2014 Est. Population by Single Classification Race						
White Alone	21,639	39.04	59,904	39.14	122,445	41.24
Black or African American Alone	9,665	17.44	28,815	18.83	48,715	16.41
American Indian and Alaska Native Alone	438	0.79	1,099	0.72	1,952	0.66
Asian Alone	4,673	8.43	13,210	8.63	32,692	11.01
Native Hawaiian and Other Pacific Islander Alone	726	1.31	1,696	1.11	2,519	0.85
Some Other Race Alone	15,397	27.78	40,387	26.39	72,611	24.45
Two or More Races	2,885	5.21	7,953	5.20	15,989	5.38
2014 Est. Population Hispanic or Latino						
Hispanic or Latino	33,044	59.62	83,632	54.64	147,660	49.73
Not Hispanic or Latino	22,378	40.38	69,431	45.36	149,263	50.27
2014 Tenure of Occupied Housing Units						
Owner Occupied	5,655	31.43	18,067	36.08	42,298	43.55
Renter Occupied	12,340	68.57	32,014	63.92	54,834	56.45
2014 Average Household Size						
	3.07		3.04		3.04	

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Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2014 Est. Households by Household Income	17,995		50,081		97,133	
CY HHs, Inc < \$15,000	2,578	14.33	6,983	13.94	11,805	12.15
CY HHs, Inc \$15,000 - \$24,999	2,296	12.76	6,139	12.26	11,356	11.69
CY HHs, Inc \$25,000 - \$34,999	2,077	11.54	5,505	10.99	10,077	10.37
CY HHs, Inc \$35,000 - \$49,999	2,909	16.17	7,601	15.18	13,167	13.56
CY HHs, Inc \$50,000 - \$74,999	3,685	20.48	9,745	19.46	17,265	17.77
CY HHs, Inc \$75,000 - \$99,999	2,044	11.36	5,749	11.48	11,691	12.04
CY HHs, Inc \$100,000 - \$124,999	1,035	5.75	3,256	6.50	7,185	7.40
CY HHs, Inc \$125,000 - \$149,999	603	3.35	1,781	3.56	4,352	4.48
CY HHs, Inc \$150,000 - \$199,999	513	2.85	1,788	3.57	4,779	4.92
CY HHs, Inc \$200,000 - \$249,999	131	0.73	560	1.12	1,651	1.70
CY HHs, Inc \$250,000 - \$499,999	111	0.62	755	1.51	2,662	2.74
CY HHs, Inc \$500,000+	14	0.08	221	0.44	1,144	1.18
2014 Est. Average Household Income	\$56,720		\$63,598		\$75,748	
2014 Est. Median Household Income	\$45,556		\$47,658		\$53,129	
2014 Median HH Inc by Single Race Class or Ethn						
White Alone	49,755		52,959		63,467	
Black or African American Alone	40,074		39,558		41,569	
American Indian and Alaska Native Alone	62,241		56,369		56,683	
Asian Alone	53,526		60,465		66,078	
Native Hawaiian and Other Pacific Islander Alone	61,592		67,463		66,453	
Some Other Race Alone	43,645		44,700		42,373	
Two or More Races	46,820		57,043		64,376	
Hispanic or Latino	44,787		44,375		44,298	
Not Hispanic or Latino	46,230		50,637		61,181	

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