

HAWTHORNE MEDICAL OFFICE BUILDING

11633 Hawthorne Blvd., Hawthorne, CA 90250

FOR LEASE
MEDICAL OFFICE SUITES



4TH & 5TH FLOOR OCCUPANCY AVAILABLE



PROPERTY HIGHLIGHTS

- Type: Class B Medical Office Building
- RBA: $\pm 40,990$ SF \ 5 Floors
- Typical Floor Plate: $\pm 8,938$ SF
- Year Built: 1966
- Tenancy: Multiple
- Parking: 125 Spaces; Ratio of 3.7/1,000 SF
- Land: ± 0.54 Acres / $\pm 23,522$ SF
- Zoning: C2

AVAILABILITY

Available Space	4th Floor - $\pm 2,500$ SF - $\pm 4,000$ SF
Asking Rents	\$27.00 PSF Modified Gross
Available Space	5th Floor - $\pm 8,938$ SF
Asking Rents	\$24.00 PSF Modified Gross

BUILDING NOTES

Marble Lobby entry with 24-Hr access for tenants. High visibility location on busy Hawthorne Blvd. & 117th St. Close to restaurants and LAX with immediate freeway access to the (405) and (105).

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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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NACA	100	CITYGATE HOME	401
LA COMMUNITY CARE	103	HEALTH PROVIDER INC.	
CC, R. GISTRY CAREER S. HOOL	210	LAW FIRM OF DIKE 400	
C.C.I.	201	& ASSOCIATES	
BLESSING HOME HEALTH	216	NATURE	402
CARE		ACUPUNCTURE & HERBS	
ALWAYS STAY HOME	220	CALIFORNIA	215
WOMEN FIRST CLINIC	300	MEDICAL	
VERIZON WIRELESS	303	EVALUATORS	
NEW HEALTH CHIRO	306		
CONTAUTY PROVIDER	308		

TENANT DIRECTORY



1ST FLOOR LOBBY



75 REAR SURFACE
PARKING SPACES

FEATURES AND AMENITIES:

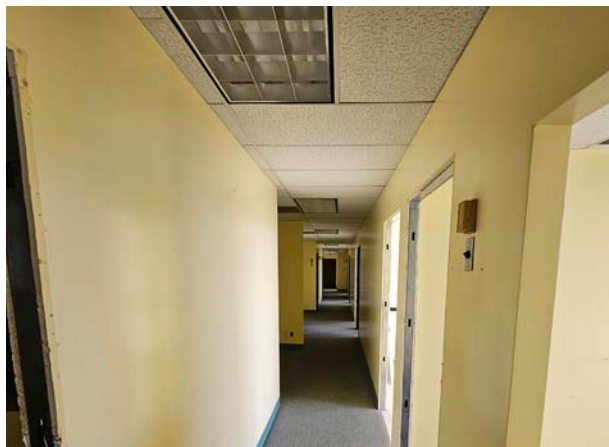
- 5 Story Class B Medical Office Building
- 24 Hour Access
- Metro & Bus Line Service
- Controlled Access
- Security System
- Signage
- Air Conditioning
- 11' Ft Unfinished Ceiling Height
- Parking:
 - 75 Surface Parking Spaces
 - 50 Covered Parking Spaces



UNDERGROUND PARKING ENTRANCE
TO 50 ADDITIONAL COVERED PARKING SPACES



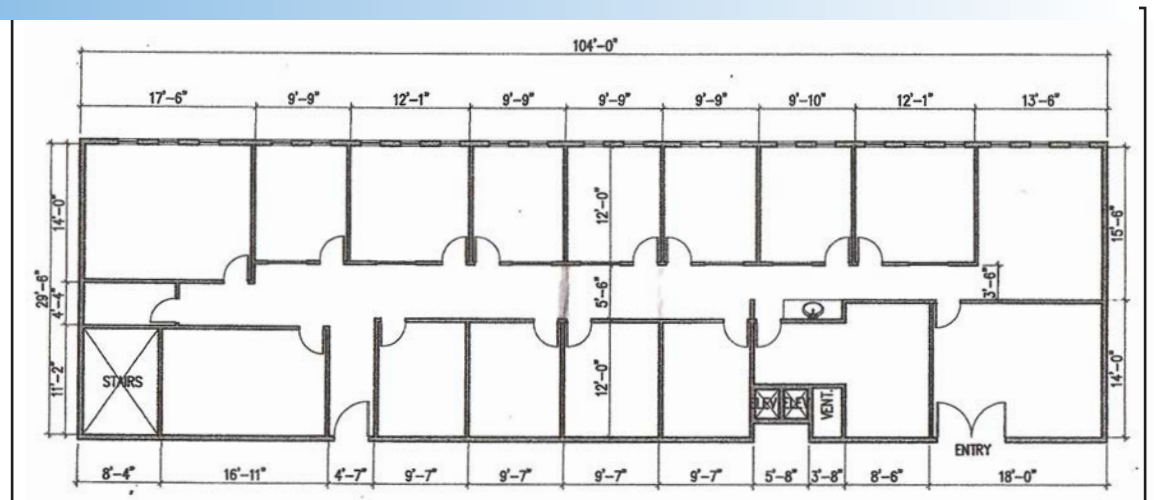
SUITE 4101 - 4TH FLOOR SITE PLAN



4TH FLOOR SPACE PLAN

4th Floor - $\pm 2,500$ SF - $\pm 4,000$ SF

Former Providence Medical Institute Space



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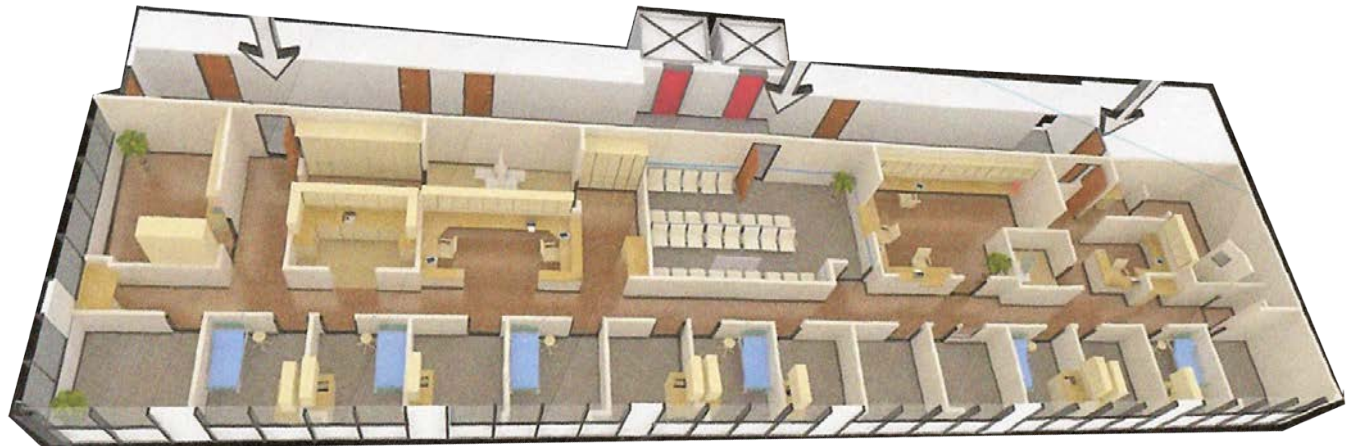
SUITE 5000 - 5TH FLOOR PHOTOS



5TH FLOOR SPACE PLAN

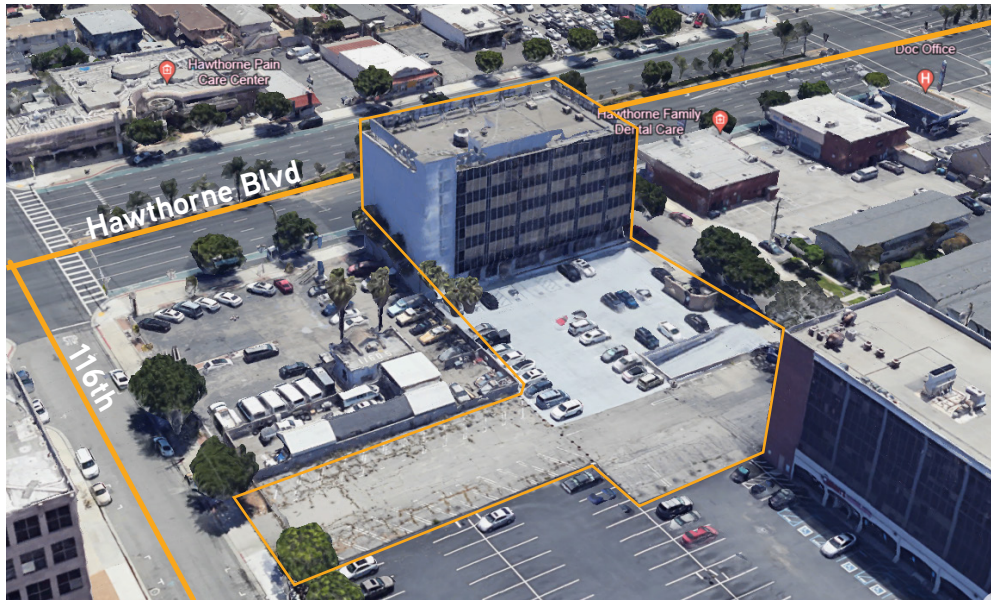
5th Floor - ±8,938 SF

Former Dental Clinic

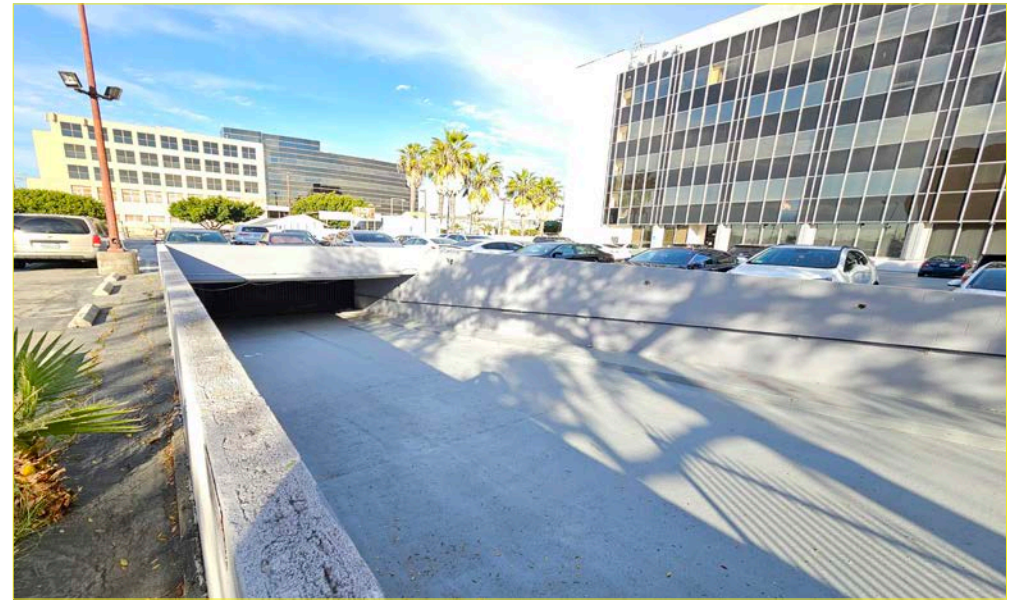


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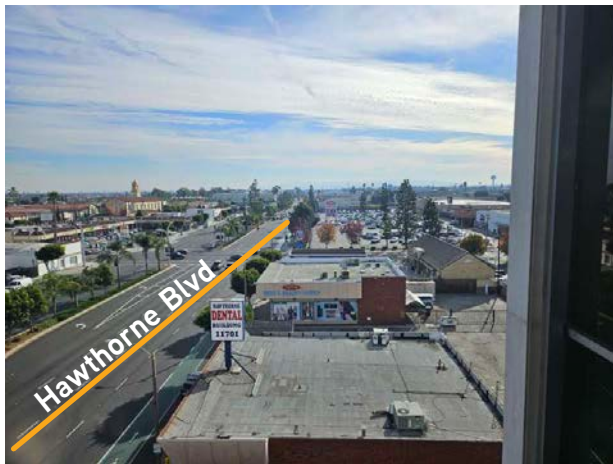
AREA PHOTOS



75 Rear Surface Parking Spaces

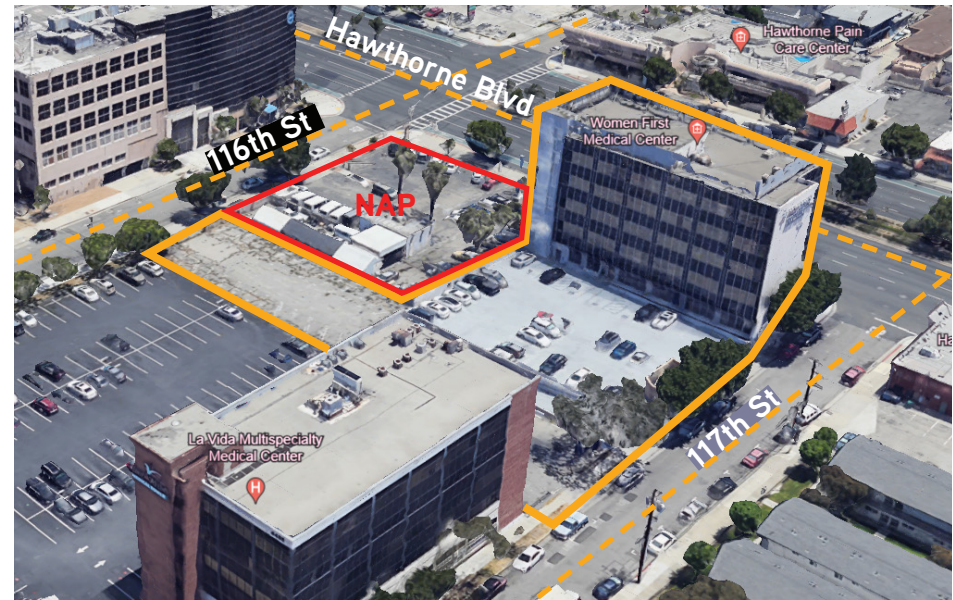
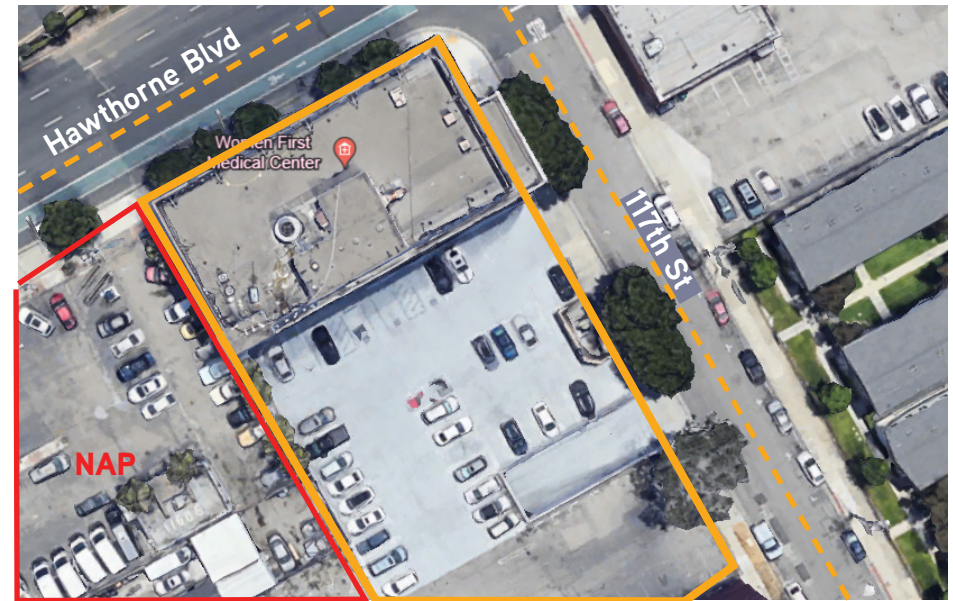


Access Ramp to 50 P-1 Covered Parking Spaces

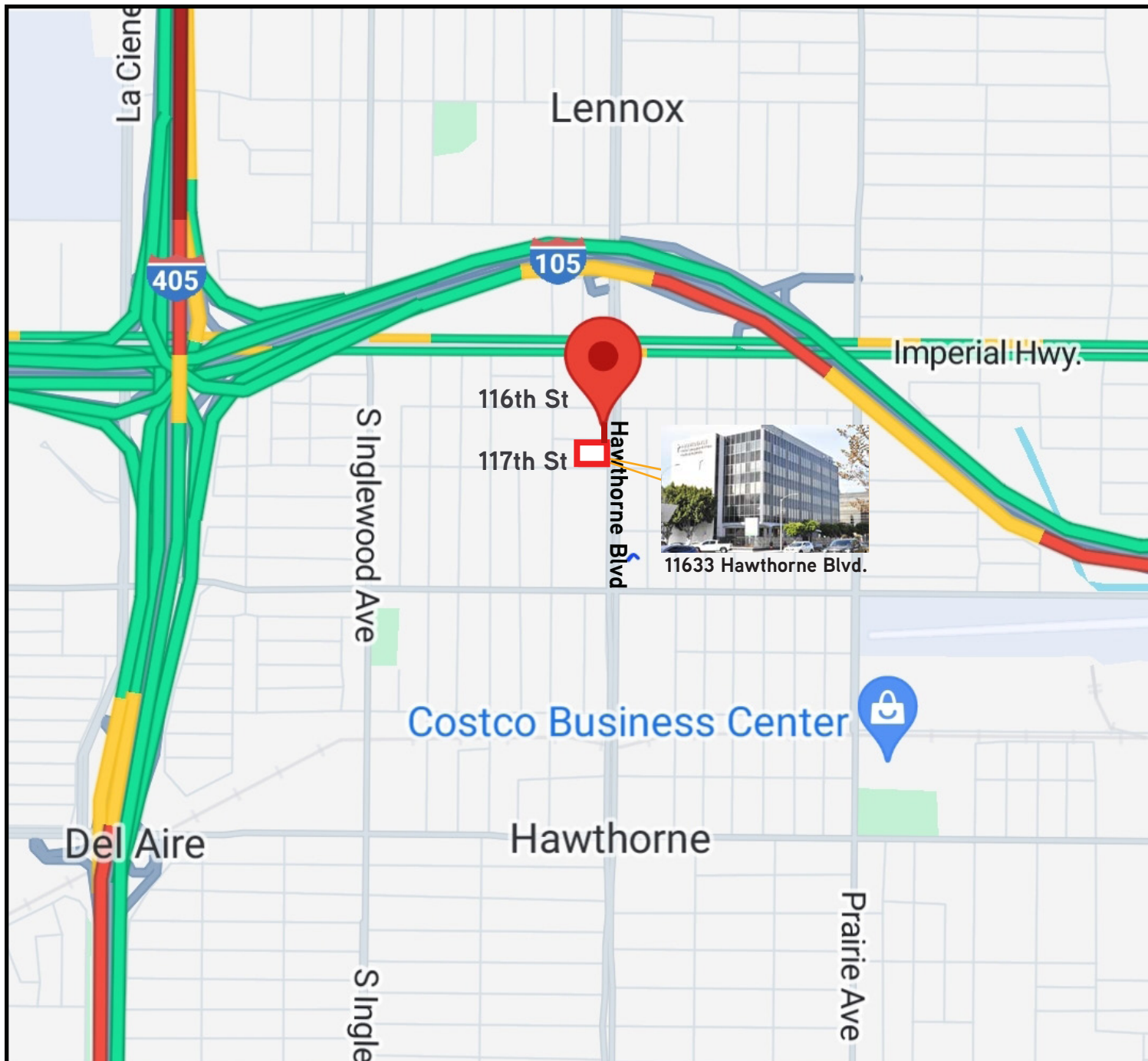


Scenic Aerial Views From 4th & 5th Floors

AERIAL BUILDING & PARKING PHOTOS

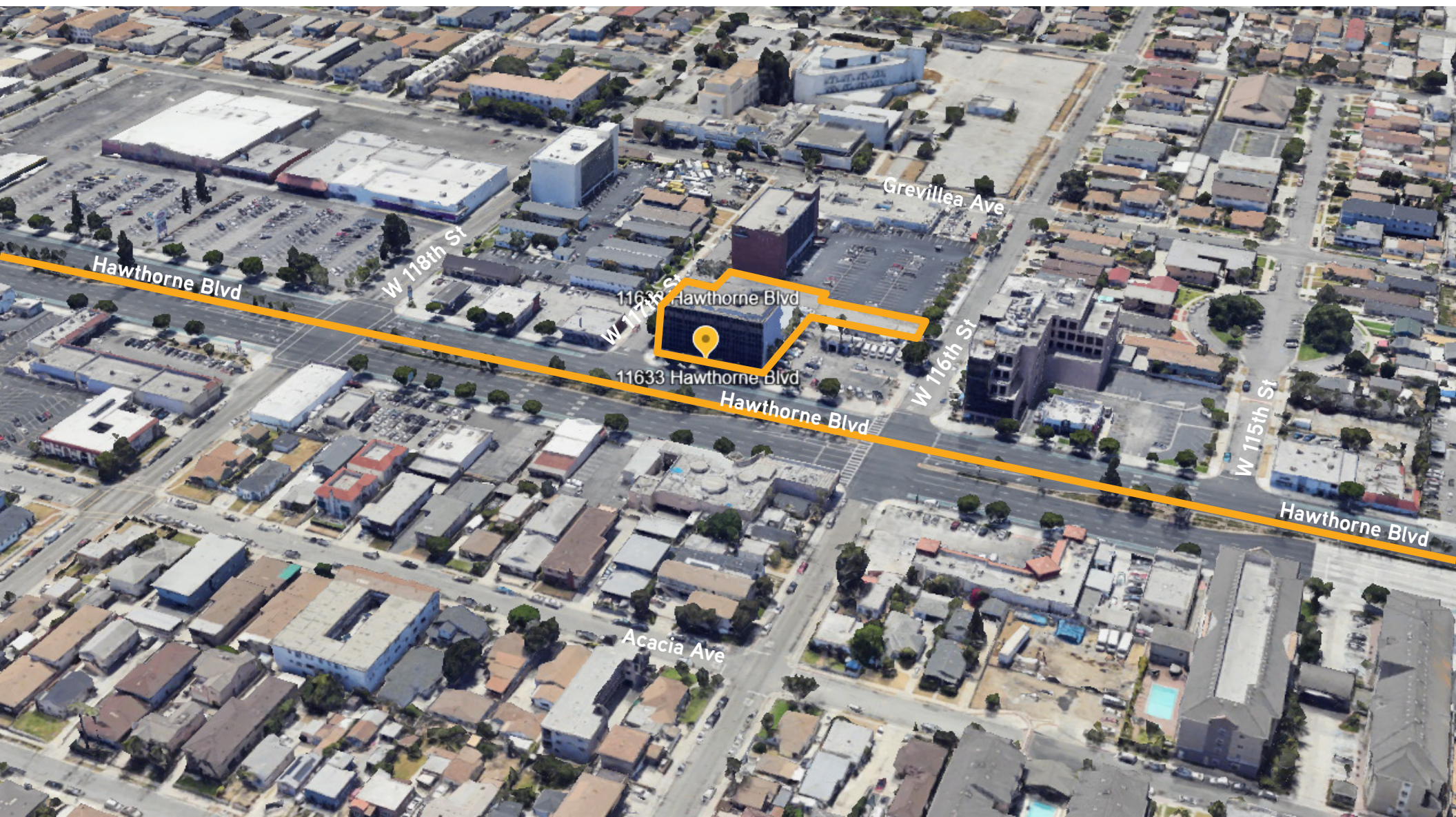


AERIAL FREEWAYS PHOTO



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AERIAL PHOTO



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Demographic and Income Comparison Profile

11633 Hawthorne Blvd, Hawthorne, California, 90250
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.92848
Longitude: -118.35302

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	51,767	268,038	761,837
Households	15,832	90,521	262,159
Average Household Size	3.25	2.94	2.87
2023 Summary			
Population	50,985	265,450	755,130
Households	15,719	90,396	260,963
Families	11,924	64,065	177,415
Average Household Size	3.22	2.91	2.86
Owner Occupied Housing Units	4,125	34,290	116,437
Renter Occupied Housing Units	11,594	56,106	144,526
Median Age	31.4	34.7	36.1
Median Household Income	\$59,326	\$68,671	\$78,368
Average Household Income	\$78,805	\$95,395	\$118,801
2028 Summary			
Population	50,319	264,673	749,044
Households	15,649	91,093	261,032
Families	11,898	64,612	177,877
Average Household Size	3.20	2.88	2.83
Owner Occupied Housing Units	4,287	34,878	118,190
Renter Occupied Housing Units	11,362	56,216	142,842
Median Age	33.2	36.2	37.4
Median Household Income	\$70,898	\$80,394	\$90,673
Average Household Income	\$93,656	\$111,509	\$136,957
Trends: 2023-2028 Annual Rate			
Population	-0.26%	-0.06%	-0.16%
Households	-0.09%	0.15%	0.01%
Families	-0.04%	0.17%	0.05%
Owner Households	0.77%	0.34%	0.30%
Median Household Income	3.63%	3.20%	2.96%



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2023 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,756	11.2%	9,219	10.2%	28,874	11.1%
\$15,000 - \$24,999	1,414	9.0%	6,488	7.2%	16,777	6.4%
\$25,000 - \$34,999	1,438	9.1%	6,932	7.7%	17,644	6.8%
\$35,000 - \$49,999	1,801	11.5%	9,557	10.6%	22,862	8.8%
\$50,000 - \$74,999	3,078	19.6%	16,067	17.8%	38,704	14.8%
\$75,000 - \$99,999	2,281	14.5%	12,508	13.8%	32,839	12.6%
\$100,000 - \$149,999	2,440	15.5%	15,442	17.1%	43,742	16.8%
\$150,000 - \$199,999	900	5.7%	7,299	8.1%	24,043	9.2%
\$200,000+	610	3.9%	6,882	7.6%	35,474	13.6%
Median Household Income	\$59,326		\$68,671		\$78,368	
Average Household Income	\$78,805		\$95,395		\$118,801	
Per Capita Income	\$24,200		\$32,513		\$41,154	

2028 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,516	9.7%	8,452	9.3%	26,287	10.1%
\$15,000 - \$24,999	1,068	6.8%	4,885	5.4%	12,690	4.9%
\$25,000 - \$34,999	1,166	7.5%	5,489	6.0%	14,028	5.4%
\$35,000 - \$49,999	1,543	9.9%	8,015	8.8%	18,729	7.2%
\$50,000 - \$74,999	2,878	18.4%	15,203	16.7%	35,813	13.7%
\$75,000 - \$99,999	2,419	15.5%	12,957	14.2%	33,436	12.8%
\$100,000 - \$149,999	3,002	19.2%	18,008	19.8%	48,650	18.6%
\$150,000 - \$199,999	1,199	7.7%	9,225	10.1%	29,149	11.2%
\$200,000+	860	5.5%	8,856	9.7%	42,244	16.2%
Median Household Income	\$70,898		\$80,394		\$90,673	
Average Household Income	\$93,656		\$111,509		\$136,957	
Per Capita Income	\$29,022		\$38,410		\$47,830	



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	1 mile		3 miles		5 miles	
2020 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,924	5.6%	14,923	5.6%	42,443	5.6%
Age 5 - 9	3,517	6.8%	16,488	6.2%	47,034	6.2%
Age 10 - 14	3,844	7.4%	18,021	6.7%	50,529	6.6%
Age 15 - 19	3,778	7.3%	17,657	6.6%	50,775	6.7%
Age 20 - 24	4,106	7.9%	18,803	7.0%	52,213	6.9%
Age 25 - 34	8,685	16.8%	42,927	16.0%	115,260	15.1%
Age 35 - 44	7,240	14.0%	36,974	13.8%	105,840	13.9%
Age 45 - 54	6,888	13.3%	35,347	13.2%	100,809	13.2%
Age 55 - 64	5,647	10.9%	32,715	12.2%	94,692	12.4%
Age 65 - 74	3,393	6.6%	20,715	7.7%	60,682	8.0%
Age 75 - 84	1,284	2.5%	9,959	3.7%	29,609	3.9%
Age 85+	461	0.9%	3,509	1.3%	11,951	1.6%
2023 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	3,822	7.5%	17,350	6.5%	46,797	6.2%
Age 5 - 9	3,846	7.5%	18,003	6.8%	49,179	6.5%
Age 10 - 14	3,804	7.5%	18,263	6.9%	50,667	6.7%
Age 15 - 19	3,831	7.5%	18,108	6.8%	51,057	6.8%
Age 20 - 24	4,350	8.5%	19,900	7.5%	54,152	7.2%
Age 25 - 34	8,920	17.5%	42,469	16.0%	114,536	15.2%
Age 35 - 44	7,160	14.0%	36,280	13.7%	102,227	13.5%
Age 45 - 54	5,819	11.4%	31,643	11.9%	92,116	12.2%
Age 55 - 64	4,730	9.3%	28,852	10.9%	87,737	11.6%
Age 65 - 74	3,025	5.9%	21,133	8.0%	63,799	8.4%
Age 75 - 84	1,284	2.5%	10,203	3.8%	31,663	4.2%
Age 85+	394	0.8%	3,246	1.2%	11,200	1.5%
2028 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	3,758	7.5%	17,354	6.6%	46,661	6.2%
Age 5 - 9	3,423	6.8%	16,395	6.2%	45,284	6.0%
Age 10 - 14	3,495	6.9%	17,269	6.5%	47,428	6.3%
Age 15 - 19	3,288	6.5%	16,391	6.2%	46,590	6.2%
Age 20 - 24	3,920	7.8%	18,462	7.0%	49,753	6.6%
Age 25 - 34	8,730	17.3%	41,506	15.7%	112,548	15.0%
Age 35 - 44	7,463	14.8%	38,250	14.5%	105,922	14.1%
Age 45 - 54	5,914	11.8%	31,517	11.9%	91,198	12.2%
Age 55 - 64	4,846	9.6%	28,580	10.8%	84,229	11.2%
Age 65 - 74	3,326	6.6%	22,464	8.5%	68,062	9.1%
Age 75 - 84	1,674	3.3%	12,512	4.7%	38,083	5.1%
Age 85+	482	1.0%	3,973	1.5%	13,287	1.8%



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2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,831	13.2%	40,470	15.1%	170,238	22.3%
Black Alone	6,568	12.7%	73,660	27.5%	190,226	25.0%
American Indian Alone	1,497	2.9%	5,364	2.0%	11,643	1.5%
Asian Alone	2,050	4.0%	16,541	6.2%	69,568	9.1%
Pacific Islander Alone	411	0.8%	1,592	0.6%	3,067	0.4%
Some Other Race Alone	24,597	47.5%	90,188	33.6%	213,594	28.0%
Two or More Races	9,812	19.0%	40,223	15.0%	103,500	13.6%
Hispanic Origin (Any Race)	39,130	75.6%	142,726	53.2%	335,005	44.0%

2023 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,432	12.6%	38,087	14.3%	161,279	21.4%
Black Alone	6,289	12.3%	72,206	27.2%	186,257	24.7%
American Indian Alone	1,480	2.9%	5,341	2.0%	11,658	1.5%
Asian Alone	2,045	4.0%	16,953	6.4%	71,880	9.5%
Pacific Islander Alone	387	0.8%	1,534	0.6%	2,978	0.4%
Some Other Race Alone	24,673	48.4%	91,260	34.4%	216,907	28.7%
Two or More Races	9,679	19.0%	40,069	15.1%	104,172	13.8%
Hispanic Origin (Any Race)	39,089	76.7%	144,053	54.3%	340,228	45.1%

2028 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,938	11.8%	35,063	13.2%	149,110	19.9%
Black Alone	5,836	11.6%	70,561	26.7%	179,512	24.0%
American Indian Alone	1,578	3.1%	5,744	2.2%	12,584	1.7%
Asian Alone	2,026	4.0%	17,394	6.6%	74,552	10.0%
Pacific Islander Alone	353	0.7%	1,438	0.5%	2,814	0.4%
Some Other Race Alone	25,104	49.9%	94,340	35.6%	224,709	30.0%
Two or More Races	9,484	18.8%	40,132	15.2%	105,763	14.1%
Hispanic Origin (Any Race)	39,369	78.2%	147,505	55.7%	350,140	46.7%