

11939 HAWTHORNE BOULEVARD

HAWTHORNE, CA 90250

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FOR LEASE

Free-Standing Warehouse/
Office Building

±14,541 RSF

\$18,000/MO. + NNN FEES

±\$1.25/SF Per Month + NNN FEES



11939 Hawthorne Boulevard is a free-standing warehouse/office building comprised of approximately 14,541 SF of building on an estimated 26,224 SF lot. The subject property contains +/-30 gated marked parking spaces as well as ample street parking. There are five (5) offices/suites in the northern portion of the building. The property comes equipped with 220 amp 3-phase power and one 12x12 GL loading dock. Once occupied by Pacific Bell in the 90's, this phenomenal building presents an excellent opportunity for a multitude of tenants and a variety of use-cases.

11939 Hawthorne Boulevard is strategically located in between W. 120th Street and Imperial Highway, nestled in a thriving pocket of Hawthorne. The subject property is minutes away from a multitude of national tenants, some of which include Ralphs, Subway, Starbucks, the UPS Store, CVS, Wingstop, and El Pollo Loco, just to name a few. Hawthorne aka "Hub of South Bay" is an appealing location for businesses seeking warehouse or office space due to its strategic location, pro-business environment, and access to Los Angeles County's vast consumer market and transportation network. With a growing economy, Hawthorne provides a supportive backdrop for new and expanding businesses.

HIGHLIGHTS

Free Standing Warehouse with Office Space

C3 Commercial Zoning

±14,541 SF of Building on ±26,223 SF Lot

3-Phase Power

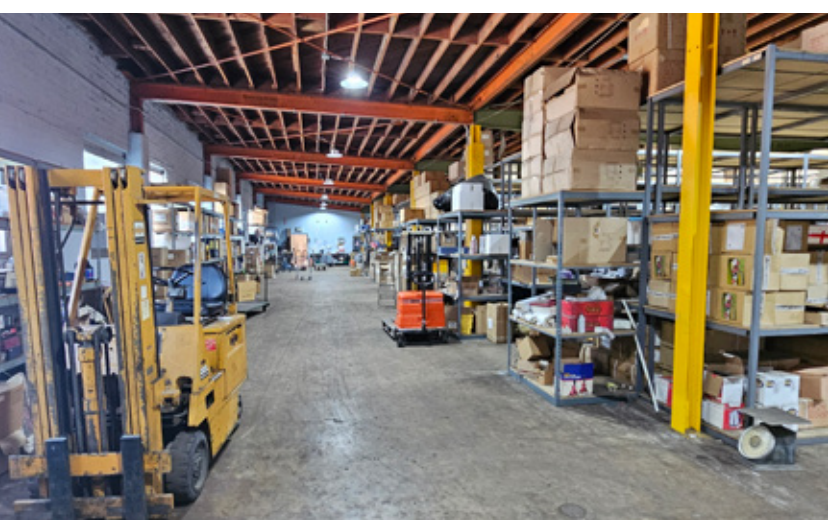
One 12x12 GL Loading Dock

15' Clear Height

Gated Parking for ±30 Vehicles | Ample Street Parking

Perfect for Variety of Tenants and Uses

High Traffic Volume of ±31,300 VPD





HAWTHORNE, CA

"HUB OF SOUTH BAY"



Population	1 Mile	3 Mile	5 Mile
2023 Total Population	48,066	260,203	714,201
2028 Population Projection	46,495	253,495	697,830
Population Growth 2023-2028	-0.7%	-0.5%	-0.5%
Median Age	35.2	37	38.1
Households			
2023 Total Households	14,246	82,828	464,651
Annual Growth 2028	-0.1%	0%	-0.1%
Average Household Size	3.3	3.1	2.9
2023 Average HH Vehicles	2	2	2
Income			
Average Household Income	\$70,950	\$85,667	\$102,428
Housing			
Median Home Value	\$650,721	\$679,936	\$759,032
Median Year Built	1964	1964	1960
Total Specified Consumer Spending (\$)	\$412,673,777	\$2,618,761,689	\$8,268,297,275



Very Walkable

81



Good Transit

53



Bikeable

55



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