



Retail Space For Lease

Available:

±5,500 SF
(Divisible)

Northgate Market Shopping Center

3930 Rosecrans Ave
Hawthorne, CA, 90250

Property Highlights

- Anchored by a high performing Northgate Gonzalez Market
- Located at a major signalized intersection with traffic counts exceeding 66,000 cars per day
- Tenants include CVS, El Pollo Loco, Yoshinoya, and Popeyes.
- Strong three-mile demographics with over 307,000 residents and 104,000 households, a daytime population of 284,364 and average household income over \$109,000

Copyright © 2024 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Contact us:

(323) 609 3172

Alex LaRosa

alex.larosa@colliers.com

James Rodriguez

james.rodriguez@colliers.com

Michael Bohorquez

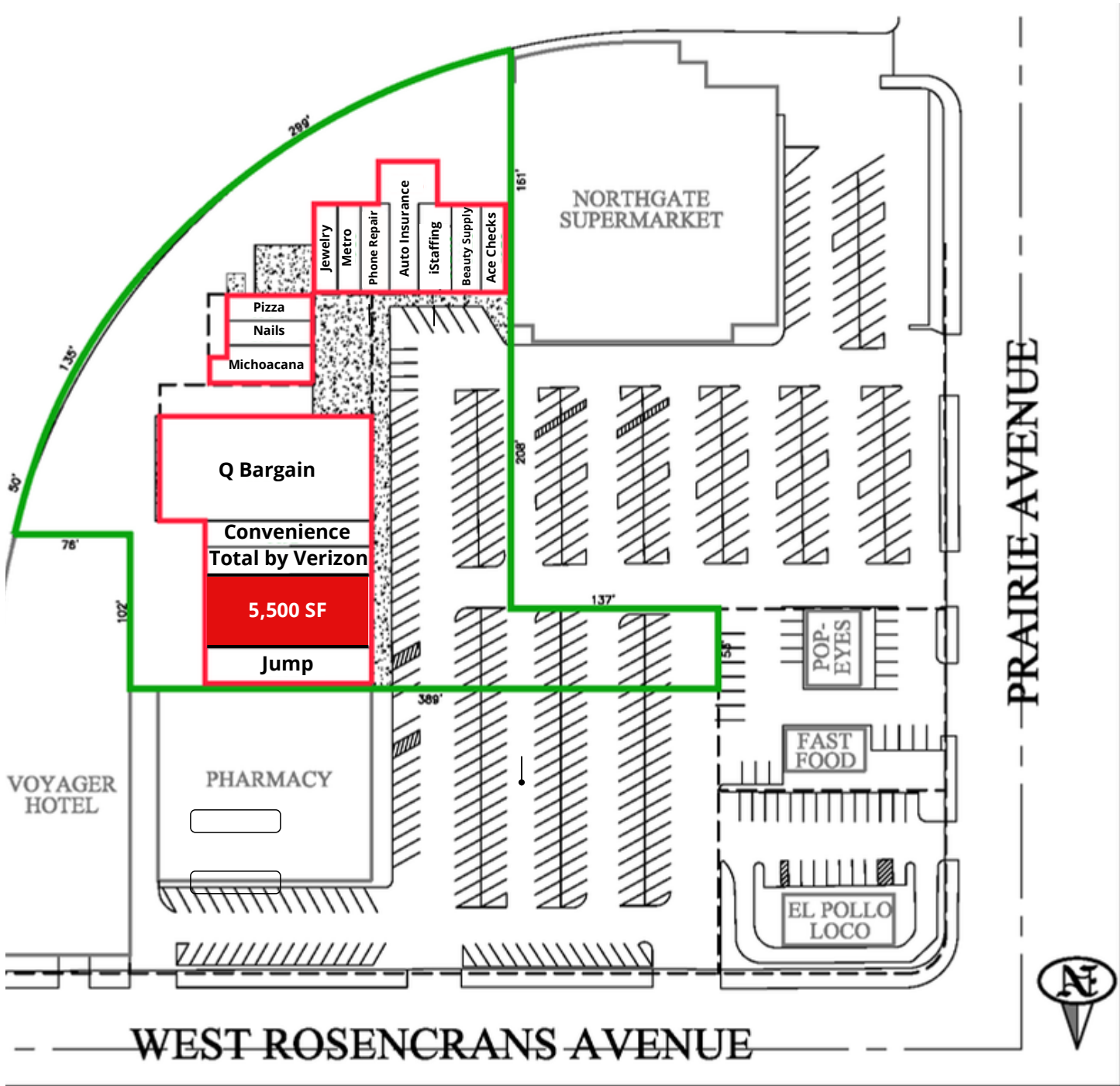
michael.bohorquez@colliers.com

Colliers

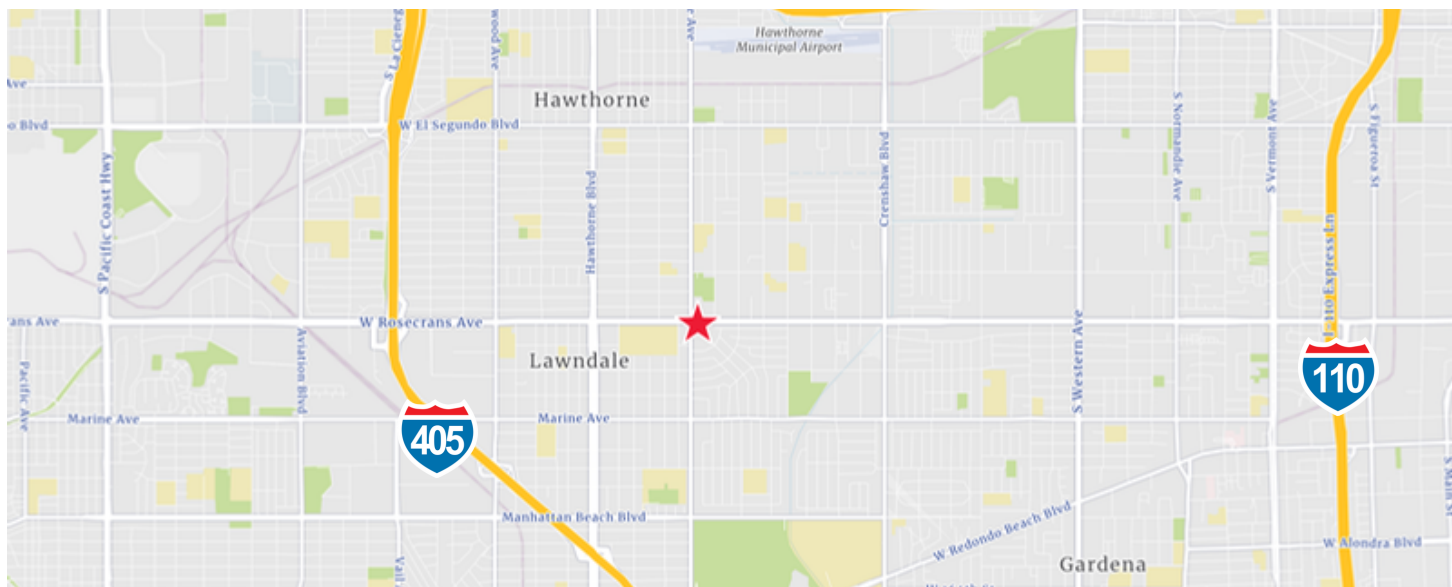
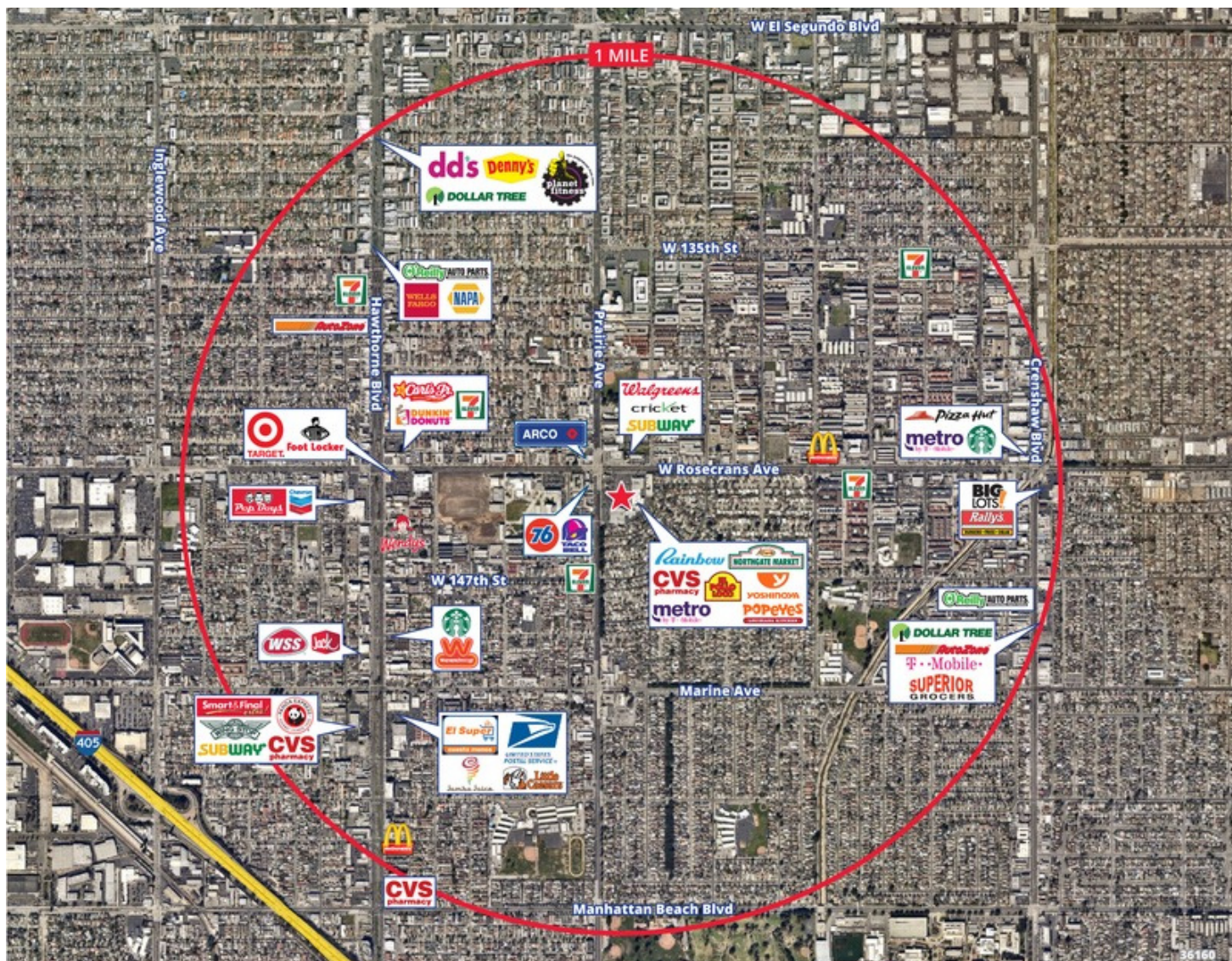
Colliers International

865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Site Plan



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	65,724	307,244	679,438
Total Households	22,426	104,766	235,540
Total Family Households	15,325	74,439	160,902
Average Household Size	2.91	2.91	2.85
Median Age	32.7	35.8	36.4
Population Age 25+	41,551	205,163	457,546
2010-2020 Population: Annual Growth Rate	0.23%	0.12%	0.21%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.59%	-0.43%	-0.45%
Households	-0.54%	-0.36%	-0.39%
Families	-0.50%	-0.33%	-0.35%
Median Household Income	4.08%	4.41%	4.50%
Current Year Population by Sex			
Male Population	32,054	150,820	331,718
% Male	48.8%	49.1%	48.8%
Female Population	33,670	156,424	347,719
% Female	51.2%	50.9%	51.2%
Current Year Race and Ethnicity			
Total	65,723	307,243	679,438
White Alone	14.8%	21.2%	24.6%
Black Alone	23.1%	16.6%	20.4%
American Indian Alone	2.1%	1.8%	1.5%
Asian Alone	9.7%	14.9%	12.4%
Pacific Islander Alone	0.8%	0.7%	0.5%
Some Other Race Alone	34.9%	29.5%	26.8%
Two or More Races	14.7%	15.4%	13.9%
Hispanic Origin	53.7%	47.8%	42.9%
Diversity Index	88.5	89.7	89.4
Current Year Educational Attainment			
Total	41,549	205,162	457,548
Less than 9th Grade	10.6%	9.0%	8.6%
9th - 12th Grade, No Diploma	9.8%	8.1%	7.9%
High School Graduate	22.2%	20.5%	19.1%
GED/Alternative Credential	2.2%	2.1%	1.8%
Some College, No Degree	23.3%	19.6%	18.8%
Associate Degree	7.6%	8.2%	7.9%
Bachelor's Degree	17.9%	22.9%	24.1%
Graduate/Professional Degree	6.4%	9.6%	11.8%
Current Year Income and Households Summary			
Median Household Income	\$61,885	\$76,543	\$79,881
Average Household Income	\$84,023	\$109,313	\$120,574
Per Capita Income	\$28,776	\$37,276	\$41,889
Current Year Summary Business Data			
Total Businesses	1,444	11,160	33,060
Total Daytime Population	47,849	284,364	761,044
Daytime Population: Workers	14,170	123,471	399,960
Daytime Population: Residents	33,679	160,893	361,084

Contact

James Rodriguez

james.rodriguez@colliers.com

Michael Bohorquez

michael.bohorquez@colliers.com

Alex LaRosa

alex.larosa@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2021. All rights reserved.