



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE



±650 SECOND FLOOR OFFICE SPACE AVAILABLE!

11801 Inglewood Ave., Hawthorne, CA 90250



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RETAIL/OFFICE SPACE
HAWTHORNE, CA

PROPERTY FEATURES

11801 Inglewood Ave., Hawthorne, CA 90250



APPROX. 650 SF

SECOND FLOOR RETAIL/OFFICE SPACE AVAILABLE

- ✓ Previously used as Eyelash and Hair Salon
- ✓ Clean unit with restroom

AREA AMENITIES

- ✓ Ample street level parking
- ✓ Heavy foot traffic area
- ✓ Near LAX Airport
- ✓ Located new I-405 and I-105 freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	39,472	251,619	692,906
 Avg. HH Income	\$85,257	\$92,822	\$110,434
 Daytime Pop	31,523	202,537	562,046
 Traffic Count	± 18,181 CPD ON INGLEWOOD ST		

RETAIL/OFFICE SPACE
HAWTHORNE, CA

INTERIOR PHOTOS

11801 Inglewood Ave., Hawthorne, CA 90250



RETAIL/OFFICE SPACE
HAWTHORNE, CA

AERIAL MAP

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ARMEN TCHAPANIAN
SENIOR ASSOCIATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.