

# **2ND GENERATION RESTAURANT OPPORTUNITY**

12139 HAWTHORNE BLVD | HAWTHORNE, CA 90260

FOR LEASE



INTERACTIVE BROCHURE





## OPPORTUNITY

Matthews™ is pleased to present a restaurant/retail opportunity available for lease. The space is ±11,862 SF and located at 12139 Hawthorne Blvd. Nearby retailers include: Ralphs, 99 Cents Only, WSS, Superior Grocers and more.

## PROPERTY DESCRIPTION

**±11,862 SF**  
GLA (SF)

**\$2.00 PSF**  
ASKING RENT

**\$1.00 PSF**  
NNN'S

**NOW**  
AVAILABILITY

**2ND GEN RESTAURANT SPACE**  
CURRENT CONDITION

**RESTAURANT/RETAIL**  
POTENTIAL USE

**±72 PARKING STALLS ON SITE**  
PARKING



VALENCIA APARTMENTS

HAWTHORNE BLVD ± 36,000 VPD

W 120TH ST ± 22,000 VPD

12139 HAWTHORNE BLVD  
SUBJECT PROPERTY



HAWTHORNE PLAZA  
± 0.1 MILES AWAY



12139 HAWTHORNE BLVD  
HAWTHORNE, CA



# HAWTHORNE, CA

Hawthorne is a city in the South Bay (southwestern) region of Los Angeles County, California. Home to over 88,000 people and 20 constituent neighborhoods, Hawthorne is the 87th largest community in California. Surrounded by Interstates 405, 105, and 110, Hawthorne has easy access to Los Angeles and other large cities in the area.

Neighboring the highly-visited Manhattan Beach and Hermosa Beach, Hawthorne is a popular place to live for young professionals. This also creates a great environment for a vibrant nightlife. The city also has great public transportation and a very diverse population. Hawthorne was named on the lists for Most Diverse Suburbs in California and Best Suburbs for Millennials in California in 2018.



**48,802**  
POPULATION



**15,035**  
HOUSEHOLDS



**433M**  
CONSUMER SPENDING



**\$72,750**  
HH INCOME

1-MILE RADIUS

**12139 HAWTHORNE BLVD**  
**HAWTHORNE, CA**

FOR LEASE

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

# 12139 HAWTHORNE BLVD

HAWTHORNE, CA 90260

## EXCLUSIVE LEASING AGENTS

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## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at **12139 Hawthorne Blvd, Hawthorne, CA** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.