



CASUAL MALE XL



For Lease



at a
**405 Fwy
On/Off
Ramp!**

END-CAP SPACE IMMEDIATELY OFF THE 405 FREEWAY OFF-RAMP

Hawthorne Blvd. + 405 Freeway – Lawndale

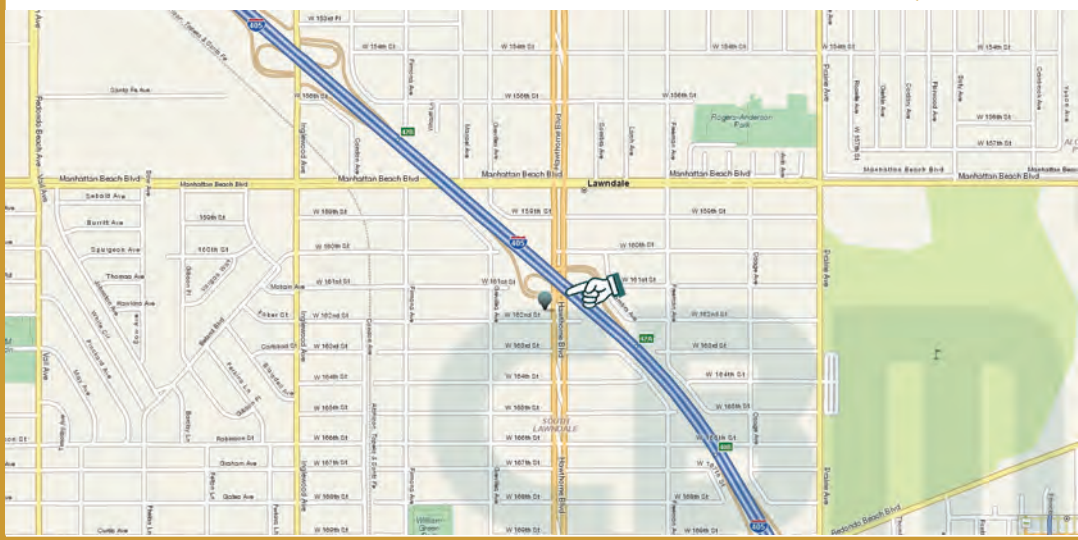
FEATURES...

- ± 1,119 sq ft end-cap space available for lease
- Easily accessible center
- Ample parking in large on-site lot
- Ideal location for insurance office, hair salon, cellular phone store, or quick server restaurant

AREA AMENITIES...

- Prime Lawndale location on busy Hawthorne Boulevard
- Situated on a major signalized intersection
- Immediately off a 405 Freeway off-ramp
- Outstanding traffic counts

**16129 HAWTHORNE BOULEVARD
LAWNDALE, CA 90260**



CONTACT...

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MORE INFO...
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The information contained herein has been obtained from the Owner of the property and/or other sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. CBM is performing acts that require a real estate license: CA Real Estate Brokers License # 00982859.

Aerial Photo



Demographics

Date: 05/25/10

Current Geography Selection: (3 Selected) 2,3,5 mile radii: 16129
HAWTHORNE BLVD, LAWNDALE, CA 90260

Lat: 33.883996 Long: -118.352875

City: Lawndale Pop: 32,038

County: Los Angeles County Pop: 9,736,157

Zip: 90260 Pop: 35,453

Demographic Snapshot Comparison Report

	2 Miles:	3 Miles:	5 Miles:
Population: 2009			
Total Population	143,171	274,834	601,474
Male Population	49.7%	49.5%	49.5%
Female Population	50.4%	50.5%	50.6%
Median Age	35.2	36.1	35.7
Population Density (per sq. mi.)	11,393.2	9,720.3	7,658.2
Employees	39,845	110,505	331,564
Establishments	4,331	10,348	27,487
Income: 2009			
Median HH Income	\$57,964	\$61,143	\$59,206
Per Capita Income	\$26,824	\$31,116	\$29,656
Average HH Income	\$75,128	\$84,742	\$83,059
Households: 2009			
Total Households	50,552	100,512	213,216
Average Household Size	2.82	2.72	2.80
Household Growth 1990 - 2000	4.6%	4.5%	4.1%
Housing: 2009			
Owner Occupied Housing Units	42.3%	44.3%	43.7%
Renter Occupied Housing Units	53.0%	50.8%	50.8%
Vacant Housing Units	4.7%	4.9%	5.5%
Race: 2009			
White	55.5%	55.0%	52.1%
Black	11.5%	12.2%	14.8%
American Indian, Eskimo, Aleut	0.3%	0.3%	0.3%
Asian	15.2%	16.5%	14.3%
Hawaiian or Pacific Islander	0.7%	0.7%	0.6%
Other	12.2%	11.2%	14.0%
Multirace	4.6%	4.2%	3.8%
Ethnicity: 2009			
Hispanic	36.5%	33.4%	37.5%
Non-Hispanic	63.5%	66.6%	62.5%