

FOR LEASE



HIGH TRAFFIC ROSECRANS AVENUE IN THE CITY OF HAWTHORNE

Rosecrans Ave. Near Prairie Ave. – Hawthorne

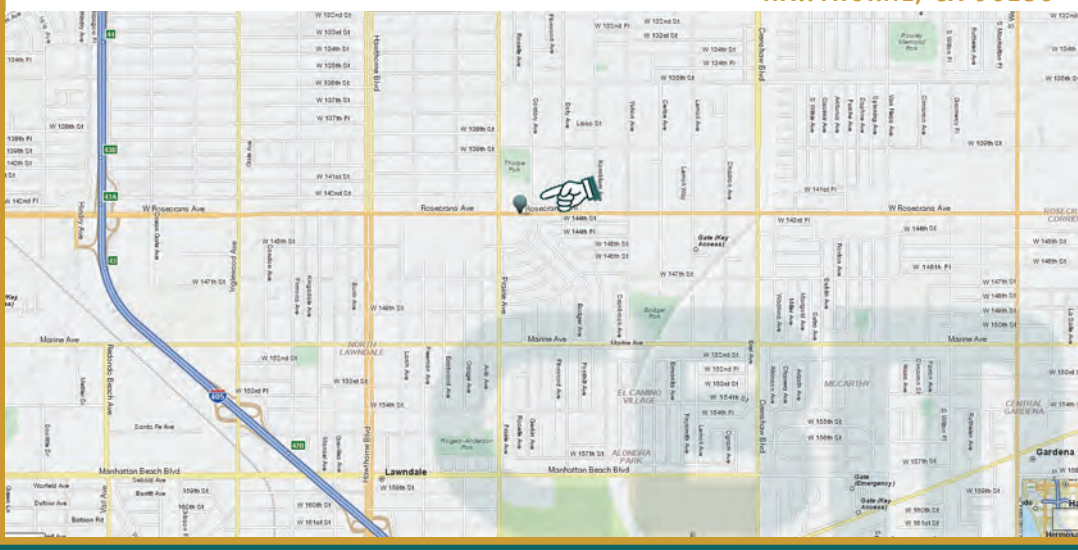
FEATURES...

- ± 1,900 sq ft available (divisible to 800 sq ft)
- Former Blockbuster only 2 spaces remaining
- Excellent street exposure and signage
- Easy parking
- Co-tenants include Subway, dental office, Cash Advance, Piara Pizza, and Fred Loya Insurance
- Suitable for a restaurant, medical office, discount store, tax service, cell phone store, hair salon, and more

AREA AMENITIES...

- Immediately adjacent to a signalized intersection
- Heavy daytime auto traffic
- Central, easily accessible location
- 1-mile population: 64,180 people
- 1-mile av HH income: \$53,189
- Successful neighborhood retailers include Walgreens, Subway, CVS, Northgate Market, and El Pollo Loco

**3909 ROSECRANS AVENUE
HAWTHORNE, CA 90250**



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MORE INFO...
▶ visit cbm1.com

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.

Demographics

DemographicsNow®

Date: 09/17/10
 Current Geography Selection: (3 Selected) 1,2,3 mile radii: 3903 W
 ROSECRANS AVE, HAWTHORNE, CA 90250

Lat: 33.902047 Long: -118.341706
 City: Hawthorne Pop: 86,894
 County: Los Angeles County Pop: 9,736,157
 Zip: 90250 Pop: 94,116

Demographic Snapshot Comparison Report

	1 Miles:	2 Miles:	3 Miles:
Population: Spring 2010			
Total Population	64,180	156,577	310,635
Male Population	48.5%	49.1%	49.3%
Female Population	51.5%	50.9%	50.8%
Median Age	31.6	33.4	34.3
Population Density (per sq. mi.)	20,429.2	12,460.0	10,986.5
Employees	10,187	45,773	121,776
Establishments	1,483	4,501	10,499
Income: Spring 2010			
Median HH Income	\$36,916	\$43,641	\$48,266
Per Capita Income	\$18,148	\$20,045	\$22,454
Average HH Income	\$53,189	\$60,468	\$68,249
Households: Spring 2010			
Total Households	21,374	51,037	100,809
Average Household Size	3.0	3.1	3.1
Household Growth 2000 - 2010	-0.4%	0.5%	0.6%
Housing: Spring 2010			
Owner Occupied Housing Units	25.2%	36.6%	41.4%
Renter Occupied Housing Units	69.6%	58.5%	53.5%
Vacant Housing Units	5.2%	4.9%	5.1%
Race: Spring 2010			
White	30.6%	34.4%	35.8%
Black	26.0%	21.2%	18.2%
American Indian, Eskimo, Aleut	0.4%	0.4%	0.4%
Asian	11.5%	12.7%	14.0%
Hawaiian or Pacific Islander	1.0%	1.0%	1.0%
Other	24.5%	24.0%	24.5%
Multirace	6.1%	6.4%	6.1%
Ethnicity: Spring 2010			
Hispanic	45.3%	45.1%	45.0%
Non-Hispanic	54.7%	54.9%	55.0%

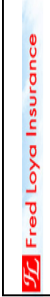



Satellite View



Site Plan

Prairie Ave

Available

	Dental Office	3909 E		3909 C	3909 B		
		Approx 1,110 sq ft		Approx 1,105 sq ft	Approx 805 sq ft		
Barber Shop							
							



Rosecrans Ave

Additional Pictures



Additional Pictures

