

# CBM

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BUSINESS  
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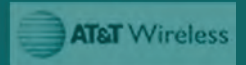
## Join us at Booth 603

2011 ICSC  
*Western Division*  
Conference & Deal Making

SEPTEMBER 8 - 9

SAN DIEGO CONVENTION CENTER

# TENANTS INCLUDE



# FOR LEASE



1ST CLASS RETAIL SPACE IN PRIME HAWTHORNE/MANHATTAN BEACH

### Rosecrans Ave. + 405 Freeway – Hawthorne

#### FEATURES...

- ± 1,260 and 1,800 sq ft available
- Freeway visible trophy location
- National co-tenants include Qdoba, Carl's Jr., AT&T, and FedEx Kinko's
- Property neighbored by Costco, Bed Bath & Beyond, Staples, and Equinox
- Freeway-visible monument sign available

#### AREA AMENITIES...

- Property sits adjacent to the 405 Rosecrans off-ramp: Rosecrans is the gateway to Manhattan Beach, Hermosa Beach and El Segundo
- Great demographics:
  - 1-mile population: 17,046 people
  - 1-mile employees: 27,511 people
  - 1-mile av HH income: \$94,168
  - 3-mile population: 276,758 people
  - 3-mile employees: 119,990 people
  - 3-mile av HH income: \$91,504

5201-5315 ROSECRANS AVENUE  
HAWTHORNE, CA 90250



### CONTACT...

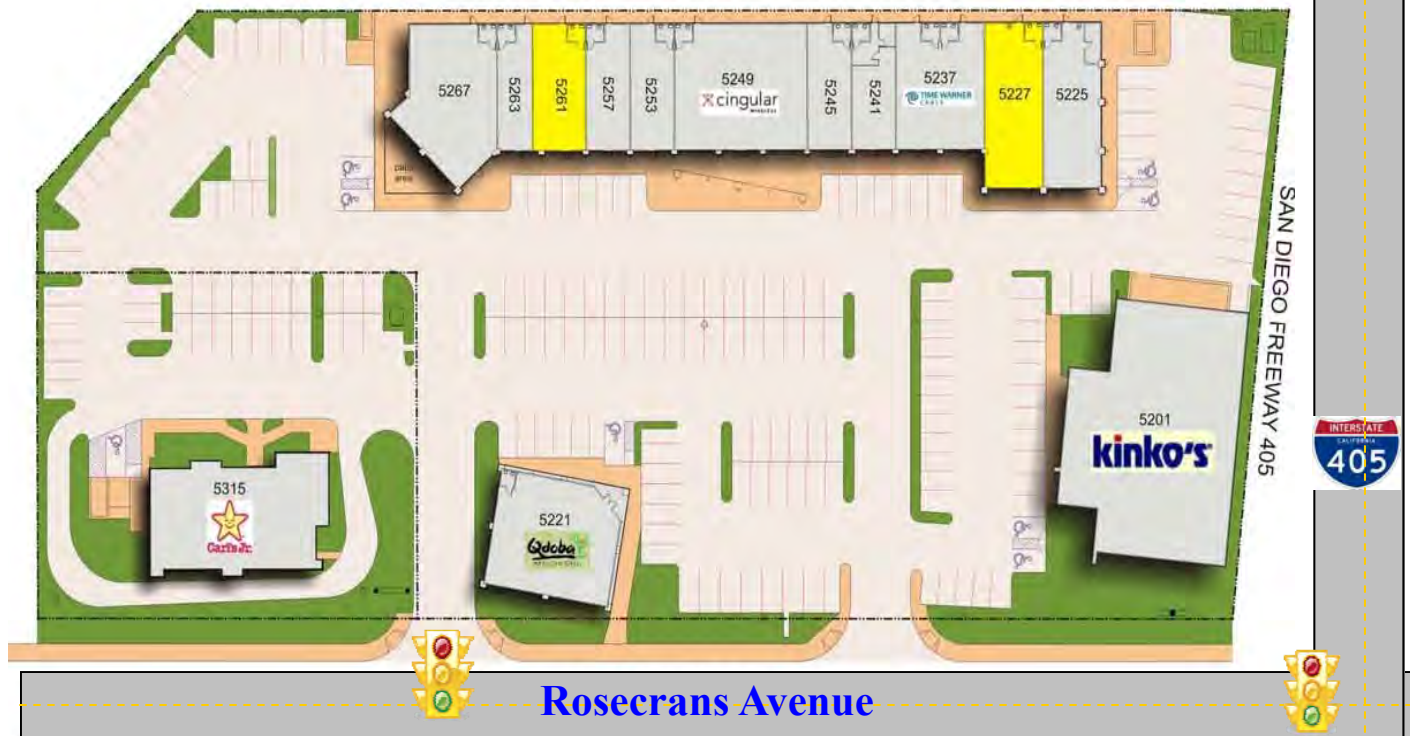
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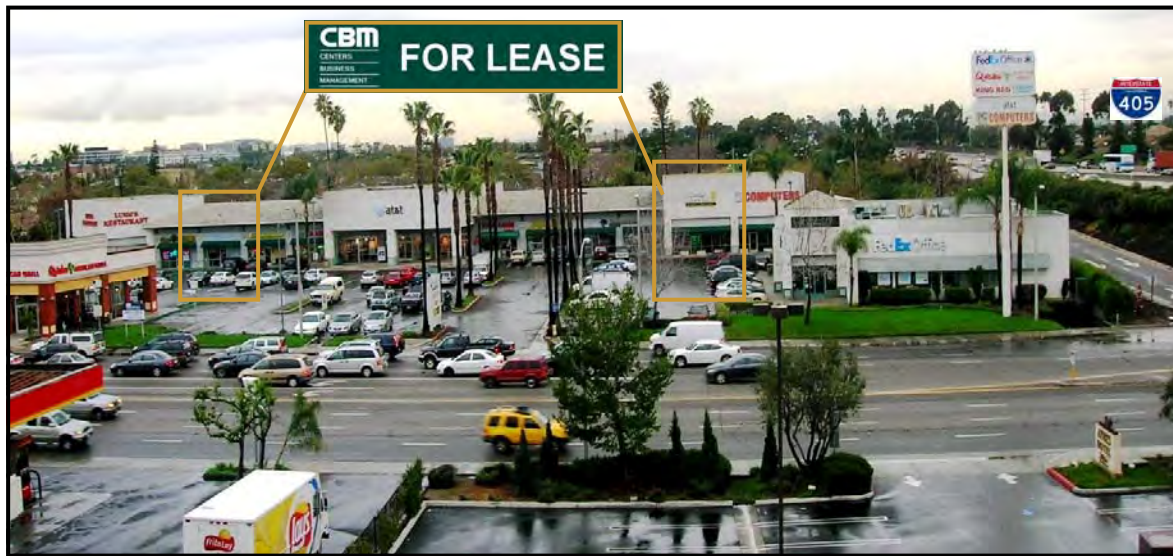
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## SITE PLAN



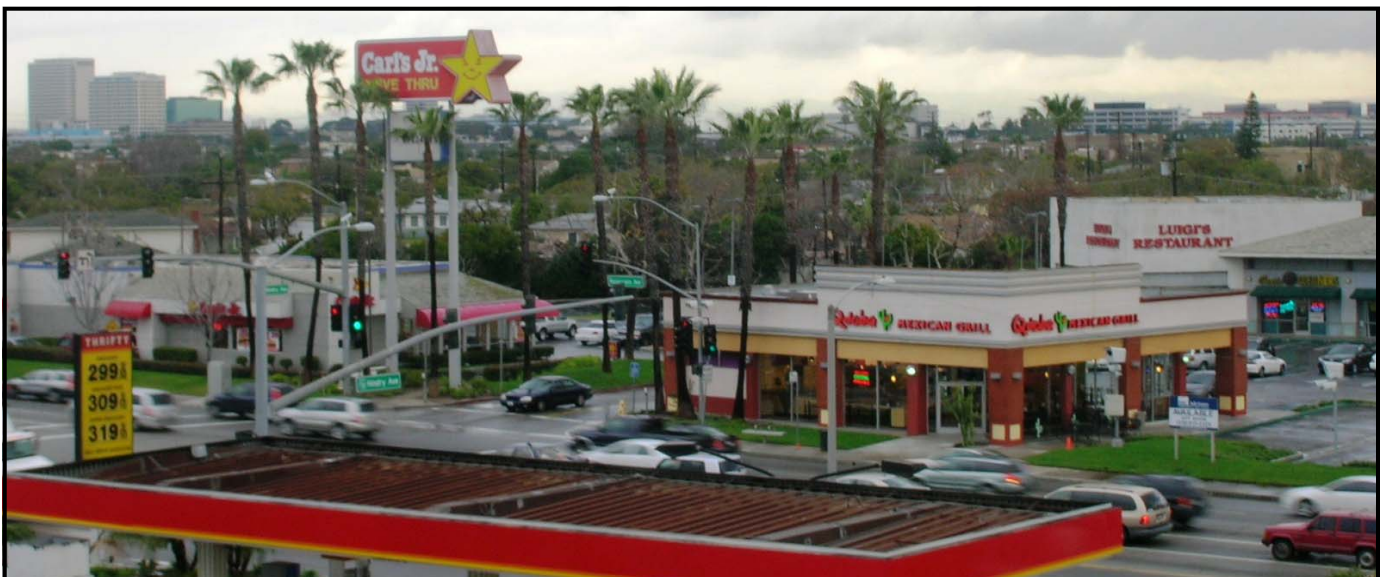
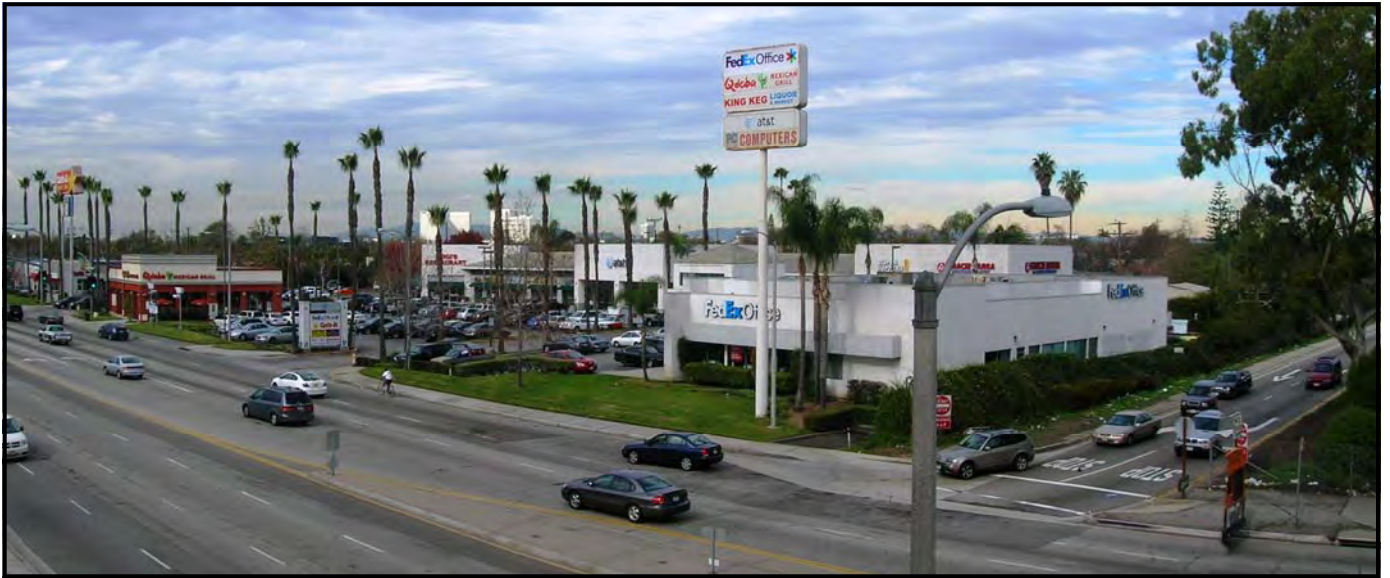
**GLENCOURT SHOPPING PLAZA**  
5201-5315 ROSECRANS AVENUE HAWTHORNE, CA 90250

<i><b>SUITE</b></i>	<i><b>TENANT</b></i>	<i><b>AREA (SF)</b></i>
5201	FedEx Kinko's	
5221	QDOBA Mexican Grill	
5225	Gracie Barra Manhattan Beach	
5227	VACANT	1,800
5237	Time Warner Cable	
5241	Ramp West Market & Liquor	
5245	Royal Kabob	
5249	AT&T	
5253	Lux Nails Spa	
5257	L & L Hawaiian BBQ	
5261	VACANT	1,260
5263	Classic Cleaners	
5267	LUIGI'S Restaurant	
5315	CARL'S Jr.	



1517 S. Sepulveda Blvd., Los Angeles, CA 90025

• 17030 Ventura Blvd., Suite 200, Encino, CA 91316



## DEMOGRAPHICS

# DemographicsNow

### Demographic Snapshot Comparison

**Geography:** 1 Mile: 5201 W ROSECRANS AVE # 5315 HAWTHORNE, CA 90250, 3 Miles: 5201 W ROSECRANS AVE # 5315 HAWTHO...

	1 Mile: 5201 W ROSECRANS AVE # 5315 HAWTHORNE, CA 90250	3 Miles: 5201 W ROSECRANS AVE # 5315 HAWTHORNE, CA 90250	5 Miles: 5201 W ROSECRANS AVE # 5315 HAWTHORNE, CA 90250
<b>Population: Spring 2010</b>			
Total Population	17,046	276,758	576,872
Male Population	50.0%	49.8%	49.2%
Female Population	50.0%	50.2%	50.8%
Median Age	37.8	34.7	35.6
Population Density (per sq. mi.)	5,421.1	9,779.6	7,338.4
Employees	27,511	119,990	276,255
Establishments	1,370	10,604	23,727
<b>Income: Spring 2010</b>			
Median HH Income	\$66,435	\$59,473	\$57,032
Per Capita Income	\$32,247	\$32,137	\$30,011
Average HH Income	\$94,168	\$91,504	\$83,766
<b>Households: Spring 2010</b>			
Total Households	5,777	96,286	204,130
Average Household Size	2.9	2.9	2.8
Household Growth 2000 - 2010	1.8%	1.0%	0.2%
<b>Housing: Spring 2010</b>			
Owner Occupied Housing Units	62.9%	41.5%	42.8%
Renter Occupied Housing Units	33.0%	53.5%	52.0%
Vacant Housing Units	4.1%	5.0%	5.2%
<b>Race: Spring 2010</b>			
White	56.9%	48.7%	42.5%
Black	6.4%	12.3%	18.1%
American Indian, Eskimo, Aleut	0.3%	0.4%	0.3%
Asian	10.3%	10.1%	12.6%
Hawaiian or Pacific Islander	0.7%	0.9%	0.7%
Other	18.4%	21.4%	19.9%
Multirace	7.0%	6.3%	6.0%
<b>Ethnicity: Spring 2010</b>			
Hispanic	39.5%	40.9%	37.8%
Non-Hispanic	60.5%	59.1%	62.2%