

Ground Lease Opportunity



12139 Hawthorne Blvd. | Hawthorne, CA 90250

Scott Burns

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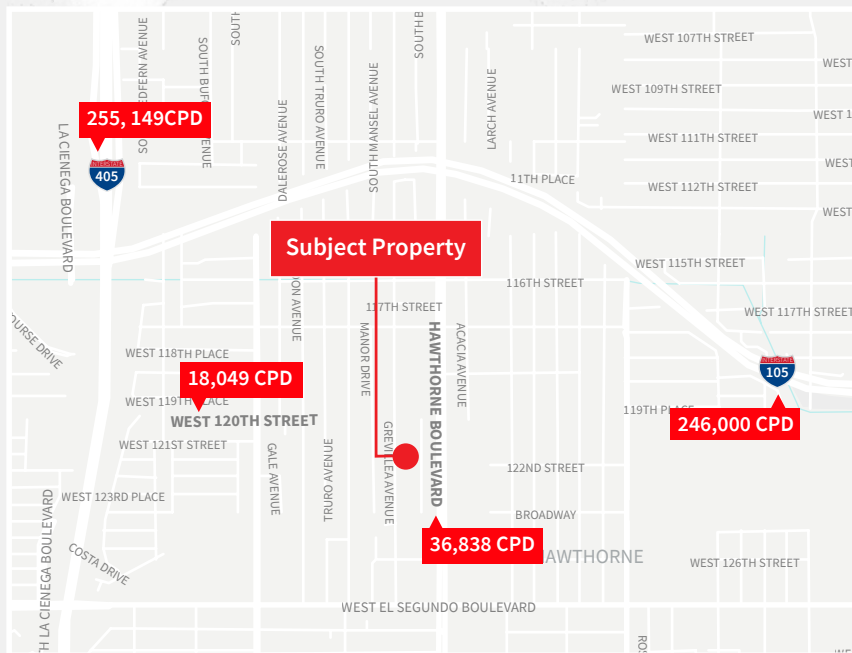
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Property Highlights

12139 Hawthorne Blvd. | Hawthorne, CA 90250

- Ground lease opportunity for two parcels. Front parcel has excellent visibility to Hawthorne Blvd. which sees almost 37,000 CPD
- Proximity to the 105 and 405 interchange which sees around 500,000 CPD
- Located close to the SpaceX headquarters. SpaceX has around 8,000 employees nationwide, with a majority of them working out of their Los Angeles office
- Located in a densely populated trade area with over 700,000 people within a 5 mile radius

STRENGTH OF THE MARKET



DEMOGRAPHICS

	1 mile ▼	3 miles ▼	5 miles ▼
	51,460 Total Population	278,275 Total Population	734,492 Total Population
	15,718 # of Households	86,492 # of Households	243,451 # of Households
	\$66,798 Ave. HH Income	\$79,956 Ave. HH Income	\$99,038 Ave. HH Income
	31.8 Median Age	33.9 Median Age	35.6 Median Age

Property Photos

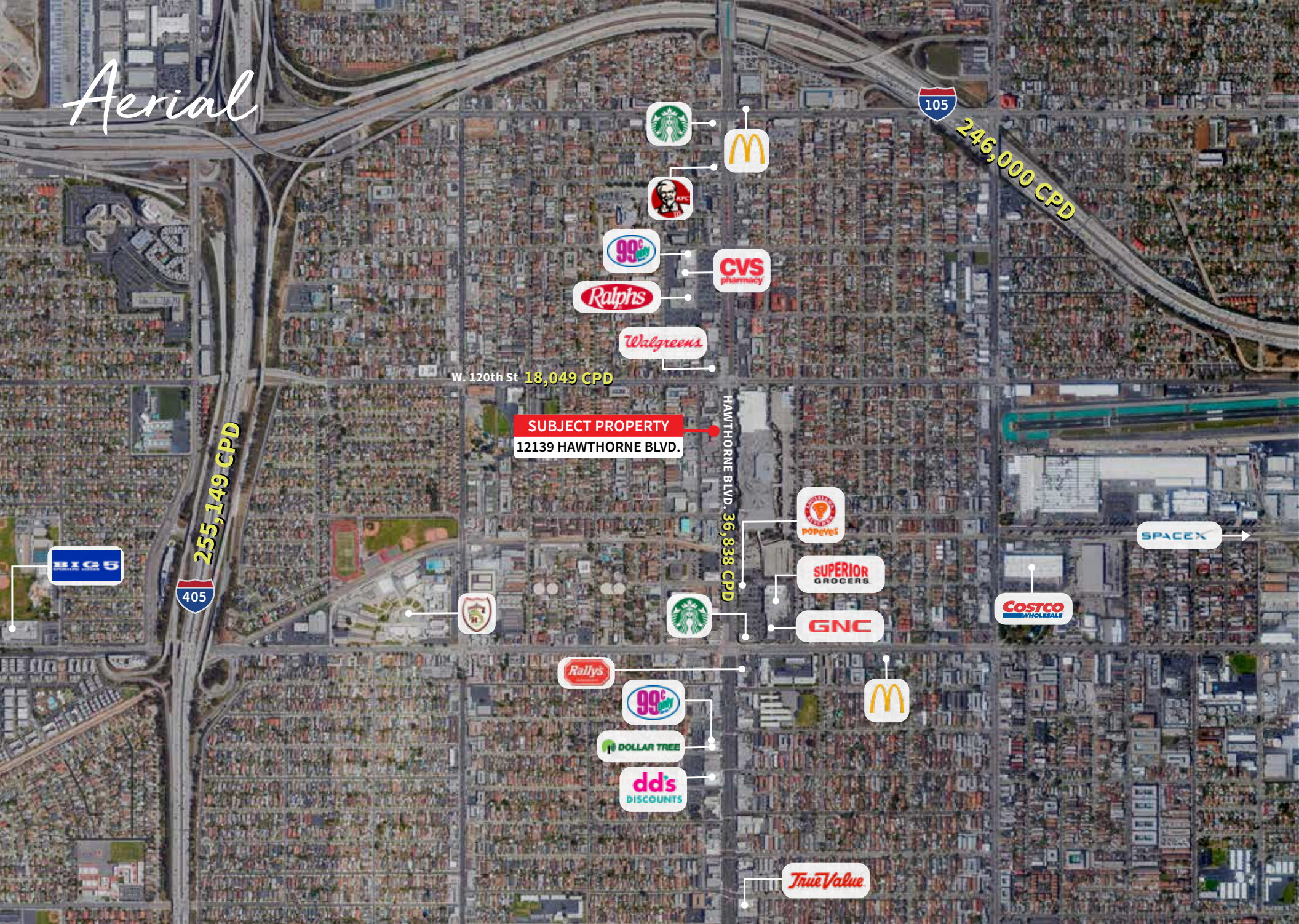


Site Plan

BUILDING SIZE: 11,287 SF
LAND SIZE - FRONT PARCEL: 43,560 SF
PARKING - FRONT PARCEL: 72 SPACES (6:1000)
LAND SIZE - BACK PARCEL: 23,845 SF
PARKING - BACK PARCEL: 65 SPACES



Aerial





*Achieve
Ambitions*

us.jll.com/retail

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