

DRIVE-THRU / RESTAURANT / RETAIL SPACE FOR LEASE

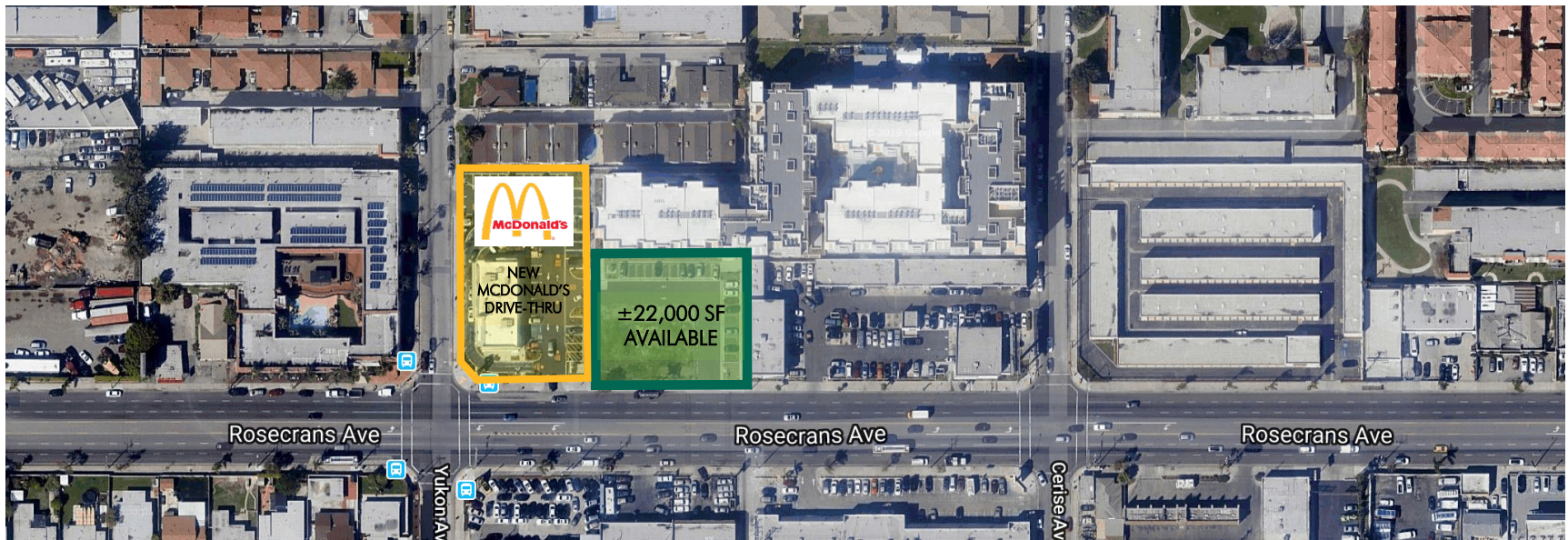
SOUTH BAY GROUND LEASE

3555 ROSECRANS AVENUE, HAWTHORNE | ±22,000 SF

RETAIL

- + Ground Lease - Well suited for Drive-Thru
- + Prime South Bay thoroughfare
- + Can accommodate a 2,500 SF drive-thru building with parking
- + Easy ingress/egress
- + Signalized, High-Traffic Corner Retail – +37,000 VPD
- + Varied Use Opportunity – Retail, Restaurant and Medical
- + Development site is entitled for drive-thru and utilities are stubbed to the site
- + Easy access to 105, 110 and 405 Freeways

Address	Size (SF)	\$/SF/Mo	Use
3555 Rosecrans Avenue	±22,000	NEGOTIABLE	Retail/Food
Can accommodate a (maximum) 2,500 SF drive-thru building with parking.			

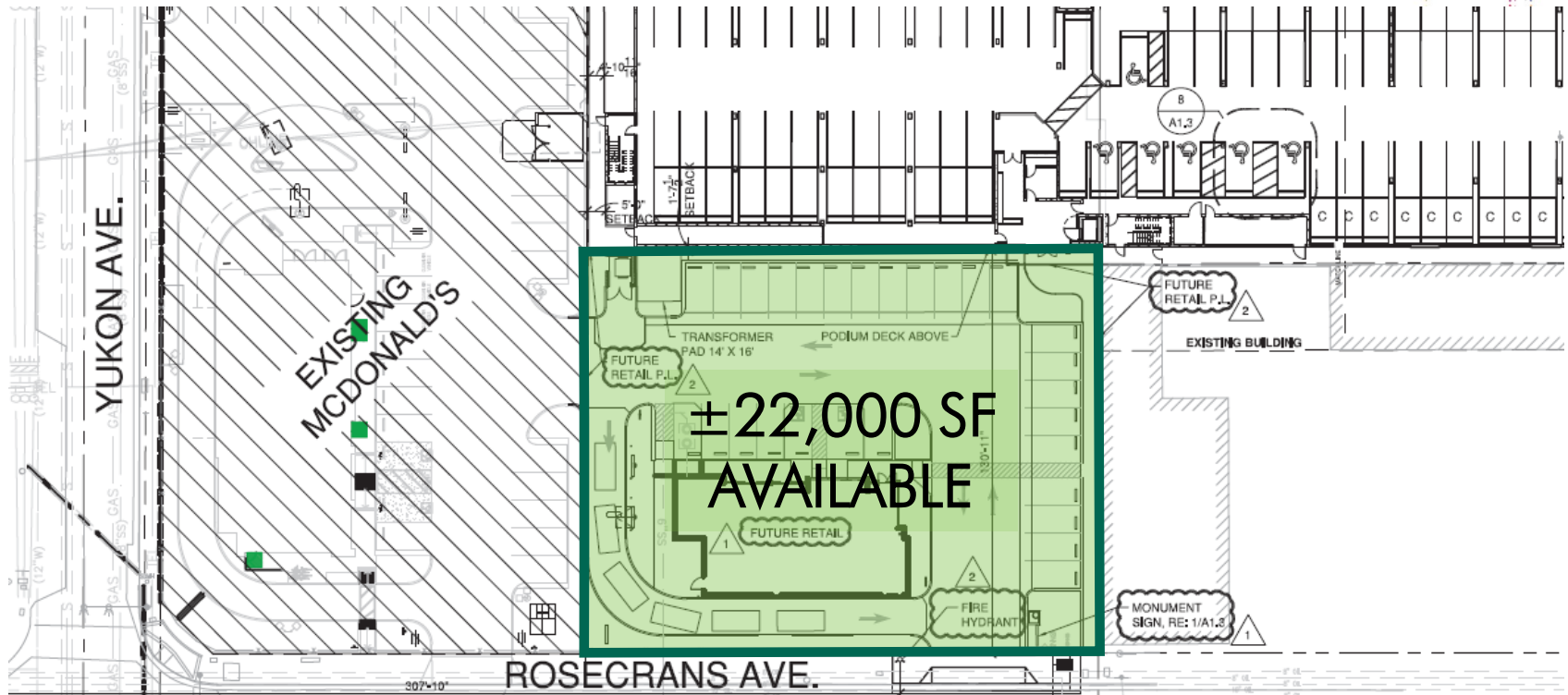


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DEMOGRAPHICS

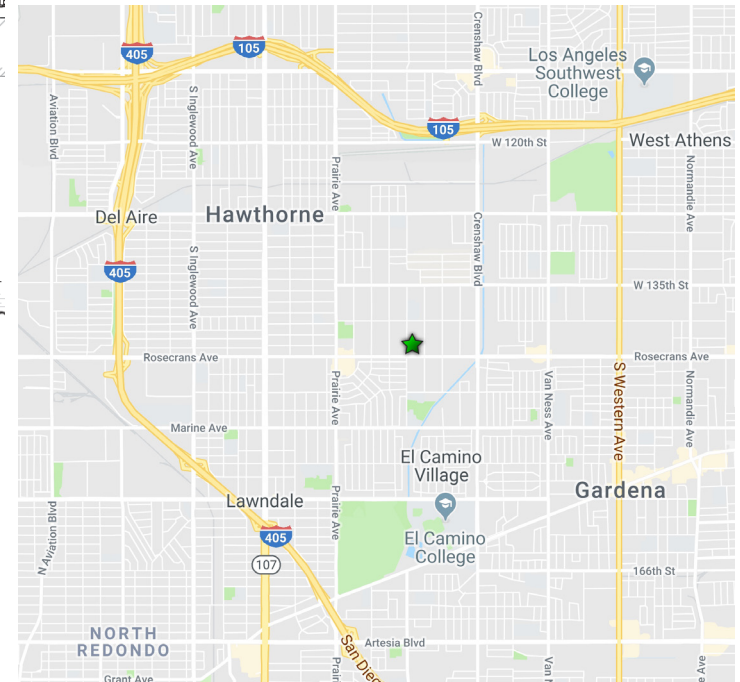
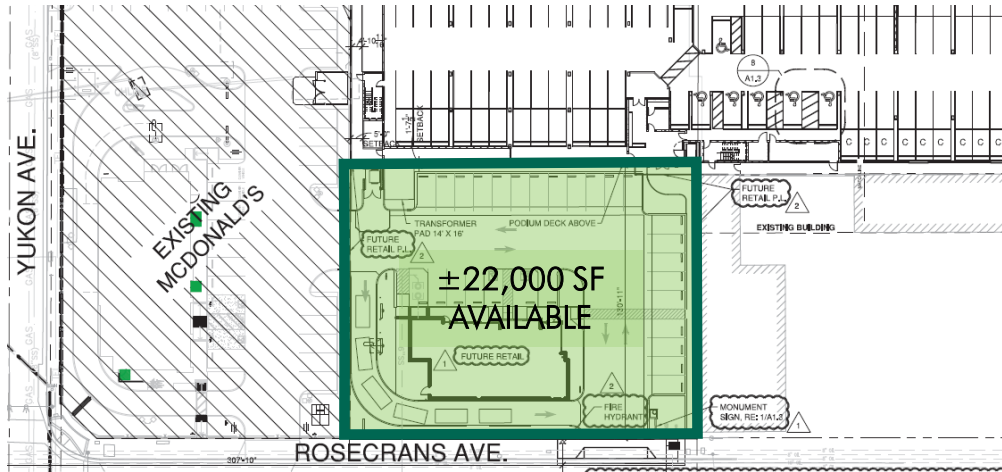
	3555 Rosecrans Avenue		
	1 Mile	3 Miles	5 Miles
Daytime Population			
2019 Daytime Population	40,805	281,788	821,204
Daytime Workers	9,151 – 22.4%	110,134 – 39.1%	432,930 – 52.7%
Daytime Residents	31,654 – 77.6%	171,654 – 60.9%	388,274 – 47.3%
Households			
2019 Households - Current Year Estimate	20,316	105,358	240,871
2024 Households - Five Year Projection	20,505	106,246	242,716
2010 Households – Census	19,793	102,600	235,476
2000 Households – Census	20,056	102,537	234,712
2010-2019 Annual Household Growth Rate	0.28%	0.29%	0.25%
2019-2024 Annual Household Growth Rate	0.19%	0.17%	0.15%
2019 Average Household Size	2.99	3.08	3.00
Household Income			
2019 Households	20,316	105,357	240,862
2019 Average Household Income	\$69,782	\$82,390	\$94,623
2024 Average Household Income	\$83,923	\$97,469	\$110,150
2019 Median Household Income	\$52,571	\$59,591	\$62,957
2024 Median Household Income	\$61,594	\$70,383	\$75,065
2019 Per Capita Income	\$23,282	\$26,620	\$31,350
2024 Per Capita Income	\$27,863	\$31,348	\$36,298

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