



- Address:** 11300 Hawthorne Boulevard, Hawthorne, CA 90304
- Available Space:** Approximately 17,724 square feet, divisible
- Parking:** 135 spaces
- Asking Rate:** ~~\$2.25 - \$2.75~~ **\$1.95 - \$2.50** NNN per square foot per month. Tenant to pay its pro rata share of real property taxes, insurance, common area repairs and maintenance, estimated at 49¢ per square foot per month.
- Comments:**
- ▶ Up to 4,400 square feet approved for restaurant use;
  - ▶ Signalized intersection;
  - ▶ Adjacent to the Century (105) Freeway;
  - ▶ Adjacent to the Hawthorne/I-105 Metro Rail Station (Park and Ride).
  - ▶ Area tenants include Auto Zone, Payless Shoe Source, Ralph's Market, CVS Pharmacy, and many other established retailers and restaurants.

For further information or tour, please contact exclusive agents:

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Additional information on this property can be found online at [www.WestsideRetail.com](http://www.WestsideRetail.com)

