PRIME SOUTH BAY LOCATION
LAWNDALE, CALIFORNIA

FOR LEASE

7,080 S.F.
FREESTANDING BUILDING

ASKING LEASE RATE
$2.35 / S.F. NNN

ESTIMATED NNNs
±$0.50 / S.F. MONTHLY

LARGE 14,358 S.F. LOT
(.33 ACRES)

118' LINEAR FRONTAGE
ON HAWTHORNE

HIGH TRAFFIC COUNTS
40,000+ VPD

18+ PARKING SPACES
(2 / 1,000 S.F.)

IMMEDIATE OCCUPANCY
AVAILABLE NOW

CENTURY 21 COMMERCIAL MASTERS



17000 HAWTHORNE BOULEVARD

Imagine the Possibilities

RESTAURANT • FITNESS • RELIGIOUS FACILITY (SUP) • RETAIL

40,000+ VEHICLES PER DAY

3 BLOCKS FROM SOUTH BAY GALLERIA

METRO EXPANSION NEARBY

405 **5 MINUTES** TO I-405 FREEWAY

ONE LOCATION. ENDLESS POTENTIAL.

THE OPPORTUNITY

VISIBILITY. TRAFFIC. VERSATILITY.

Located on a prominent, signalized corner in the heart of Lawndale, this 7,080 square foot freestanding building offers unmatched exposure and flexibility for a wide range of uses.

The open layout and abundant windows create a bright, inviting space — a true blank slate ready for your vision.

- **HARD, SIGNALIZED CORNER** on Hawthorne Blvd. & 170th St.
- **OVER 40,000+ VEHICLES PER DAY** on Hawthorne Blvd.
- **118' LINEAR FRONTAGE** on Hawthorne Blvd.
- **7,080 S.F. FREESTANDING BUILDING**
- **LARGE 14,358 S.F. LOT (.33 ACRES)**
- **18+ PARKING SPACES**
- **WIDE OPEN INTERIOR** Flexible floor plan
- **IMMEDIATE OCCUPANCY** Previously occupied by retail
- **ACCESS FROM THREE SIDES,** including rear alley



CENTURY 21 COMMERCIAL MASTERS

SALIENT FACTS

- Lease Rate: $2.35/SF NNN
- Estimated NNNs: ±$0.50/SF Monthly
- 7,080 S.F. Freestanding Building
- 14,358 S.F. Lot (.33 Acres)
- 18+ Parking Spaces
- 118' Frontage on Hawthorne Blvd.
- Over 40,000+ Vehicles Per Day
- Year Built: 1960
- Zoning: GC (General Commercial)

PREFERRED LEASE TERMS

10-year initial term

5-year renewal options

SIGNALIZED INTERSECTION
High visibility and easy access

HIGH TRAFFIC COUNTS
Over 40,000+ vehicles per day

PRIME RETAIL CORRIDOR
Surrounded by national retailers and amenities

FLEXIBLE LAYOUT
Ideal for restaurant, fitness, religious facility (SUP), retail and more

AMPLE PARKING
18+ spaces on site

EXCELLENT ACCESS
Minutes from I-405 Freeway

THREE EXCEPTIONAL POSSIBILITIES

ONE REMARKABLE LOCATION

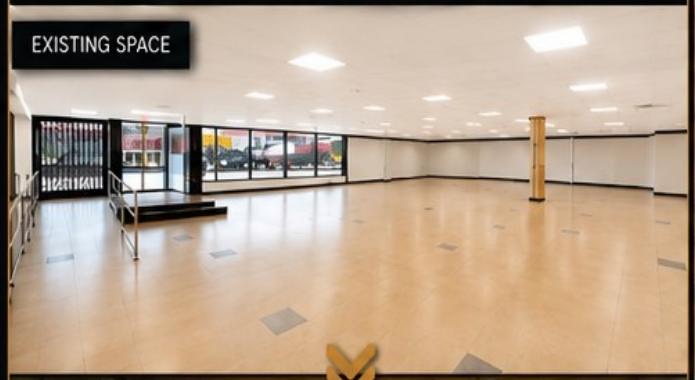
This versatile 7,080 S.F. building is ideal for a wide variety of uses. Bring your vision to life on Hawthorne Blvd.

CENTURY 21. COMMERCIAL. MASTERS

RESTAURANT

CREATE AN UNFORGETTABLE DINING EXPERIENCE

EXISTING SPACE



VISION CONCEPT



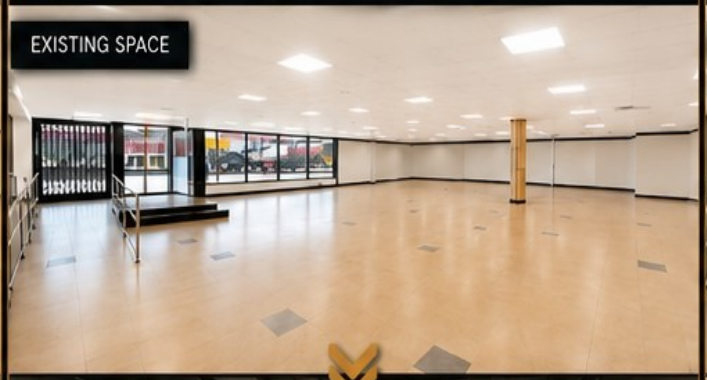
High visibility meets high potential. Perfect for a full-service restaurant, fast casual concept, café or specialty eatery with indoor seating, take-out service and potential for outdoor patio.

- INDOOR / OUTDOOR PATIO POTENTIAL
- HOOD / GREASE SYSTEM POTENTIAL
- DINE-IN, TAKE-OUT & DELIVERY

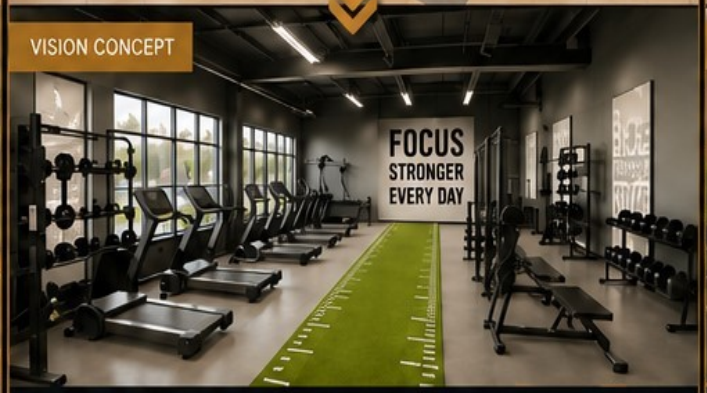
FITNESS

BUILD A STRONGER COMMUNITY

EXISTING SPACE



VISION CONCEPT



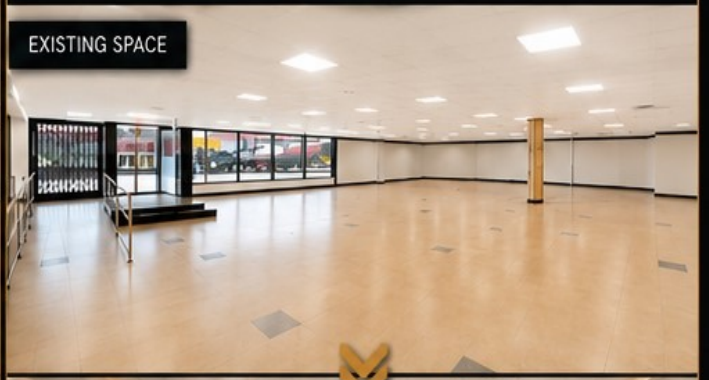
An open layout with high ceilings and abundant parking make this the ideal location for a boutique gym, training studio, personal training facility or wellness center.

- OPEN LAYOUT FLEXIBLE USE
- POTENTIAL FOR SHOWERS & LOCKER ROOMS
- AMPLE PARKING ON-SITE

RELIGIOUS ASSEMBLY (SUP)

SERVE. CONNECT. INSPIRE.

EXISTING SPACE



VISION CONCEPT



A paaceful, welcoming environment ideal for a church, ministry center or place of worship (Conditional Use Permit required). Flexible layout to accommodate your congregation and programs.

- WORSHIP & GATHERING SPACE
- CLASSROOMS & OFFICE POTENTIAL
- ADA ACCESSIBLE FACILITY

Imagine the Possibilities

ONE LOCATION. ENDLESS POTENTIAL.

WHY HAWTHORNE BLVD.?

- HIGH VISIBILITY HARD CORNER
- OVER 40,000+ VEHICLES PER DAY
- THRIVING COMMUNITY & LOCAL DEMAND
- STRONG LONG-TERM GROWTH MARKET



OVER **40,000+ VEHICLES PER DAY** | **118' LINEAR FRONTAGE ON HAWTHORNE** | **7,080 S.F.** FREESTANDING BUILDING | LARGE **14,358 S.F.** LOT (.33 ACRES)

PRIME SOUTH BAY LOCATION

CONNECTED. ACCESSIBLE. DESTINATION.

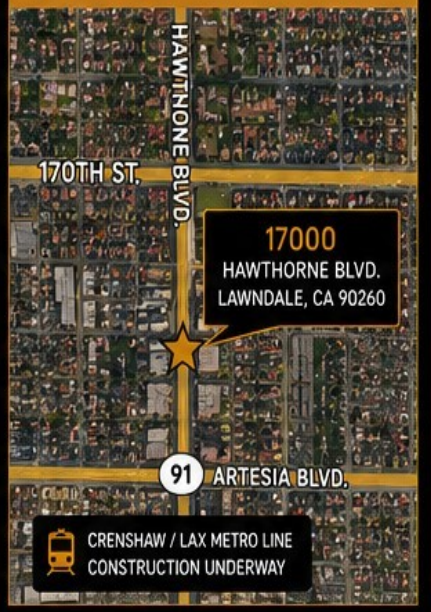
Perfectly positioned at the signalized intersection of Hawthorne Blvd. & 170th St.., this property is surrounded by strong demographics, major retailers, and unmatched connectivity.

CENTURY 21 COMMERCIAL MASTERS

At the Heart of It All



AREA MAP



TRAFFIC COUNTS

HAWTHORNE BLVD.

OVER 40,000+

VEHICLES PER DAY

170TH STREET

12,000+

VEHICLES PER DAY

SOURCE: CITY OF LAWNDALE / COLOURS TRAFFIC COUNTS (2024)

NEARBY RETAILERS

TARGET · THE HOME DEPOT · LOWE'S · HARBOR FREIGHT · LA FITNESS · Total Wine & MORE · macy's · BEST BUY · ROSS DRESS FOR LESS · IN-N-OUT BURGER · Chick-fil-A

DEMOGRAPHICS

3 MILE RADIUS

POPULATION	AVG. HOUSEHOLD INCOME	DAYTIME POPULATION
255,249	$88,154	241,180
Projected to grow 6.2% by 2028	Stronger than County average	High daytime density drives demand

> A strategic corner in a dynamic trade area with strong fundamentals, major retailers, and future growth catalysts.

The location your business deserves.

KEY DISTANCES

I-405 FREEWAY	SOUTH BAY GALLERIA	LAX	DOWNTOWN LOS ANGELES	BEACH CITIES
5 MINUTES	3 MINUTES	12 MINUTES	25 MINUTES	15–20 MINUTES



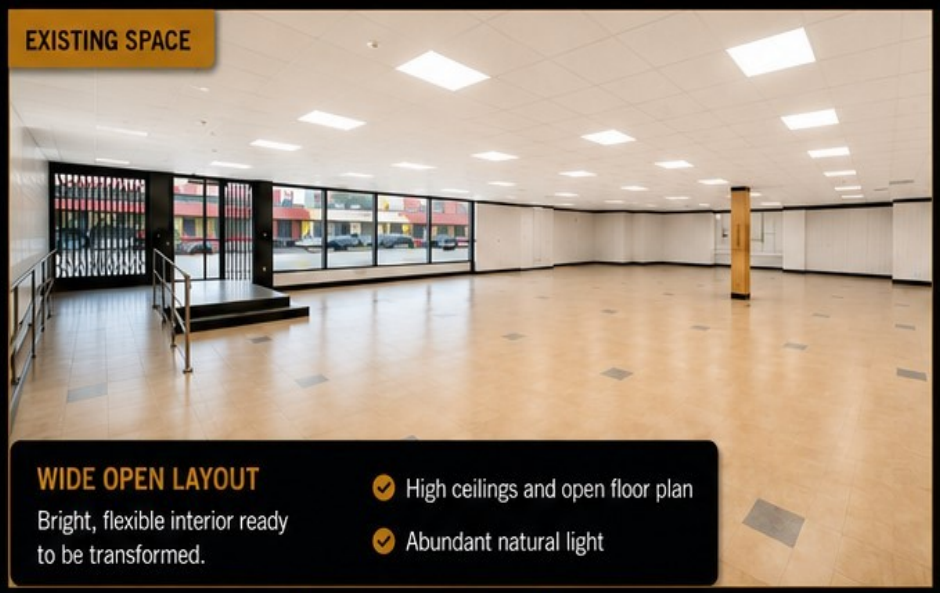
RELIGIOUS ASSEMBLY (SUP)

SERVE. CONNECT. INSPIRE.

With a Religious Assembly Use Allowed With SUP, this property is perfectly suited for a church, ministry center, or place of worship looking for visibility, accessibility, and room to grow.

CENTURY 21 COMMERCIAL MASTERS

EXISTING SPACE



WIDE OPEN LAYOUT

Bright, flexible interior ready to be transformed.

- High ceilings and open floor plan
- Abundant natural light

IDEAL FOR:

- CHURCH
- MINISTRY CENTER
- PLACE OF WORSHIP
- FAITH-BASED PROGRAMS

FEATURES & BENEFITS

- Religious Assembly Use Allowed With SUP
- High visibility along Hawthorne Blvd. & 170th St.
- Freestanding building with excellent signage opportunity
- Wide open interior for flexible seating & program spaces
- Multiple parking spaces for congregants and staff
- Accessible location near major freeways and transit
- Surrounded by established neighborhoods
- Bring your vision to life in a space built for impact

PROPERTY DETAILS

- Lease Rate: $2.35/SF NNN
- Estimated NNNs: ±$0.50/SF Monthly
- 7,080 SF Freestanding Building
- 14,358 SF Lot (0.33 Acres)
- 18+ Parking Spaces (2 / 1,000 SF)
- 118 FT Hawthorne Frontage
- Year Built: 1960
- Zoning: GC (General Commercial)

PERMITTED USES (INCLUDING)

- Religious Assembly (SUP)
- Church / Place of Worship
- Ministry Center
- Community Programs
- Support Services
- Educational Programs

> "A space to grow your ministry, strengthen your community, and make a lasting impact."

POSSIBLE TRANSFORMATION



High visibility meets high potential. Perfect for a full-service restaurant, fast casual concept, café or specialty eatery with indoor seating, take-out service and potential for outdoor patio.

- INDOOR / OUTDOOR PATIO POTENTIAL
- HOOD / GREASE SYSTEM POTENTIAL
- DINE IN, TAKE-OUT & DELIVERY

POSSIBLE TRANSFORMATION



An open layout with high ceilings and abundant parking make this the ideal location for a boutique gym, training studio, personal training facility or wellness center.

- OPEN LAYOUT FLEXIBLE USE
- POTENTIAL FOR SHOWERS & LOCKER ROOMS
- AMPLE PARKING ON-SITE

POSSIBLE TRANSFORMATION



A peaceful, welcoming environment ideal for a church, ministry center or place of worship (Conditional Use Permit required). Flexible layout to accommodate your congregation and programs.

- WORSHIP & GATHERING SPACE
- CLASSROOMS & OFFICE POTENTIAL
- ADA ACCESSIBLE FACILITY

EXTERIOR VIEW



CONVENIENT PARKING

Ample on-site parking for congregants and guests.

Imagine the Possibilities

ONE LOCATION. ENDLESS POTENTIAL.

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- OVER 40,000+ VEHICLES PER DAY
- THRIVING COMMUNITY & LOCAL DEMAND
- STRONG LONG-TERM GROWTH MARKET



CENTURY 21 COMMERCIAL MASTERS

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OVER 40,000+ VEHICLES PER DAY | 118' LINEAR FRONTAGE ON HAWTHORNE | 7,080 S.F. FREESTANDING BUILDING | LARGE 14,358 S.F. LOT (0.33 ACRES)

One Location.

ENDLESS POTENTIAL.

BRING YOUR VISION
TO HAWTHORNE BOULEVARD.

A LOCATION THAT WORKS
High visibility, strong traffic counts, and easy access to major freeways and amenities.

A COMMUNITY THAT GROWS
Over 40,000+ vehicles pass daily. Surrounded by established neighborhoods and a thriving trade area.

A FUTURE THAT DELIVERS
From retail to fitness to faith-based use, this property offers the flexibility to create lasting impact and long-term success.

A VISION THAT INSPIRES
Whether you're opening a restaurant, building community, or launching a ministry, this is the place to make it happen.

Imagine the Possibilities

17000 HAWTHORNE BLVD
LAWNDALE, CALIFORNIA

RESTAURANT • FITNESS • RELIGIOUS FACILITY (SUP) • RETAIL



"The right location.
The right visibility.
The right opportunity.
Let's build something amazing on Hawthorne Boulevard."

OVER 40,000+ VEHICLES PER DAY

METRO EXPANSION NEARBY

INTERSTATE 405 — 5 MINUTES TO I-405 FREEWAY

3 BLOCKS TO SOUTH BAY GALLERIA

THRIVING COMMUNITY & LOCAL DEMAND

ONE LOCATION. ENDLESS POTENTIAL. *Let's Make It Happen.*

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