

Sprouts-Anchored Cotenancy Opportunity



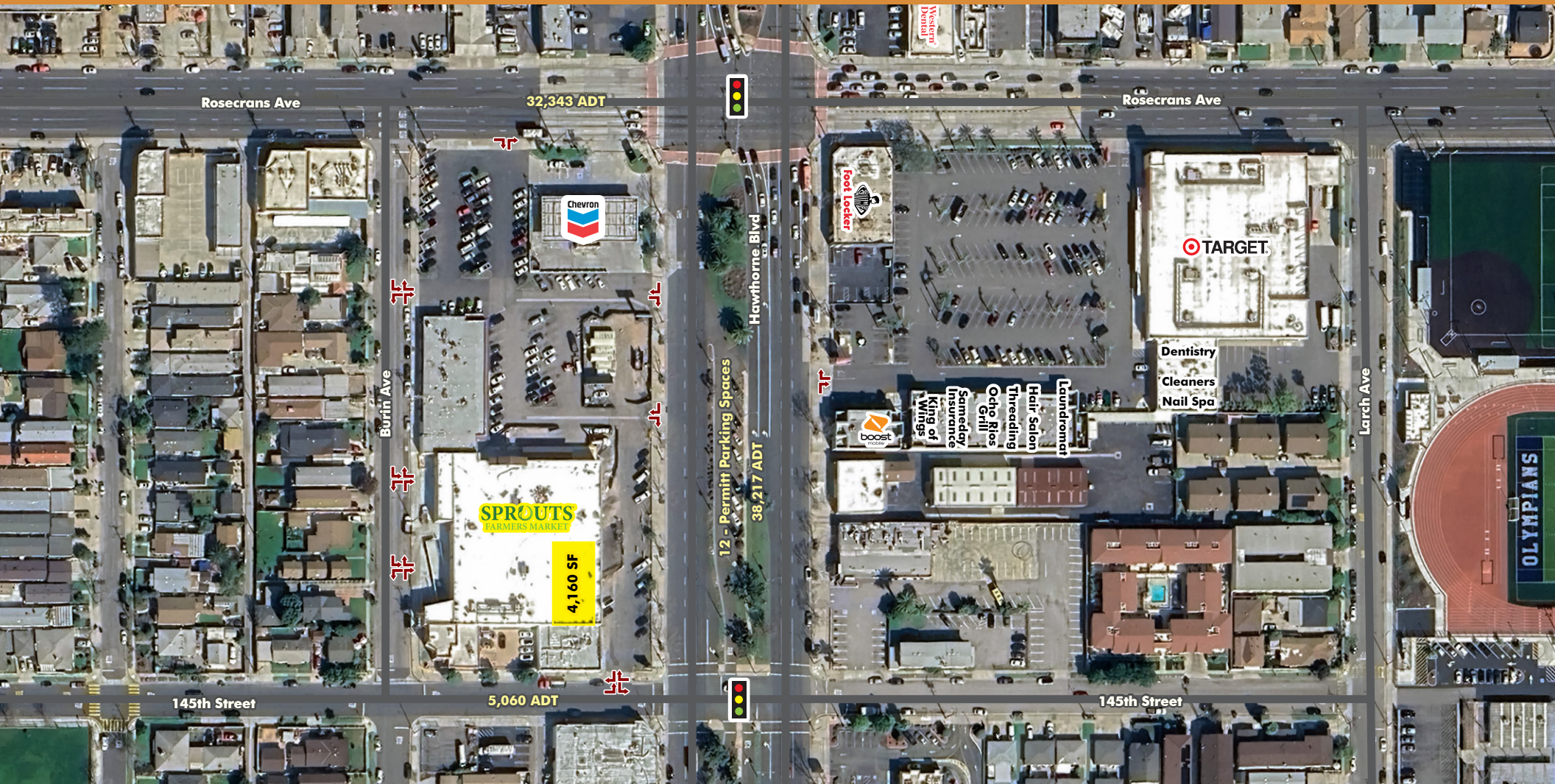
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SWC Hawthorne & Rosecrans - Lawndale
4,160 SF Space Available

CBRE

Property Highlights

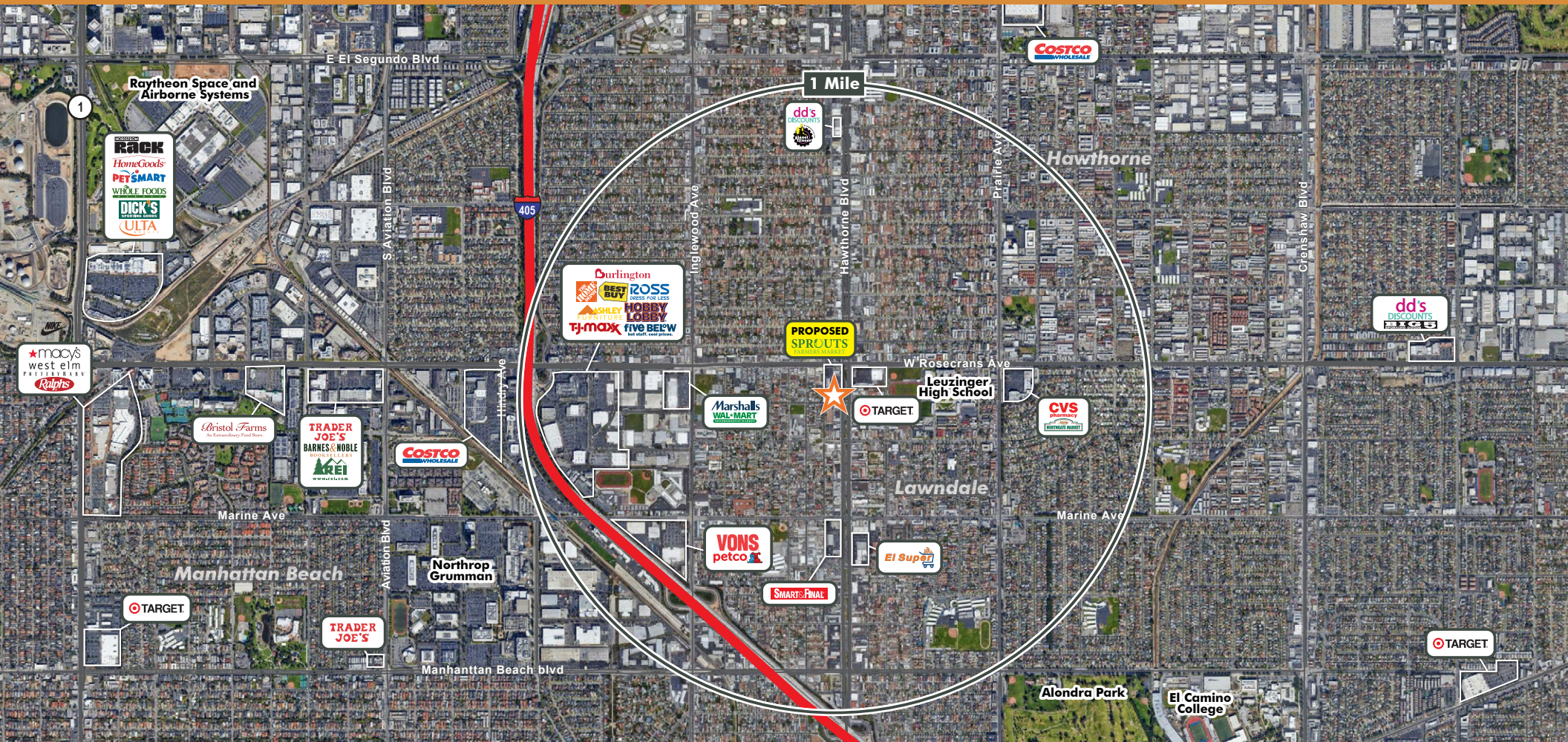
New Sprouts Farmer's Market and Starbucks drive-thru proposed in redevelopment of Lawndale Commons, grand opening in Fall 2024. Sprouts-adjacent space available with 130 feet of frontage on Hawthorne Boulevard. Highly trafficked intersection of Hawthorne Boulevard & Rosecrans Avenue, more than 70,000 cars per day. Across the street from Target center.



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Demographics & Neighborhood



Demos (1-mi radius)

46,759

Population

\$91,177

Average HH Income

Demos (3-mi radius)

294,690

Population

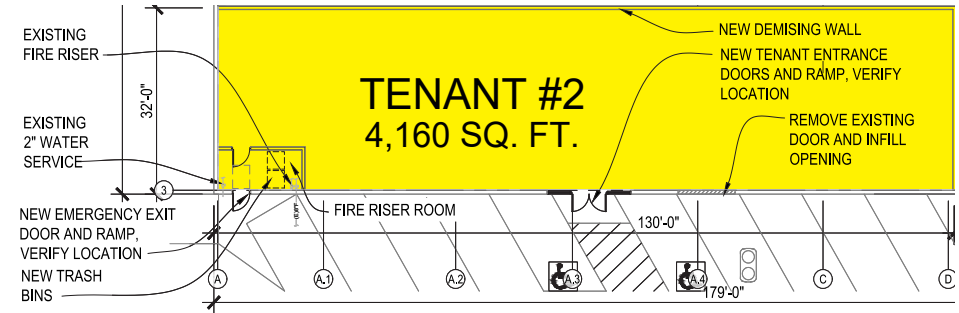
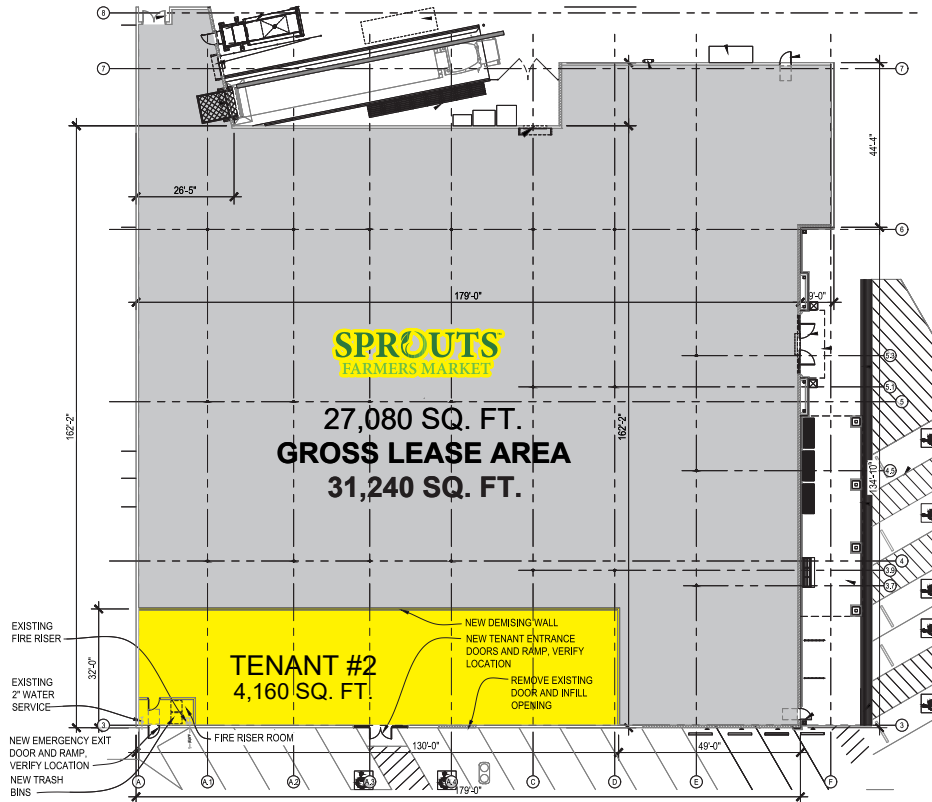
\$121,818

Average HH Income

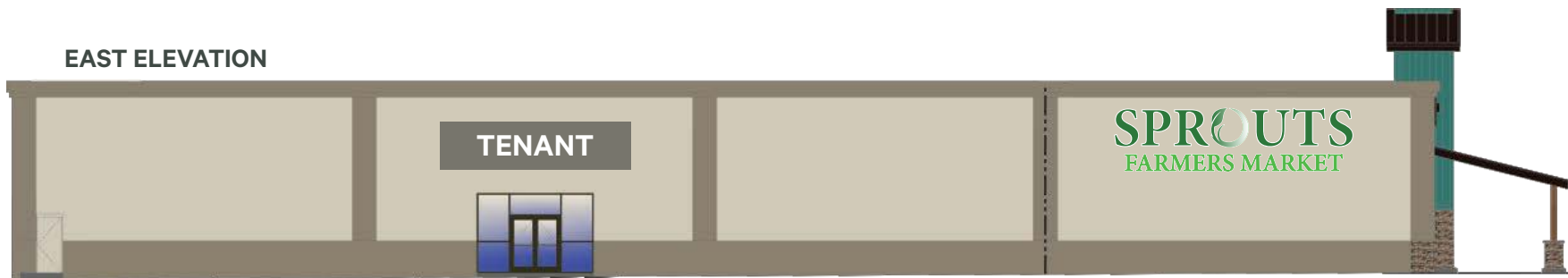
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Plans & Elevation



EAST ELEVATION



Renderings not to scale

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