

# Strip Retail For Sale

4439-4460 W. Imperial Highway  
Hawthorne, CA 90304

## Just listed

**Priced: \$ 1,050,000**

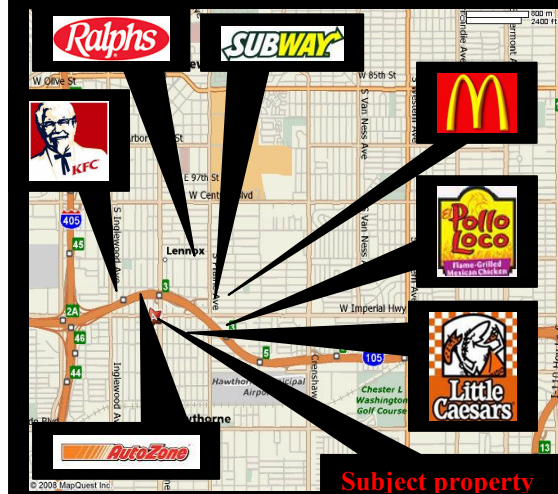
**Building Size: 6,680 SF.**

**Lot Size: 19,891 SF.**

**Zoning: C2**

### Investment Highlights

- Corner Location
- Approximately 200 ft. of frontage along Imperial Hwy:  
Consists of 6 parcels
- Located on a major commercial thoroughfare with excellent car traffic counts.
- Between the busy signalized intersections of Hawthorne Blvd., and Inglewood Ave.
- Excellent freeway access to the: 105, 405 & 110 freeways
- Consists of 4 retail stores with a good tenant mix such as: Restaurant, Gardening Store, Animal grooming, and Sign store;  
***Upside potential in rents***
- Excellent demographics; over 60,000 people reside within a 1 mile radius.
- Tremendous upside in rents
- Investor/Owner user or development opportunity



**Listed By:**  
**David Yashar**  
**RE/MAX Commercial**  
**Tel: (213) 233-4370**  
**Email: Dyashar@remaxcir.com**  
**Lic: 01102638**