

# South Bay Anchor Box Opportunity

SWC ROSECRANS AVE. & HAWTHORNE BLVD.



Hawthorne Blvd. | 38,217 CPD

Rosecrans Ave. | 34,834 CPD

NEWMARK





SWC ROSECRANS AVE. & HAWTHORNE BLVD.





## SWC ROSECRANS AVE. & HAWTHORNE BLVD.

### Property Features

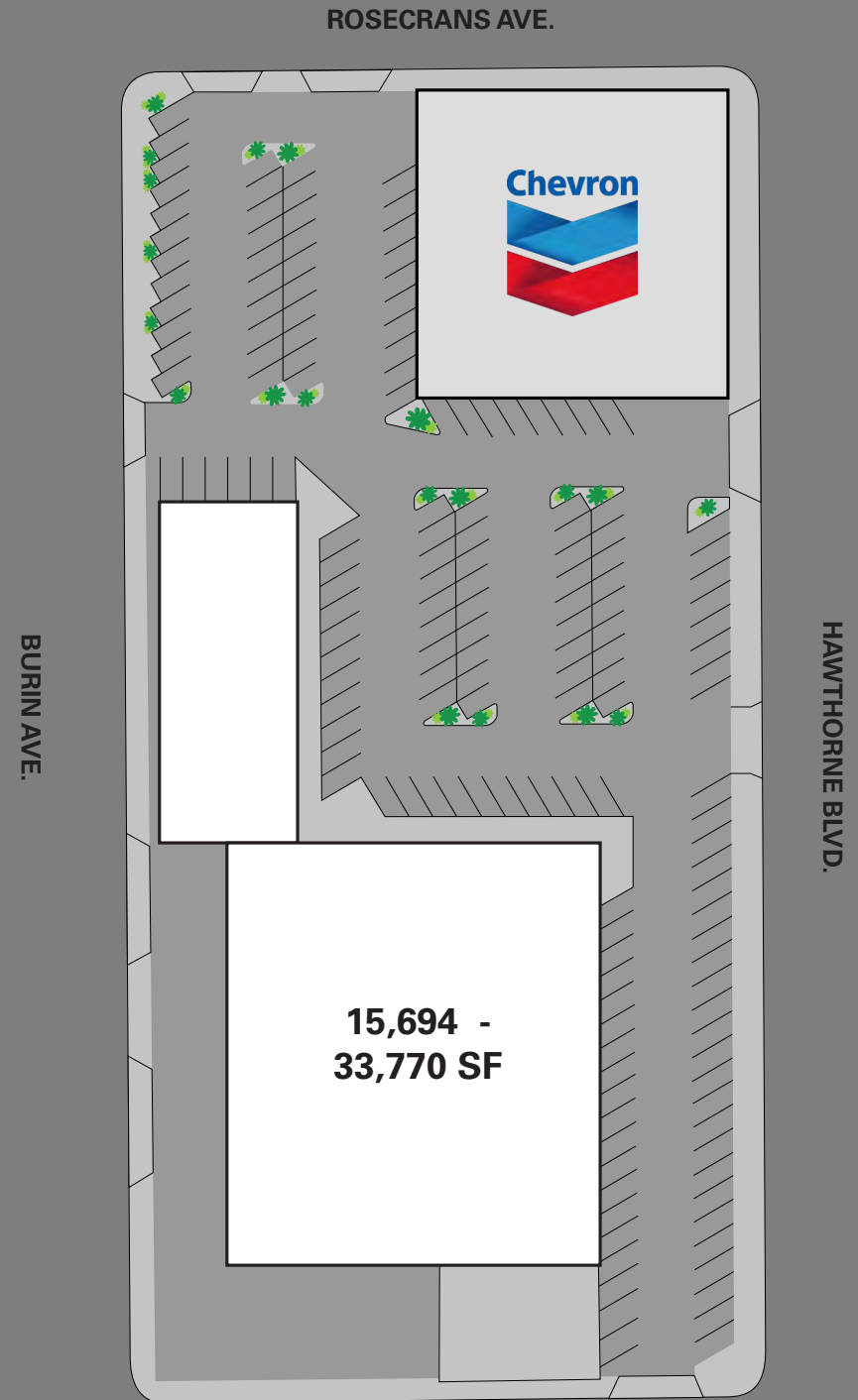
- Major Thoroughfare Location
- Close Proximity to 405 on/off Ramp
- Dense, Infill Location with Large Residential and Daytime Populations
- Site Caters to Affluent South Bay Cities
- Across the Street from new Target
- Substantial Traffic Counts at the Intersection

#### Demographics

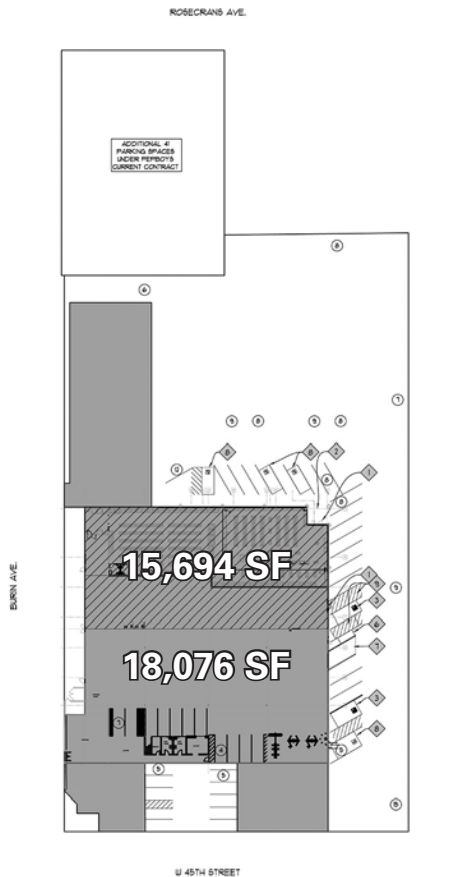
	1 Mile	3 Mile	5 Mile
Population	47,823	300,223	641,866
Average Household Income	\$78,980	\$103,091	\$105,914
Daytime Population	12,042	121,692	356,136

#### Traffic Counts

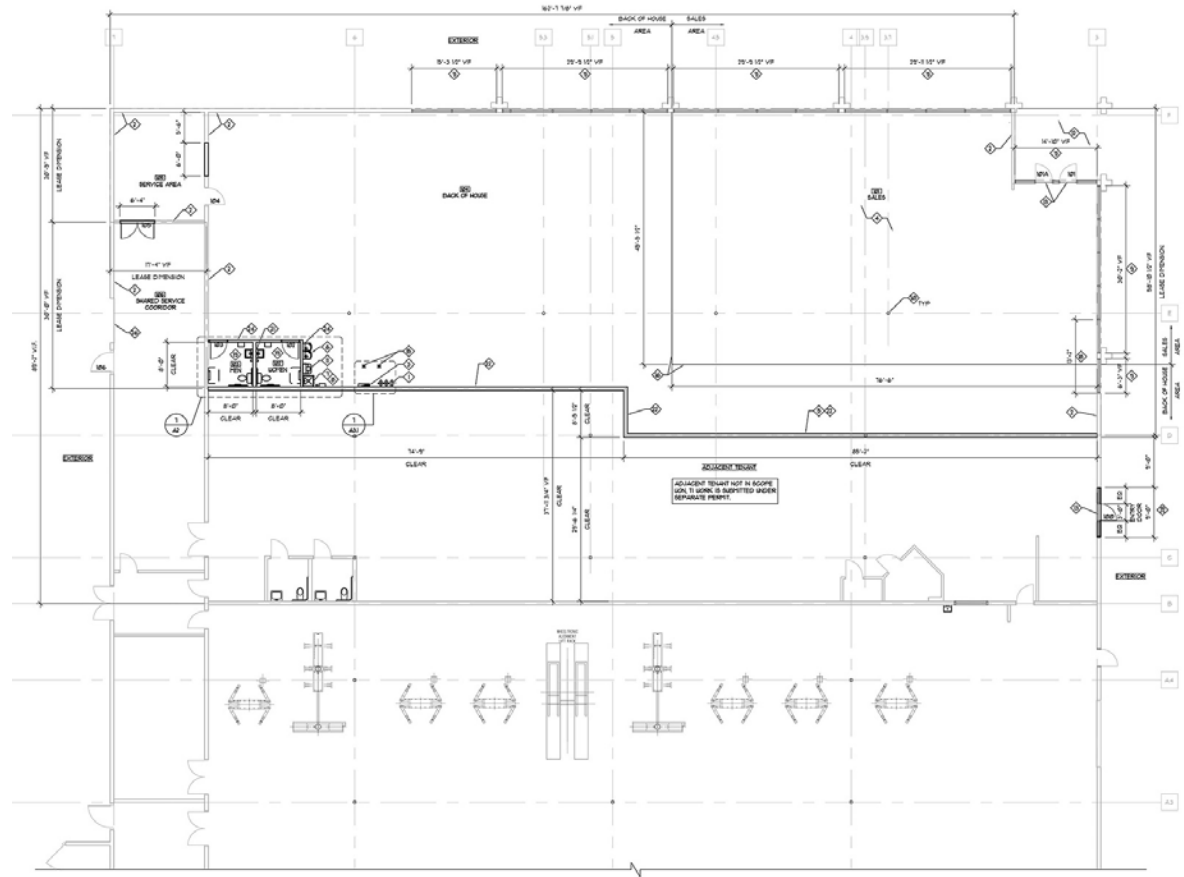
Rosecrans Ave	34,834 CPD
Hawthorne Blvd.	38,217 CPD



Proposed Demising



Existing Layout



For More Information Contact:

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