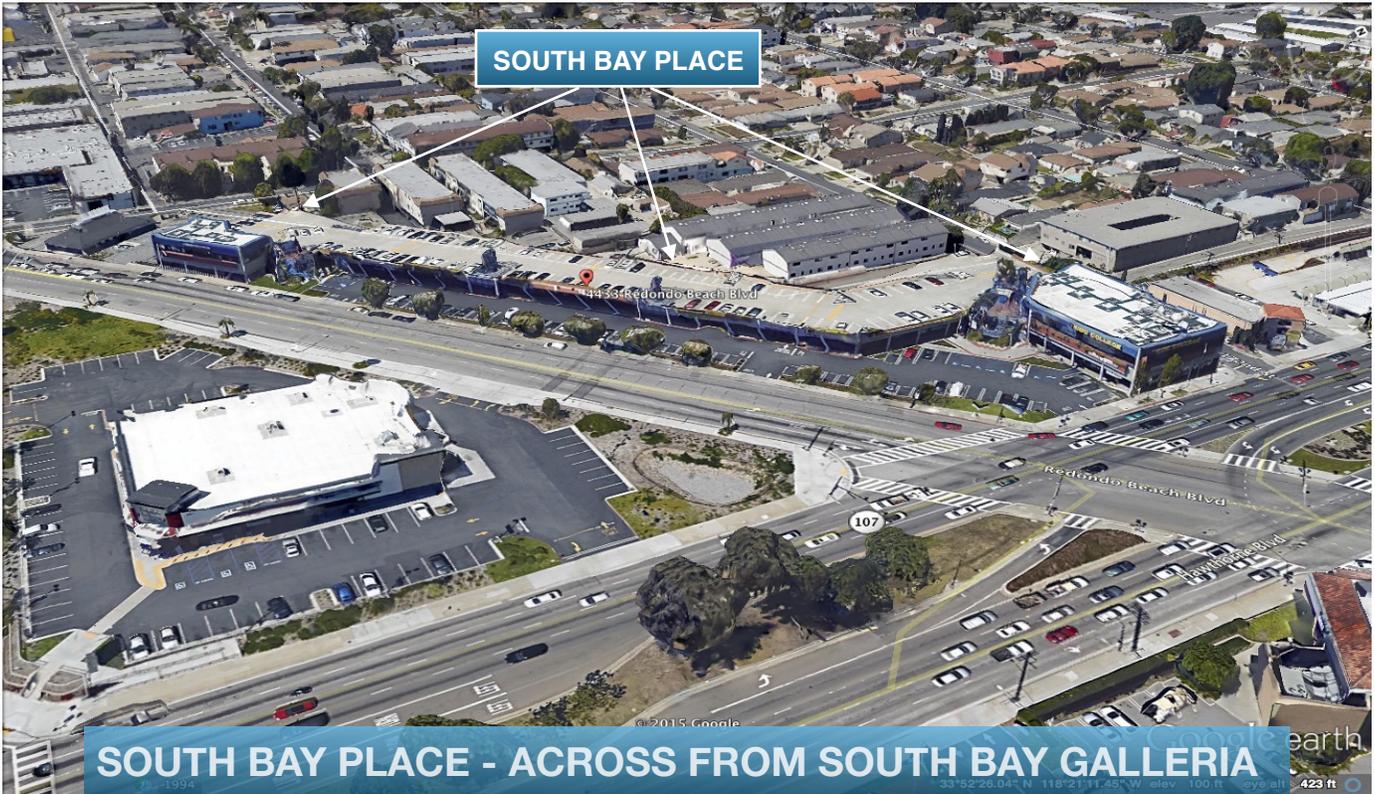


FOR LEASE

4401-4453 REDONDO BEACH BLVD, LAWNSDALE, CA



SOUTH BAY PLACE - ACROSS FROM SOUTH BAY GALLERIA

For Additional Information, Contact:

Nathan Bahmanyar

Vice President

nathan@nickhadim.com

LIC. # 01877323

310-836-2121

www.nickhadim.com

6009 Washington Blvd.,

Culver City, CA 90232

1,546 - 6,899 SF Available For Lease

Property Highlights:

- High profile site located across from the South Bay Galleria which includes Nordstrom, Macy's and AMC Theaters.
- Located at a prime retail intersection in the heart of the South Bay.
- Densely populated retail trade area with a residential base of 286,230; a daytime population of 117,433; and average household incomes exceeding \$94,696 within three miles.
- High traffic intersection with over 84,000 cars per day.
- Convenient access to the I-405



NICK HADIM
GROUP OF COMPANIES



SOUTH BAY PLACE - ACROSS FROM SOUTH BAY GALLERIA

4401 - 4453 REDONDO BEACH BLVD., LAWDALE, CALIFORNIA

TRAFFIC COUNTS

Redondo Beach Boulevard & Artesia Boulevard	84,000 CPD
Redondo Beach Boulevard & Hawthorne Boulevard	84,000 CPD

DEMOGRAPHICS: (2014 EST.)

	1 Mile	2 Miles	3 Miles
Population	39,881	126,262	286,230
Average HH Income	\$78,581	\$95,341	\$94,696

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Suite	Available	Sq.Ft
4401B	Available	6,899
4415	Available	4,437
4425	Available	3,610
4437	Available	1,546
4439	Available	1,585
4451B	Available	2,506

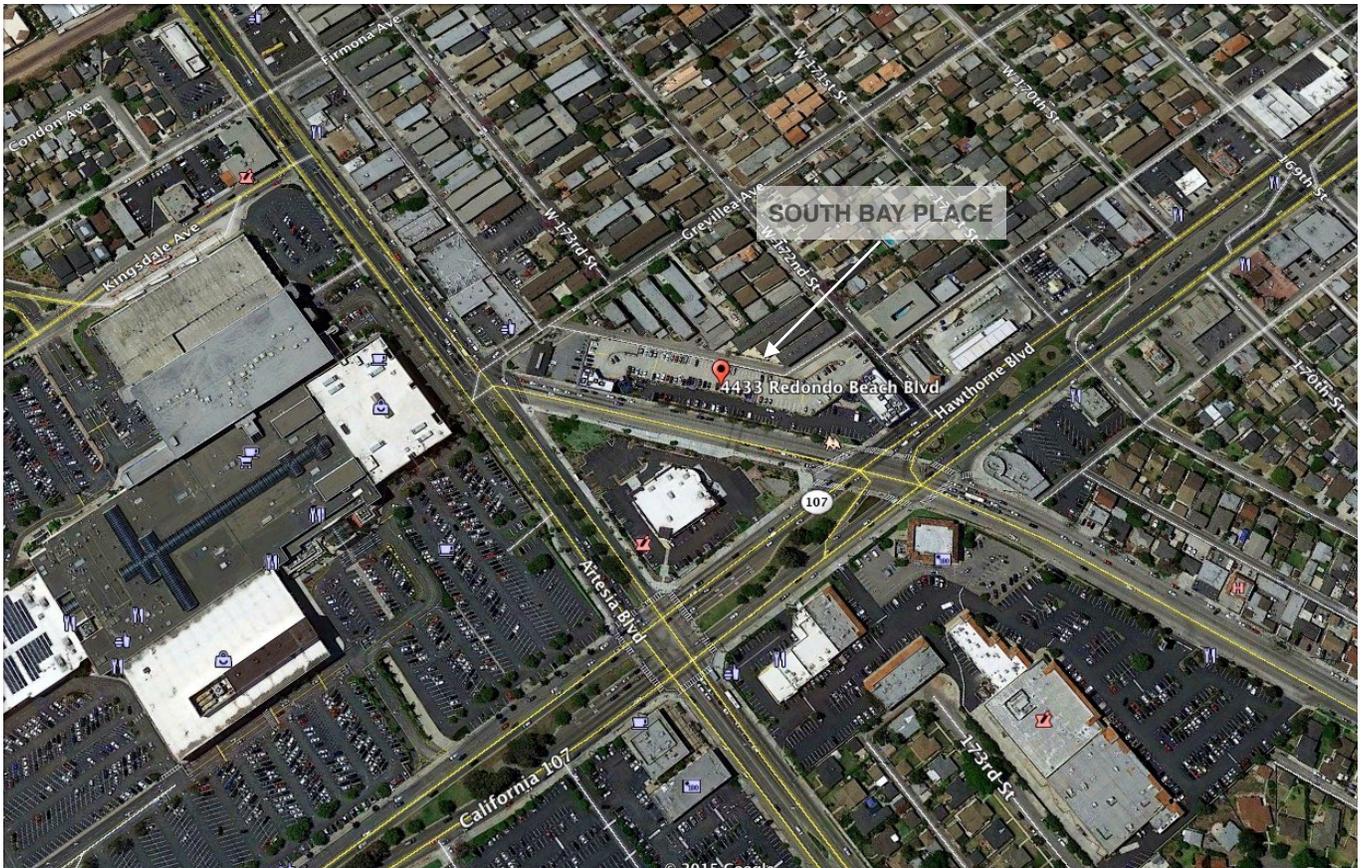
Suite	Tenant	Sq.Ft
4401	7-11	2,400
4407	Corepower Yoga	4,333
4409-4411	Centinela Valley School	3,352
4421	Ohana Hawaiian BBQ	1,737
4421A	Metro Stop	964
4423	Optometrist	1,257
4429-4431	Golden Spring	2,251
4433	H&R Block	1,142
4435	Glamorous Nail	1,173
4441	Office	1,213
4443	Check N Go	1,236
4447	Nextstep Fitness	3,594

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SOUTH BAY PLACE - ACROSS FROM SOUTH BAY GALLERIA

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Nick Hadim Group proudly presents this South Bay high profile two story shopping center anchored by 7-11 convenient store located at a prime retail intersection of Hawthorne and Redondo Beach Blvd's across from South Bay Galleria & Walgreens bordered by cities of Redondo Beach/Torrance/Lawndale with remarkable visibility and signage opportunity. Property is located in a high traffic intersection with over 84,000 Cars Per Day with excellent exposure & strong demographics in a densely populated retail trade area within ½ mile from I-405 freeway. The new Walgreens directly across the street is a testament to the advantages of this location anchored by 7-11.

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