

**FOR LEASE**



# SECOND-GEN RESTAURANT

12540 Crenshaw Blvd | Hawthorne, CA 90250



Ground Floor of 98% Occupied Mixed-Use Building Directly Across from Space X

**MATTHEWS™**

# SPACEX

The world's most advanced rocket factory and one of Los Angeles County's largest private aerospace employers — situated directly opposite the subject property.

SpaceX's parking lot directly behind the building at 2815 W El Segundo Blvd ("SpaceX Emerald Lot") - generating significant daily foot traffic past the storefront

SPACEX

I-105 ±250,000 VPD



**1M+ SF**  
Campus Footprint

**6,000+**  
Onsite Employees

**2002**  
Established

**13K-14K**  
Global Headcount

Crenshaw Blvd VPD ±50,000 VPD

# Restaurant Details



MIXED-USE DEVELOPMENT WITH 230 APARTMENTS ABOVE - CURRENTLY AT 98% OCCUPANCY, PROVIDING A BUILT-IN DAILY CUSTOMER BASE

**3,140 SF+ PATIO**

Space Available

**\$3.00/SF+ NNN**

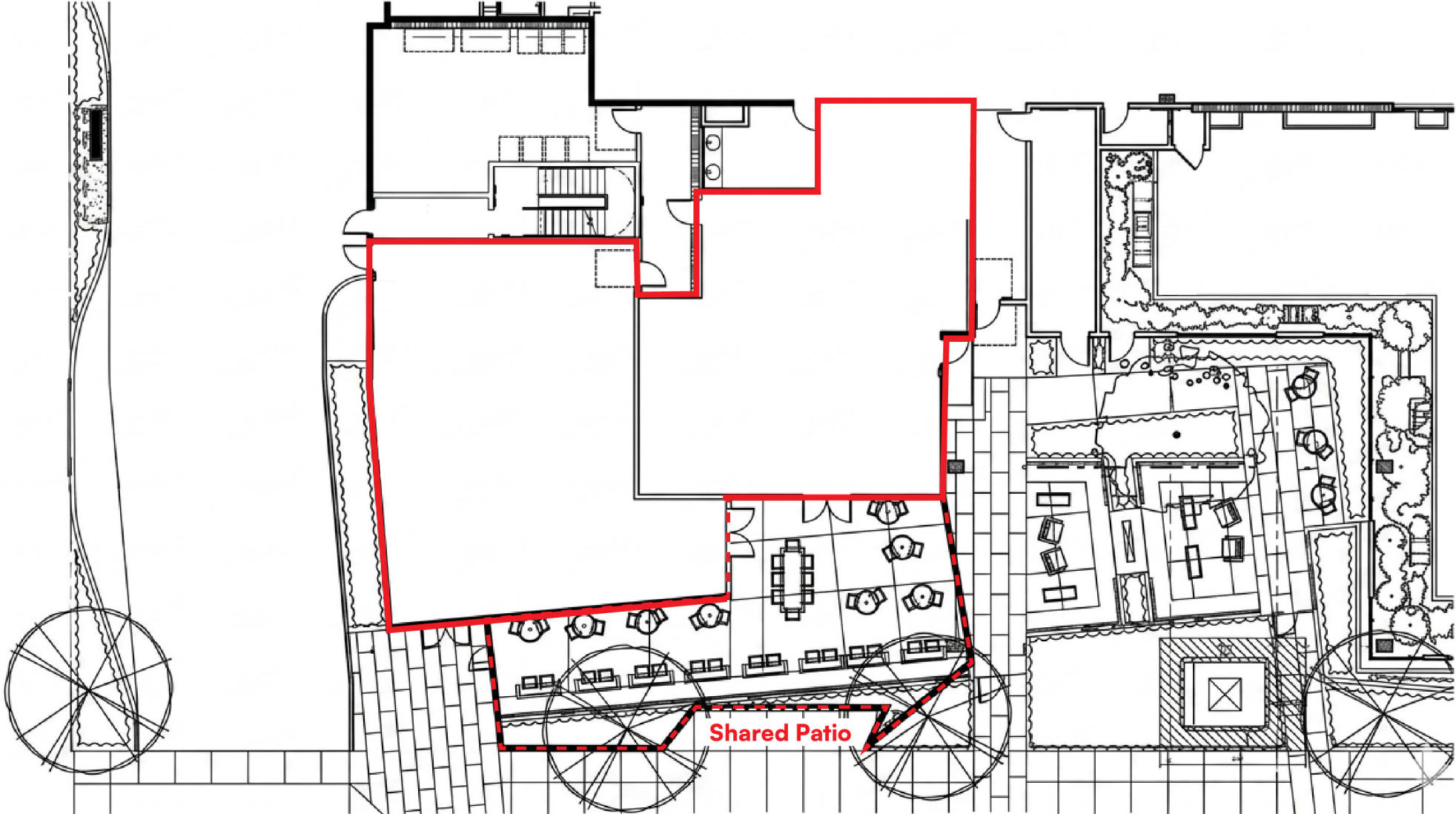
Asking Rent

**±40**

Visitor Parking Spaces



# Floor Plan



Crenshaw Blvd ±50,000 VPD



±274,500 VPD

### Inglewood Sports and Entertainment District

Major job hub supporting ±3,000 Local Jobs across multiple venues.



±350K Annual Visitors



±1.3M Annual Visitors



±1M Annual Visitors



±324,000 VPD

### Westfield Culver City



**Centinela Hospital Medical Center**  
±362 Beds | ±1,500 Employees



**Playa Del Rey**  
±9 Miles Away



**Los Angeles International Airport**  
±76.6 Million Passengers

±50K Employees

**Morningside High**  
±535 Students



±290,000 VPD



**Los Angeles Southwest College**  
±5,371 Students



±6K Employees



±2.4K Employees



±500 Employees



**Chester Washington Golf Course**  
Golf Course

±6K Employees



**Manhattan Beach**  
±7 Miles Away



±6K Employees



Google Earth

# Market Overview

## HAWTHORNE, CA

Hawthorne is a dynamic South Bay city in Los Angeles County, known for its strategic location, business-friendly environment, and strong economic base. Home to major aerospace and technology employers, the city offers a skilled workforce, modern industrial and office space, and convenient access to the 405, 105, and 110 freeways, LAX, and the ports of Los Angeles and Long Beach. Hawthorne continues to invest in infrastructure, public safety, and community improvements that support a high quality of life and long-term value.

The surrounding South Bay submarket benefits from high household incomes, limited developable land, and strong demand across industrial, retail, and residential sectors. Hawthorne's walkable neighborhoods, parks, dining, and entertainment options contribute to a balanced lifestyle that attracts both residents and businesses. With ongoing development, excellent connectivity, and a pro-business climate, the area is well-positioned for continued growth and investment.

**\$118,912 HH INCOME**

Within 1-Mile Of Subject Property

**±60,000 DAYTIME POPULATION**

Within 3-Miles Of Subject Property

**±270,000 MONTHLY VISITORS**

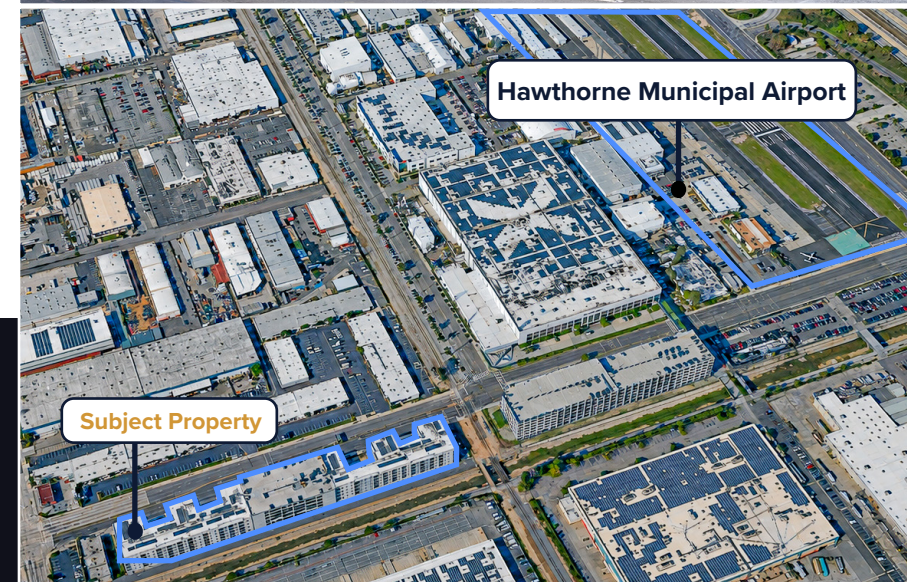
Within 3-Miles Of Subject Property

**86,294 RESIDENTS**

Within 3-Miles Of Subject Property
















**\$2.1B CONSUMER SPENDING**

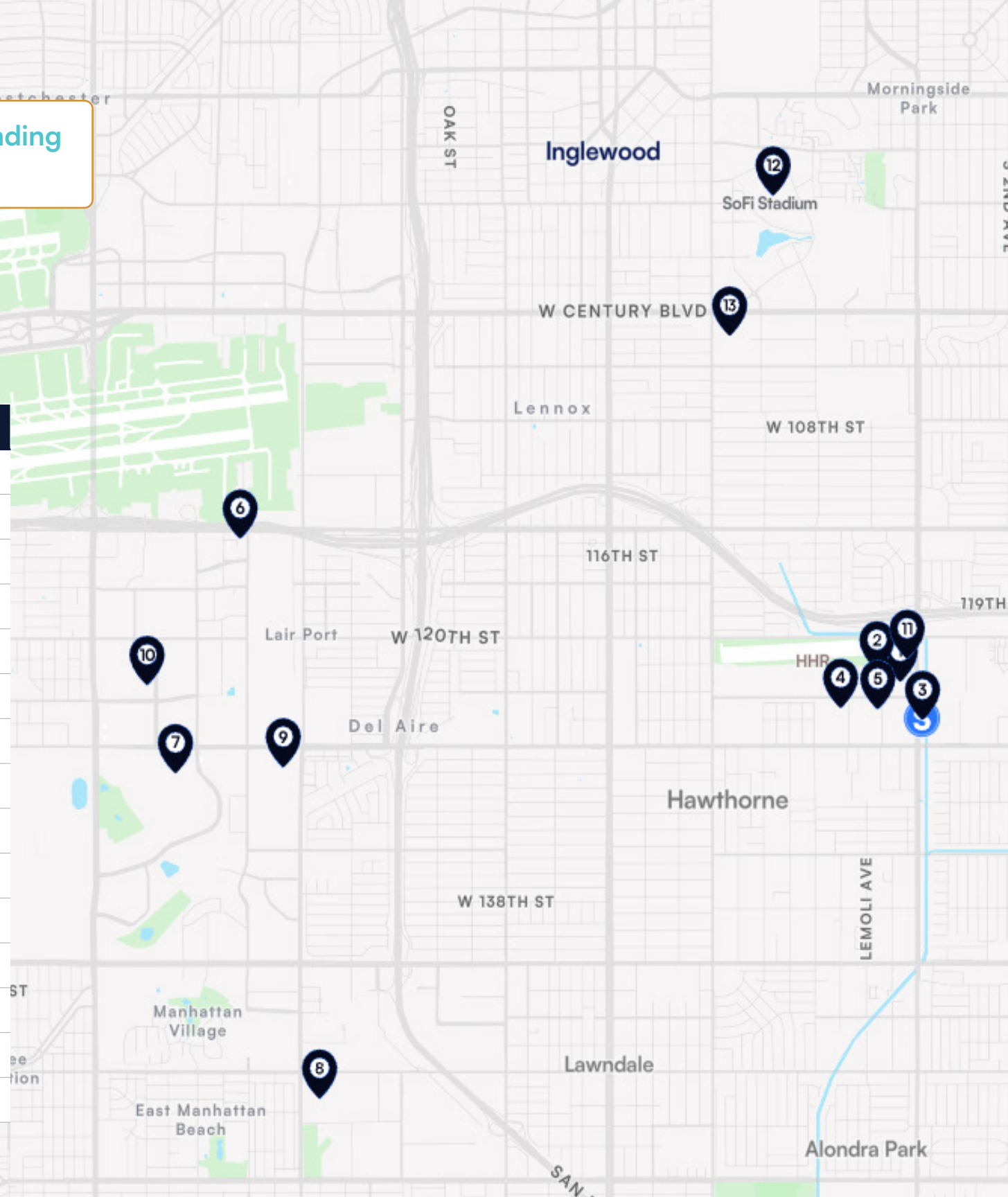
Within 3-Miles Of Subject Property



## At the Center of Hawthorne's Expanding Aerospace & Innovation Corridor

### Legend

-  12540 Crenshaw Blvd
-  SpaceX - ±12,000 Employees
-  Tesla Design Center - ±500 Employees
-  Amazon - ±1,500 Employees
-  Ring - ±250 Employees
-  OSI Systems - ±6,000 Employees
-  Boeing - ±5,000 Employees
-  Raytheon - ±4,000 Employees
-  Northrop Grumman - ±8,000 Employees
-  The Aerospace Corporation - ±4,000 Employees
-  Mattel Headquarters - ±2,000 Employees
-  Hawthorne Municipal Airport - ±500 Employees
-  SoFi Stadium - ±4,000 Employees
-  Intuit Dome - ±2,500 Employees
-  LAX - ±70,000 Employees





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## Exclusively Listed By



### Hunter Lambert

Associate

hunter.lambert@matthews.com

**(310) 601-7705**

Lic. No. 02192921 (CA)



### Michael Pakravan

SVP & National director

michael.pakravan@matthews.com

**(310) 919-5737**

LIC No. 01706065 (CA)

David Harrington | Broker of Record | Broker License No. 01320460 (CA) | Firm License No. 02168060 (CA)

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# MATTHEWS™