

# OFFICE SPACE FOR LEASE

14311 Cerise Ave, Hawthorne, California, 90250



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525 S Douglas St, Suite 270  
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CA DRE# 01840140



# KEY FACTS

1,100 SF

\$16.80/SF/YR

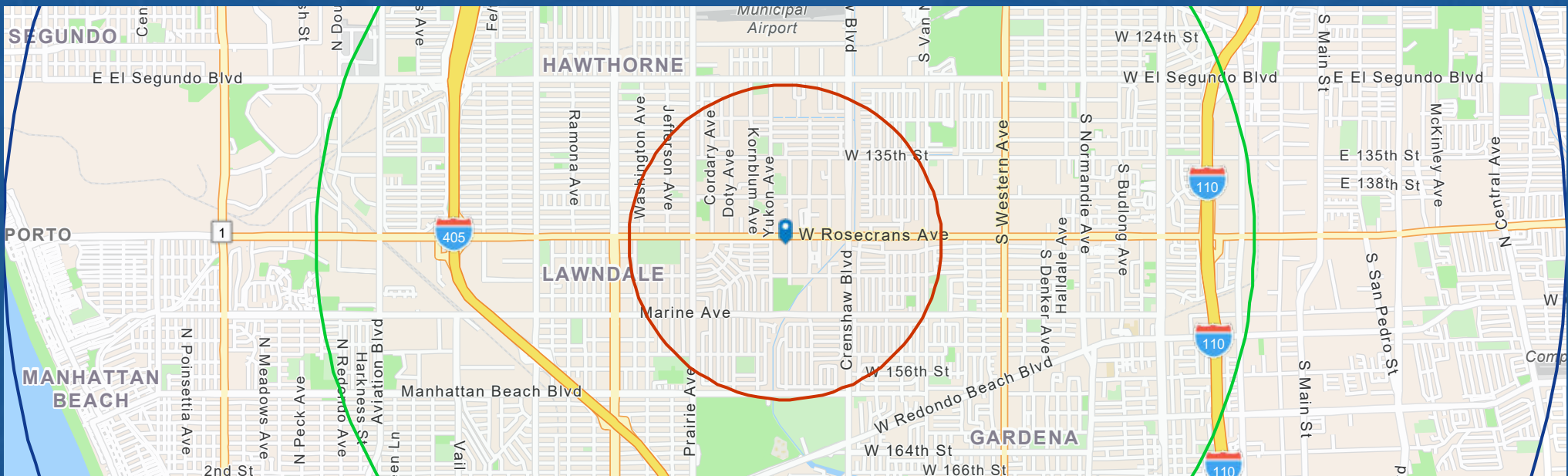
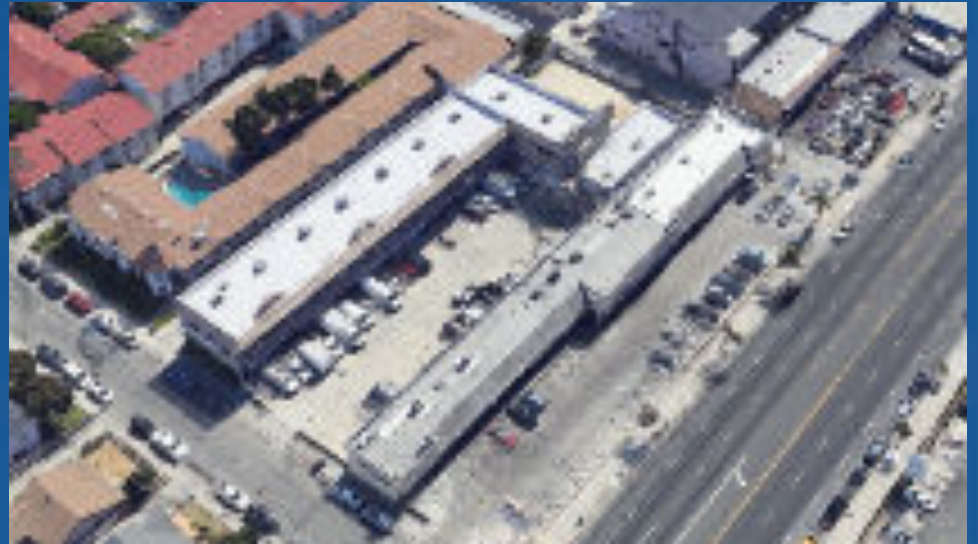
Term negotiable

2 reserved parking spaces

Tenant pays for own electric

# PROPERTY DESCRIPTION

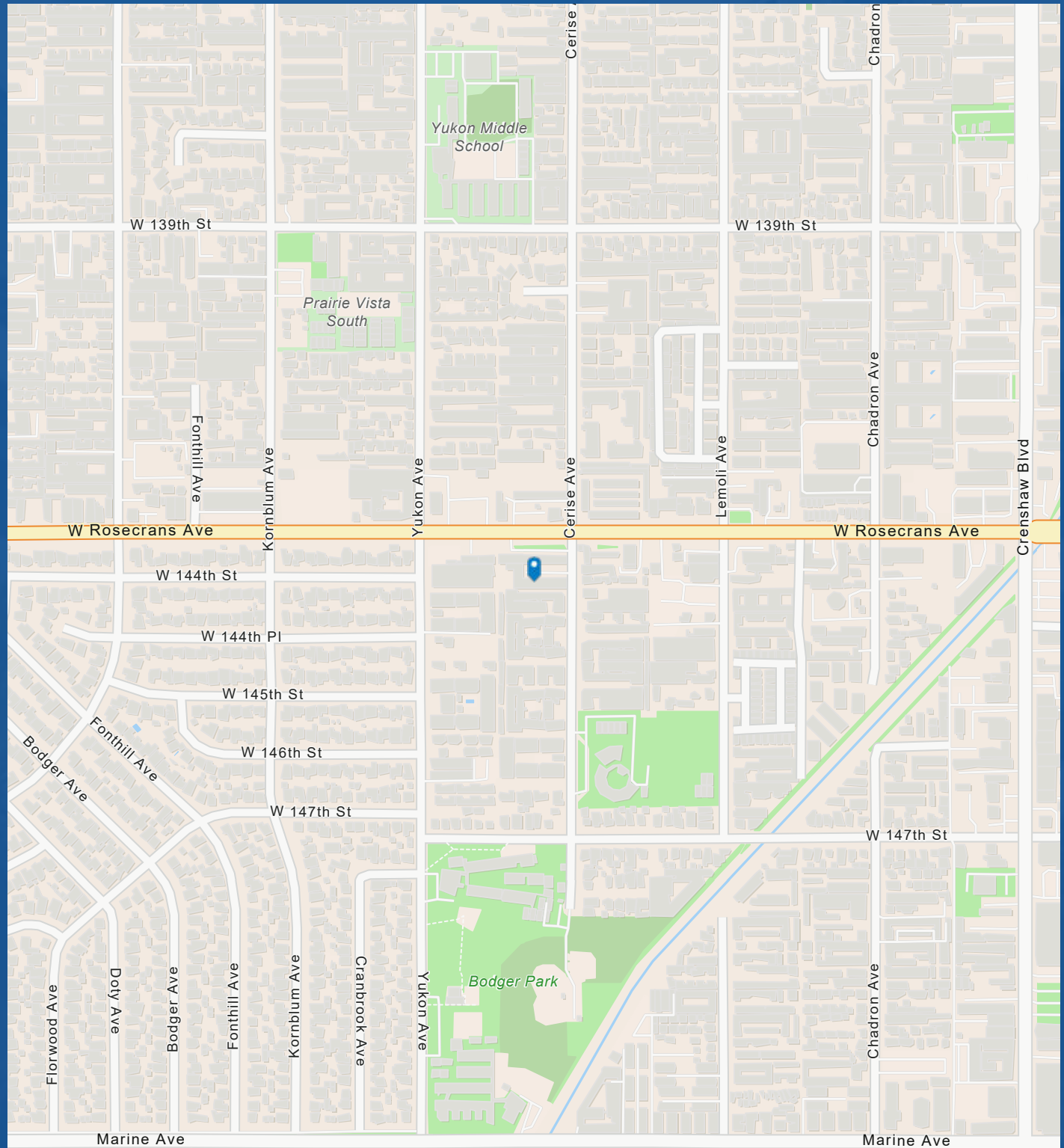
This newly remodeled office space has its own AC control, bathroom, and counter with sink. On the 2nd story of a professionally managed building on gated property. Centrally located between 405, 110 and 105 freeway, just off Rosecrans Blvd and Prairie Ave. Only minutes from El Segundo and Manhattan Beach.





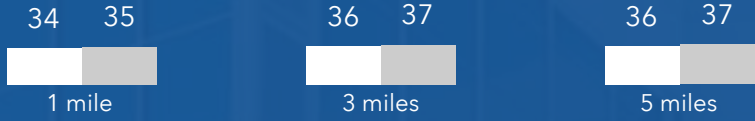
# TRAFFIC

Street Name	Dist. (mi)	Dir.	Traffic Volume
Rosecrans Ave	0.2	W	37,215
Rosecrans Ave	0.5	W	37,215
Rosecrans Ave	0.5	E	33,456
Rosecrans Ave	0.0	N	32,730
Rosecrans Ave	0.3	E	32,730
Crenshaw Blvd	0.5	NE	30,800
Crenshaw Blvd	0.4	E	30,480
Crenshaw Blvd	0.4	E	29,720
Crenshaw Blvd	0.4	E	28,300
Crenshaw Blvd	0.6	SE	24,946
Marine Ave	0.5	S	20,821
Marine Ave	0.5	S	20,070
Marine Ave	0.5	SW	19,227
Yukon Ave	0.4	S	3,910
W 147th St	0.4	SE	3,858
W 147th St	0.4	SE	3,481
W 147th St	0.3	SE	3,294
W 147th St	0.2	S	2,945
Chadron Ave	0.5	SE	1,202
W 152nd St	0.5	S	642



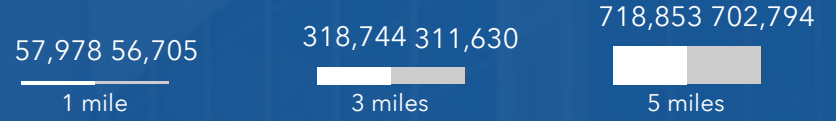
# DEMOGRAPHICS

## Median Age



● 2023 ● 2028 Projection

## Population

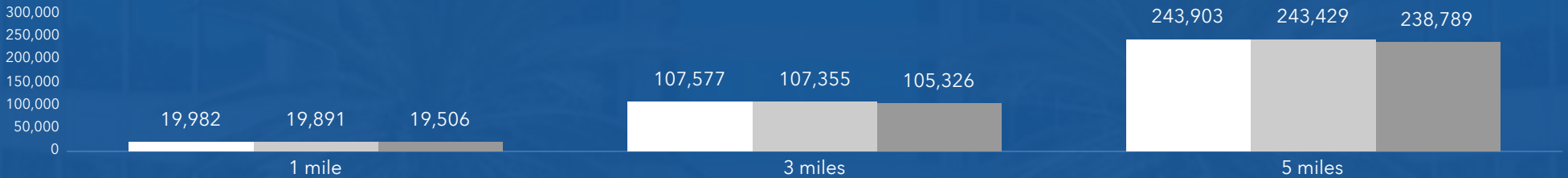


● 2023 ● 2028 Projection

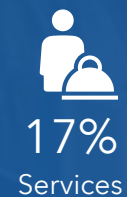
2023 Income	2023 Income			2028 Income	2028 Income		
	1 mile	3 miles	5 miles		1 mile	3 miles	5 miles
Per Capita	\$29,274	\$34,695	\$39,720	Per Capita	\$36,447	\$42,621	\$47,694
Median Household	\$62,387	\$73,517	\$77,851	Median Household	\$76,611	\$90,703	\$96,290
Average Household	\$84,954	\$102,740	\$116,880	Average Household	\$105,490	\$125,800	\$139,930

## Total Households

● 2020 ● 2023 ● 2028 Projected



## Business

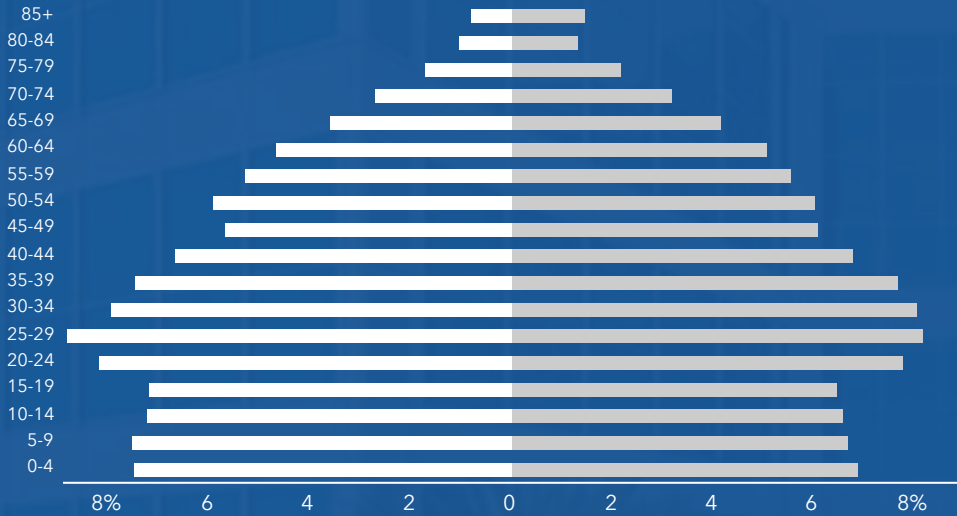


## Employment

1 mile

## Age Pyramid

● Males ● Females



1 mile

## 2022 Race and ethnicity (Esri)

1 mile

The largest group: Hispanic Origin (Any Race) (48.20)

The smallest group: Pacific Islander Alone (0.70)

Indicator ▲	Value	Diff
White Alone	13.67	-18.11
Black Alone	27.51	+19.66
American Indian/Alaska Native Alone	1.85	+0.16
Asian Alone	11.26	-4.11
Pacific Islander Alone	0.70	+0.46
Other Race	31.68	+3.66
Two or More Races	13.34	-1.70
Hispanic Origin (Any Race)	48.20	+0.22

Bars show deviation from Los Angeles County

## 2022 Households by income (Esri)

1 mile

The largest group: \$50,000 - \$74,999 (20.8%)

The smallest group: \$200,000+ (4.9%)

Indicator ▲	Value	Diff
<\$15,000	8.5%	+0.1%
\$15,000 - \$24,999	7.2%	+0.8%
\$25,000 - \$34,999	8.6%	+2.2%
\$35,000 - \$49,999	13.4%	+3.9%
\$50,000 - \$74,999	20.8%	+5.4%
\$75,000 - \$99,999	13.2%	+0.7%
\$100,000 - \$149,999	17.2%	-0.9%
\$150,000 - \$199,999	6.3%	-3.5%
\$200,000+	4.9%	-8.6%

Bars show deviation from Los Angeles County

## Average household size

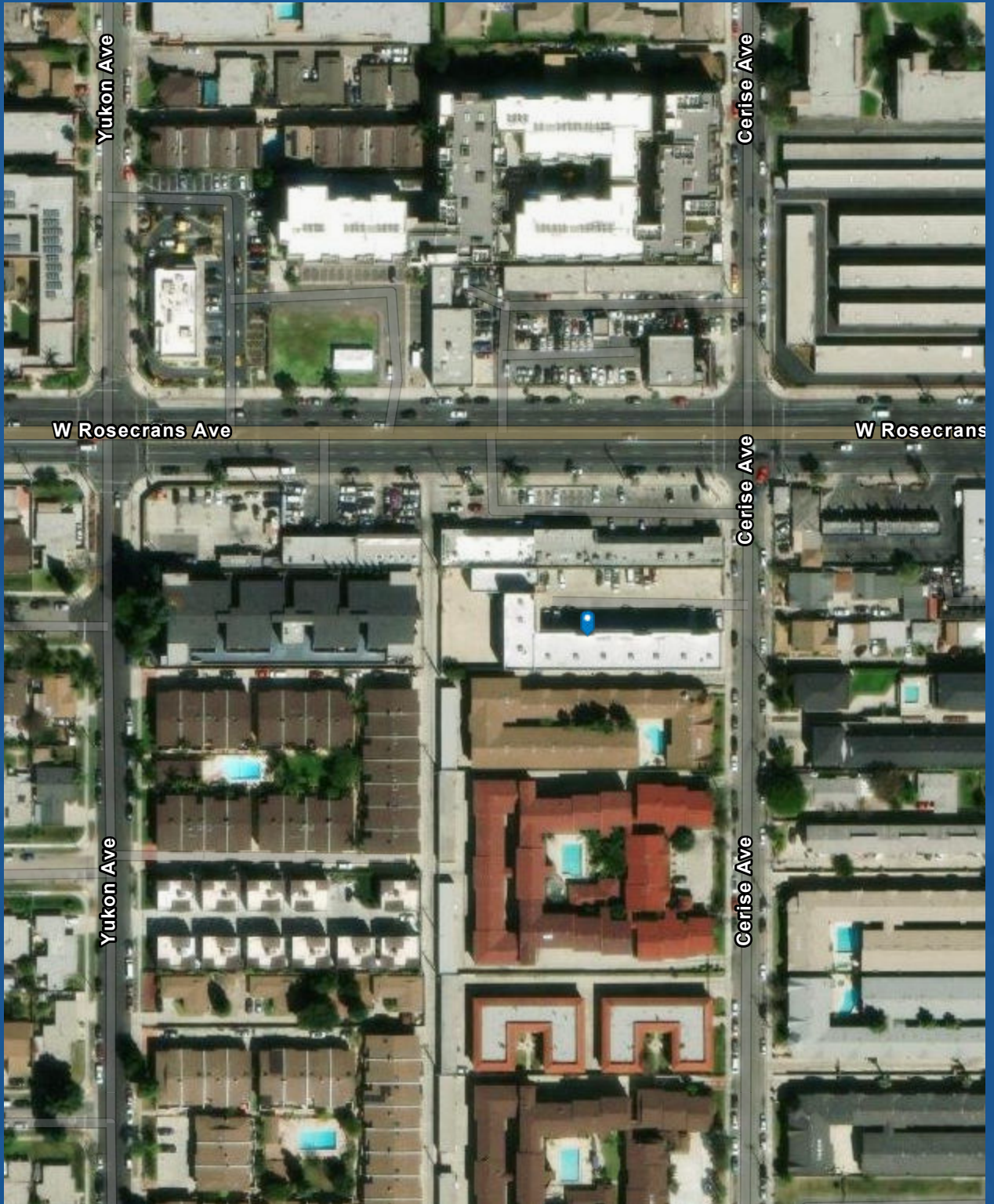
1 mile

for this area

**2.89** which is more than the average for United States

Area	Value ▼	0.00	4.00
<b>This area</b>	<b>2.89</b>		
Los Angeles County	2.86		
California	2.86		
United States	2.55		

Company/Business Name	Dir.	Dist.
Clyde Coast Machine Tool Service	S	0.0
Slim Tax Service	S	0.0
G & H Tax Accounting Service	S	0.0
Beverlywood Pest Control	S	0.0
Masonry Connection	S	0.0
Gutter Depot	S	0.0
Diag Bioscience Inc	S	0.0
Pacific Bay Construction Inc	S	0.0
Cannabiogas	S	0.0
Easy Packaging Supply	S	0.0
Right Way Tax SVC-Para FNCL	S	0.0
A-2 Beverlywood Pest Control	S	0.0
B & R Burgers	N	0.0
B & R's Old Fashion Burgers	N	0.0
Redbox	N	0.0
7-Eleven	N	0.0
ATM	N	0.0
Pacific Broadway Investment	N	0.0
Western Union Agent Location	N	0.0
Nova Dry Cleaners	N	0.0
N Da Kut	NE	0.0
Steves's Auto Care	N	0.0
Nyla Enterprises Inc	S	0.0
Smog Care	NW	0.0



Closest 24 locations