

**LYON STAHL**  
INVESTMENT REAL ESTATE

**SAMIMI**  
INVESTMENTS



FOR LEASE

**4333-4335 W 147TH ST**

**LAWNDALE, CA 90260 \$2/SF MODIFIED GROSS**

**CAMERON SAMIMI**

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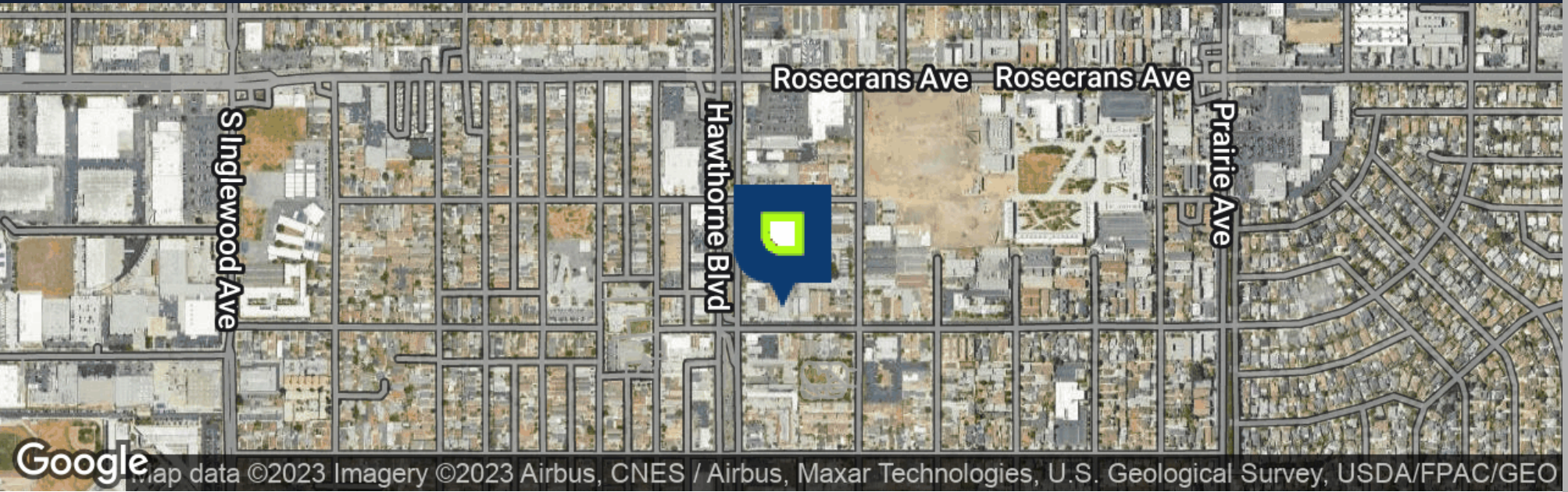
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# PROPERTY INFORMATION



4333-4335 W 147th St - Lawndale, CA 90260

PROPERTY INFORMATION  
**THE PROPERTY**



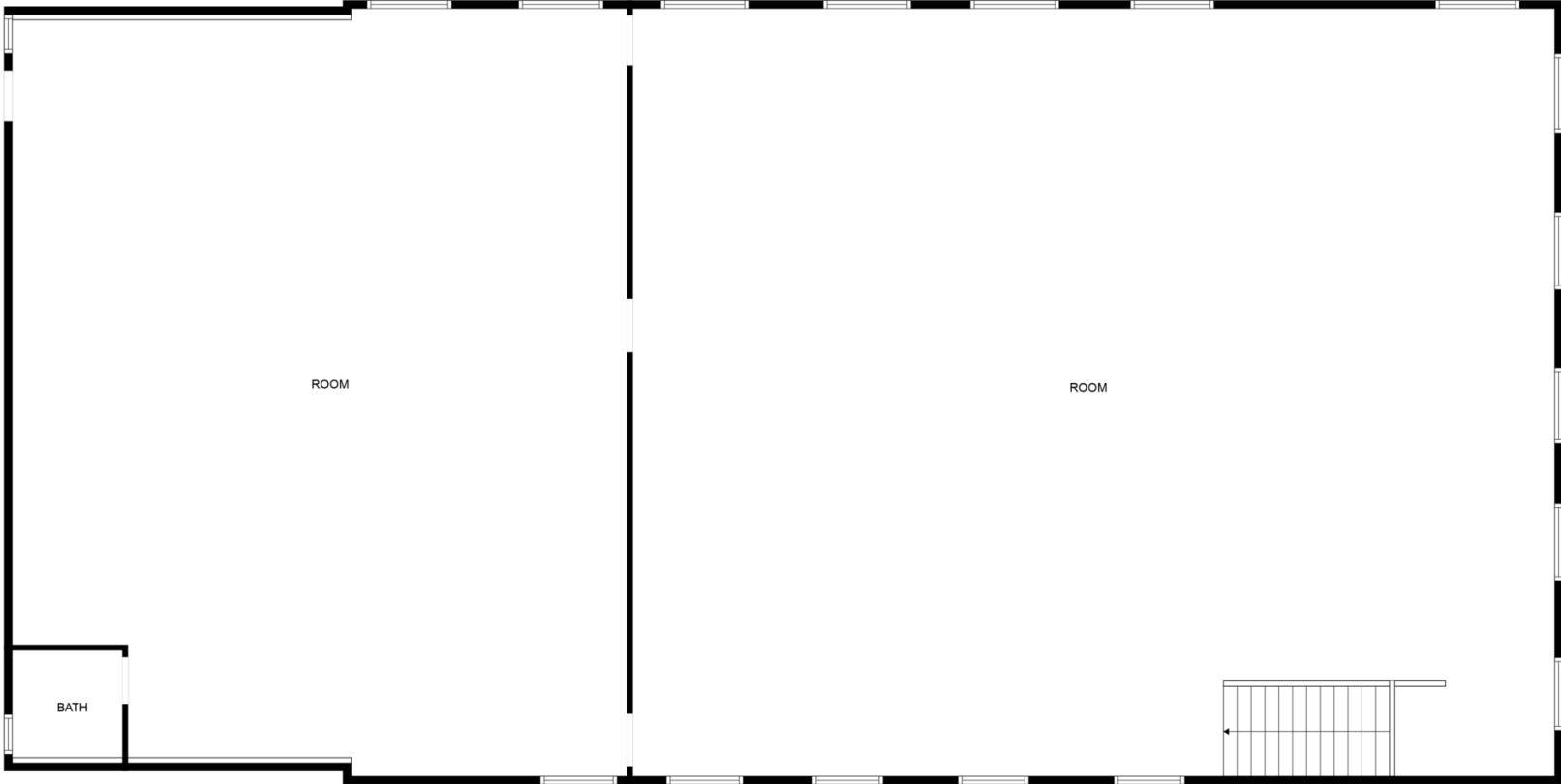
**PROPERTY HIGHLIGHTS**

- Creative Office/Flex Space for Lease
- 5,00SF Top Unit with Open Floorplan
- 1/1000 Parking in Rear of Building
- Located off the signalized corner of Rosecrans Ave and Hawthorne Blvd

**PROPERTY SUMMARY**

Price/SF	\$2/SF Modified Gross
Lease Term	3-10 Years
Year Built	1923
Building Size	10,000 SF
Unit Size	5,000 SF
Lot Size	8,303 SF
Zoning	LNC2
APN	4077-010-012

PROPERTY INFORMATION  
**FLOOR PLAN**



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

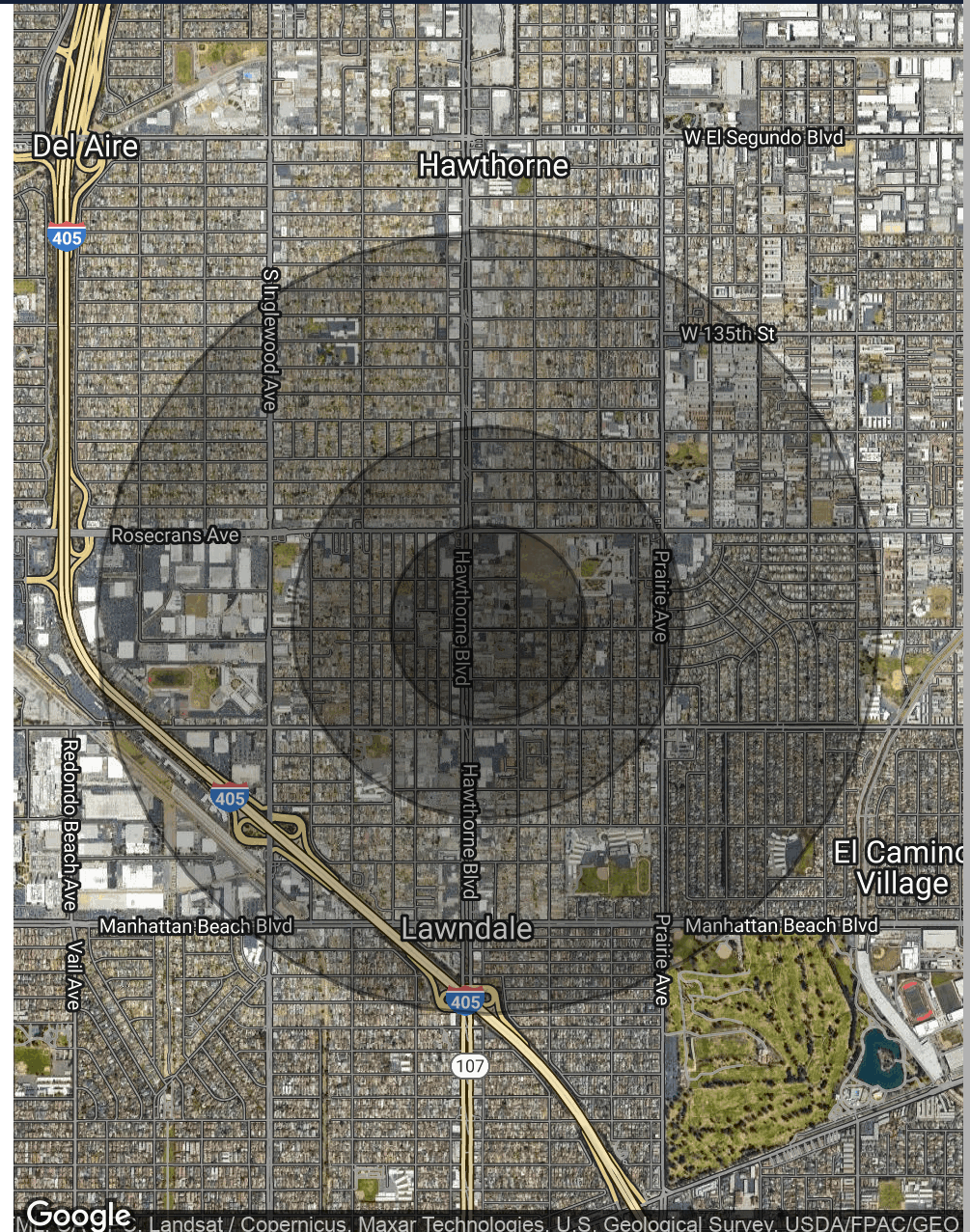
# PROPERTY INFORMATION DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,093	13,487	46,548
Average Age	36.0	34.9	35.0
Average Age (Male)	36.7	34.6	34.3
Average Age (Female)	36.8	35.7	35.8


  

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,042	4,426	15,448
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$72,803	\$72,500	\$74,723
Average House Value	\$553,828	\$588,675	\$556,555

\* Demographic data derived from 2020 ACS - US Census



# PROPERTY PHOTOS



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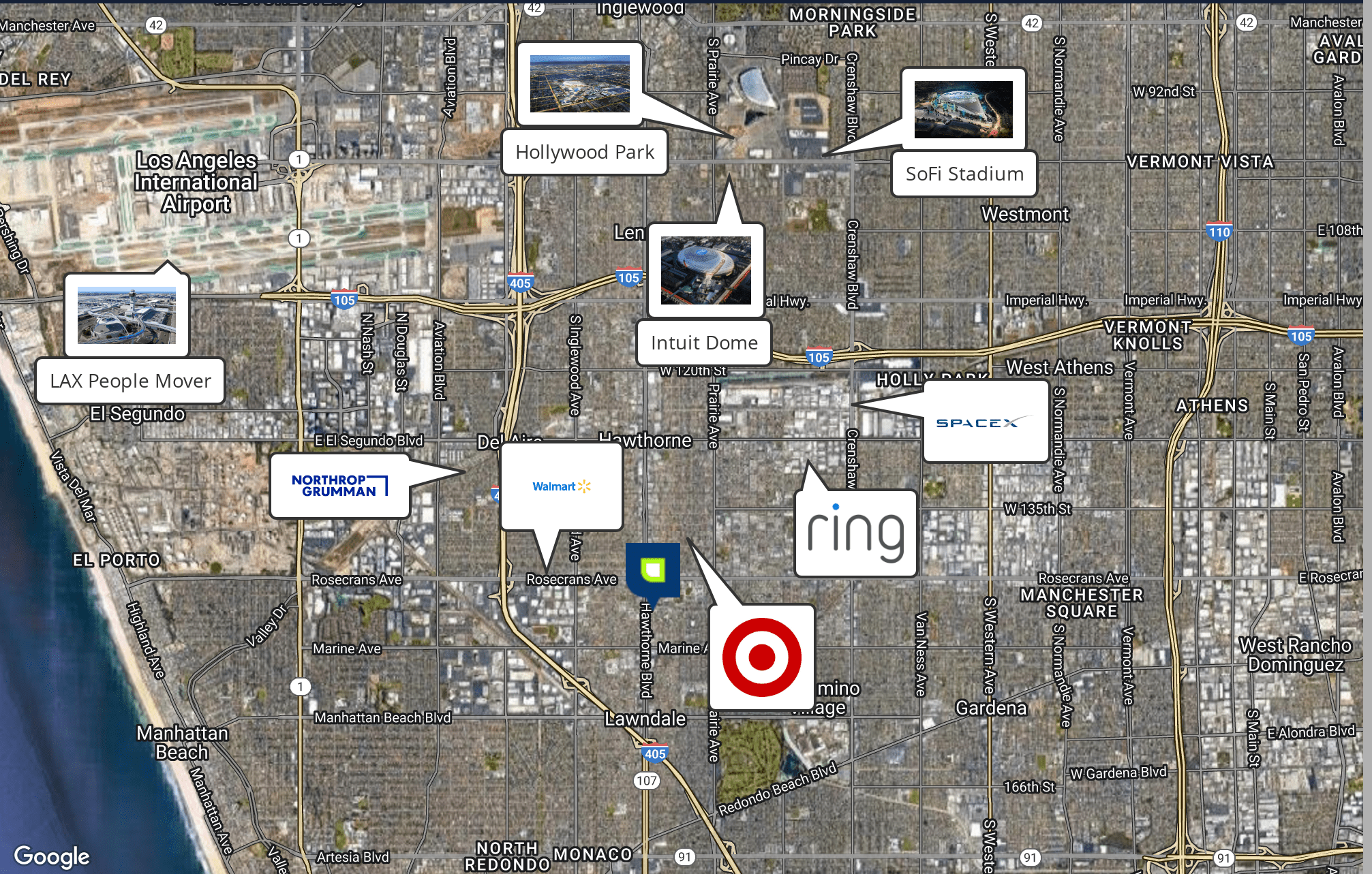


# LOCATION INFORMATION



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# LOCATION INFORMATION LOCATION MAP



EXCLUSIVELY MARKETED BY

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