

# OCEANGATE COMMERCE CENTER

## 1,000 SF Inline Shop Space

### SEQ Rosecrans Ave & 405 Fwy, Hawthorne, CA



## Project Features

- ♦ Highly successful power center
- ♦ 1,000 SF inline shop space (formerly Fantastic Sam's) available now
- ♦ Adjacent to Michaels & Sally Beauty
- ♦ Monument signage opportunity on Rosecrans Ave for said space
- ♦ Asking Rents: \$51.00 + \$14.16 NNN (estimated)
- ♦ Traffic Counts: Rosecrans Ave – 33,100 CPD  
405 Fwy – 286,900 CPD

## Demographics

(2025 Estimates)	1 Mile	3 Mile	5 Mile
Population	21,576	275,231	569,066
Avg. HH Income	\$167,996	\$167,277	\$150,094
Daytime Population	14,668	116,879	265,708



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Oceangate  
Property, LLC

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements and other facts shown are approximate, and should be independently verified by you and may not be relied upon as a precise representation by this office.

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