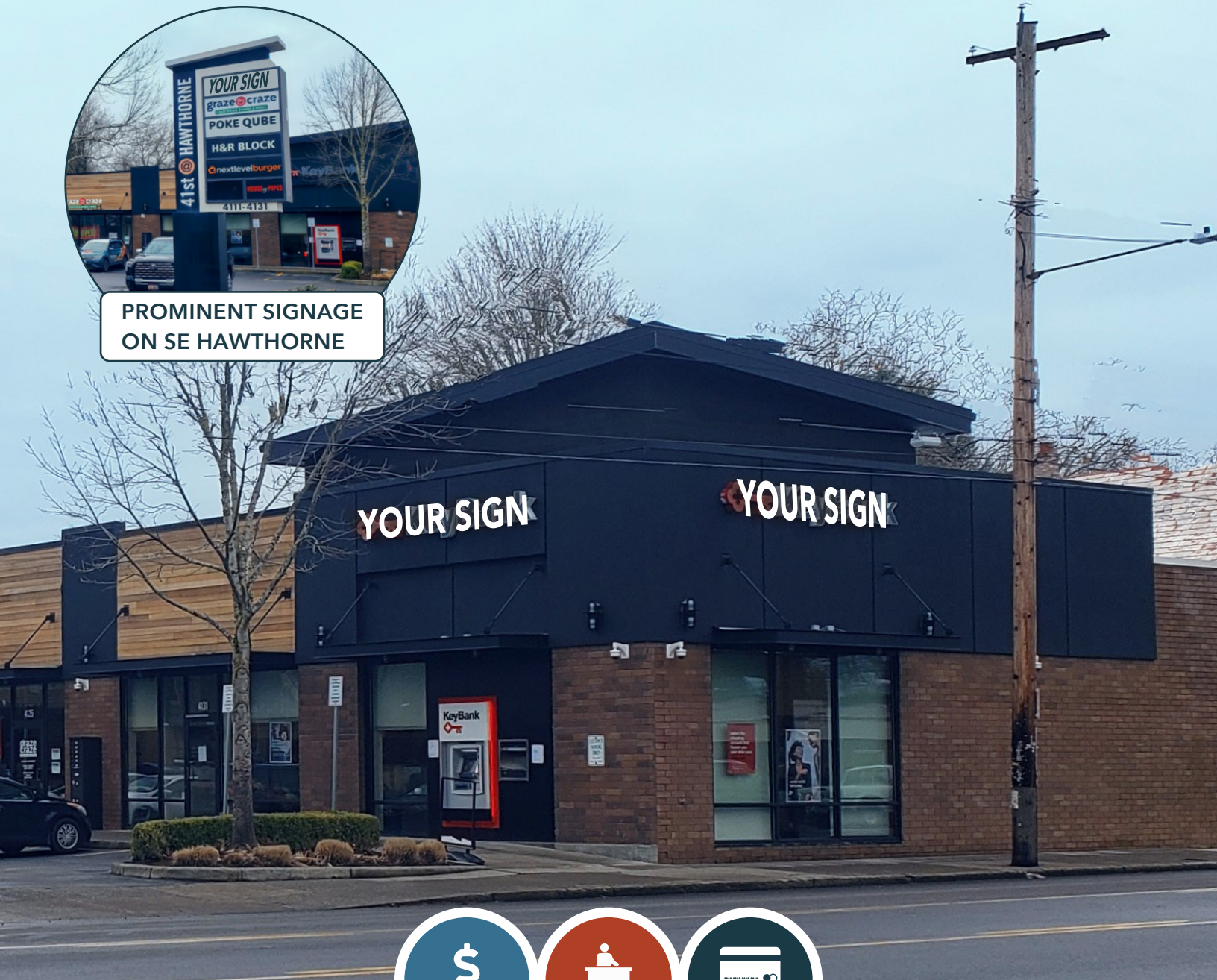


# FOR LEASE

URBAN  
WORKS



PROMINENT SIGNAGE  
ON SE HAWTHORNE



FINANCIAL



SERVICE



RETAIL

## 41ST @ HAWTHORNE

**HIGHLY VISIBLE ENDCAP WITH OFF-STREET PARKING**

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# 41ST @ HAWTHORNE



## Space Features

Prime end cap location with monument signage directly on SE Hawthorne Blvd and shadow anchored by New Seasons.

- Employee break room
- 2 private offices
- Conference room
- 2 ADA restrooms
- On-site customer parking

## Address

4131 SE Hawthorne

## Area

Close-in SE

## Space

2,963 SF

## Timing

June 2024

## Uses

Financial / Service / Retail



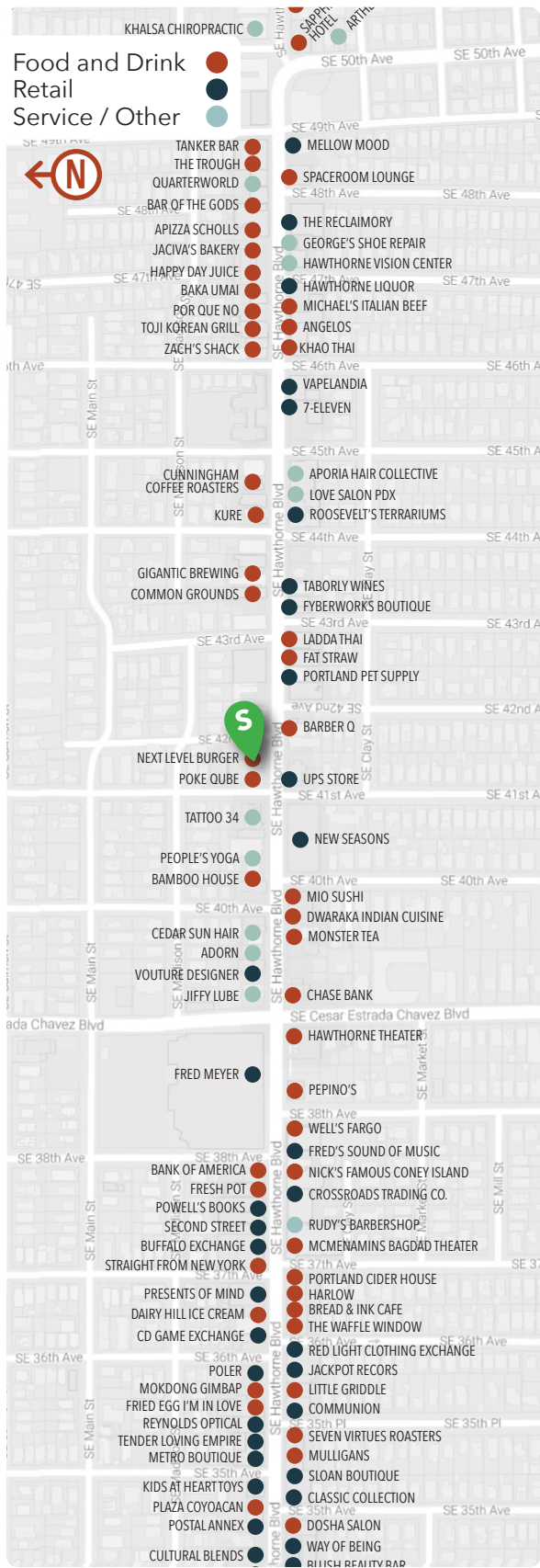
# EXISTING FLOOR PLAN



\* All existing build-out / current infrastructure can be removed



# NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	3,829	10,801	34,037
Total Employees	684	4,438	16,535
Total Businesses	142	686	2,250
Median Household Income	\$122,180	\$102,811	\$100,948
Median Age	33.2	33.2	34.7
Any College	90.8%	87%	85.5%



Apizza Scholls



New Seasons



Por Que No

INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.