

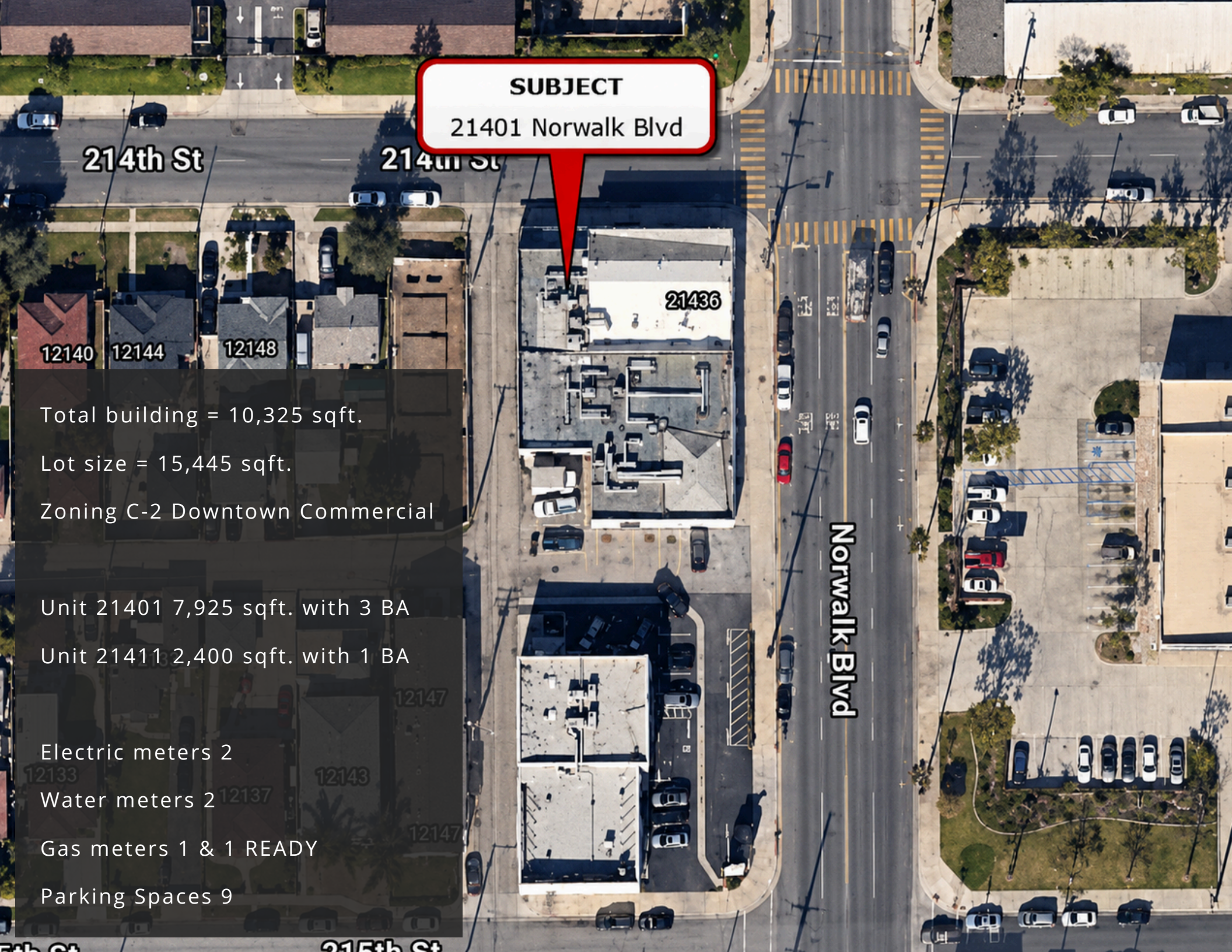


SoCal ALOffers



21401-21411 NORWALK BLVD
HAWAIIAN GARDENS, CA 90716

PRICE \$2,200,000



SUBJECT
21401 Norwalk Blvd

214th St

214th St

12140

12144

12148

21436

Total building = 10,325 sqft.

Lot size = 15,445 sqft.

Zoning C-2 Downtown Commercial

Unit 21401 7,925 sqft. with 3 BA

Unit 21411 2,400 sqft. with 1 BA

Electric meters 2

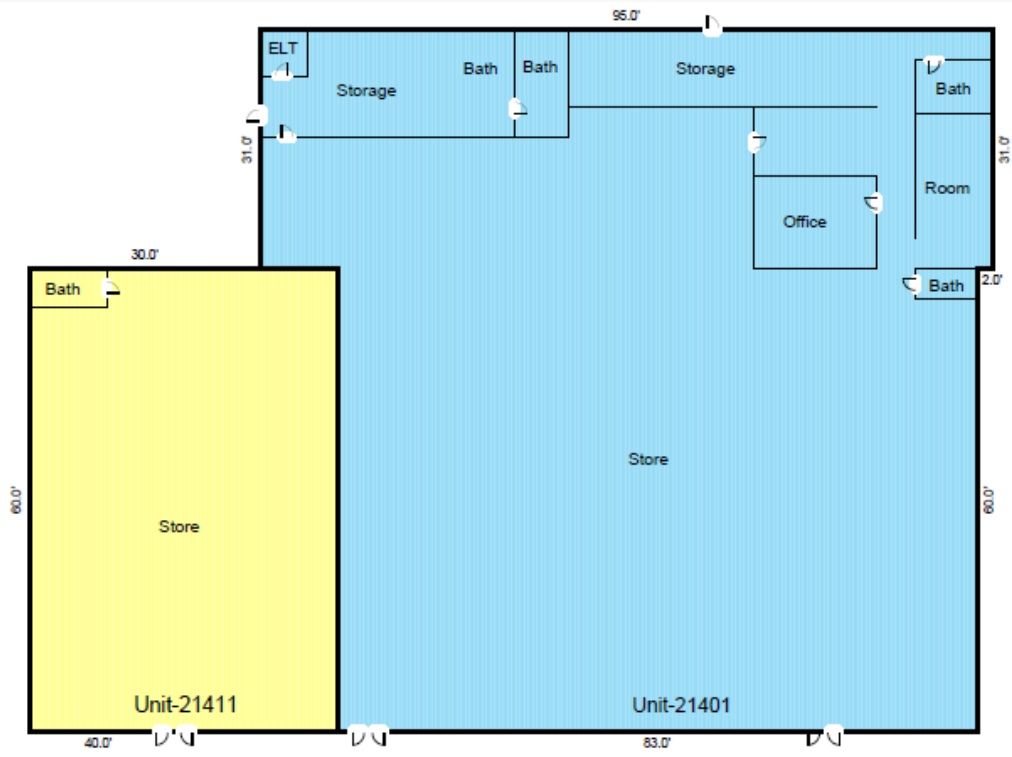
Water meters 2

Gas meters 1 & 1 READY

Parking Spaces 9

Norwalk Blvd

215th St



Prime owner-user and investment opportunity in the heart of Hawaiian Gardens! Located at 21401–21411 Norwalk Blvd., this highly visible corner property sits at the intersection of Norwalk Blvd. and 214th Street, offering excellent exposure and accessibility. The property features two spacious retail units suitable for a variety of commercial uses:

- Unit 21401: approximately 7,925 SF with 3 bathrooms
- Unit 21411: approximately 2,400 SF with 1 bathroom

Currently operating as a mattress and furniture showroom, the property offers a total building size of approximately 10,325 SF on a 15,445 SF lot. Utilities include two electric meters, two water meters, one gas meter, and one additional ready meter.

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	Unit-21411	1.0	2400.0	200.0	10325.0	Unit-21411	60.0 x	30.0 x	=	1800.0
	Unit-21401	1.0	7925.0	372.0		Unit-21401	60.0 x	10.0 x	=	600.0
							95.0 x	31.0 x	=	2945.0
							83.0 x	60.0 x	=	4980.0
Net BUILDING		cnt	2 (rounded)		10,325					

The parking layout may be reconfigured to accommodate at least nine parking spaces. The property's versatility, with the possibility of dividing the front retail into 6 spaces like back in 1998 for potential for multiple uses, from running your own business to generating rental income by leasing out part of the spaces. Please see the supplemental brochure for additional details.



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Information deemed reliable but not guaranteed to be accurate

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