

249 E Gardena Blvd

Gardena, CA 90248

Industrial
Opportunity For Lease

Leasing Brochure



MATTHEWS™

EXCLUSIVELY LISTED BY



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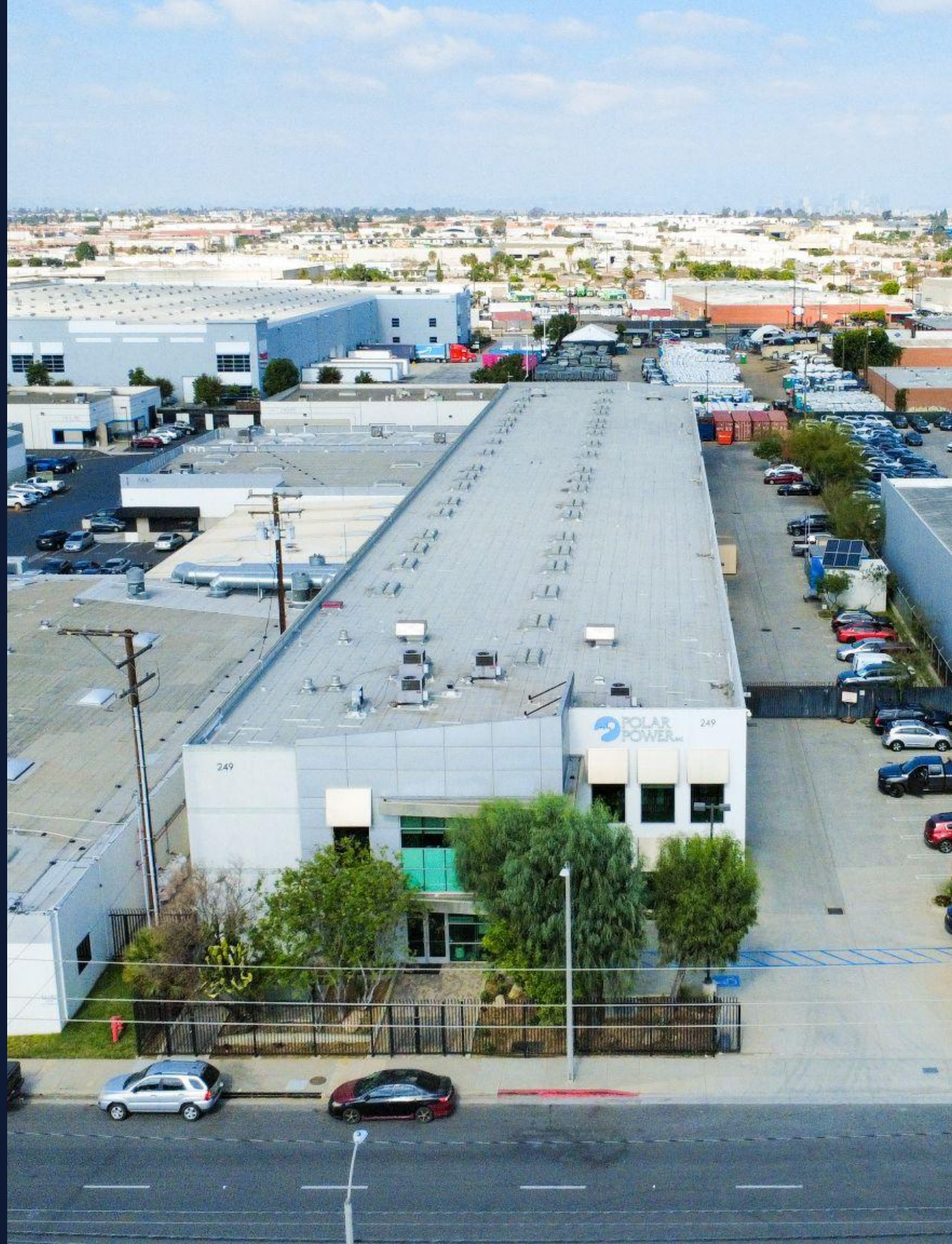
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PROPERTY OVERVIEW

249 E Gardena Blvd
Gardena, CA 90248



\$1.30 NNN

Lease Rate

- **NNN = \$0.25**
- **±40,066 SF Standalone Warehouse**
- **±5,918 SF High-End Two Story Finished Offices**
- **Heavy Power (1600 Amps)**
- **24' - 27' Clearance**
- **Large Reinforced Concrete Yard**
- **Near the 91 & 110 Freeways**
- **Sprinkler .6/2000**
- **Fenced & Secured Yard**
- **Nine (9) Ground Level Loading Doors**
- **±1.80 AC Lot**





Los Angeles International Airport



Hawthorne Municipal Airport

Tesla Design Center

TESLA

± 311,000 VPD

amazon

Dense Industrial Corridor



± 242,000 VPD

SPACEX

Subject Property

amazon



Dense Industrial Corridor



Compton/Woodley Airport

STG Logistics

Dense Industrial Corridor

± 201,000 VPD

± 50,000 VPD

± 257,000 VPD



Port of Los Angeles
± 14 Miles South

91

107

91

91



Google Earth

Distribution/Warehouse



Alameda Corridor
20-mile freight rail expressway linking the ports to the UP/BNSF network



± 230,000 VPD

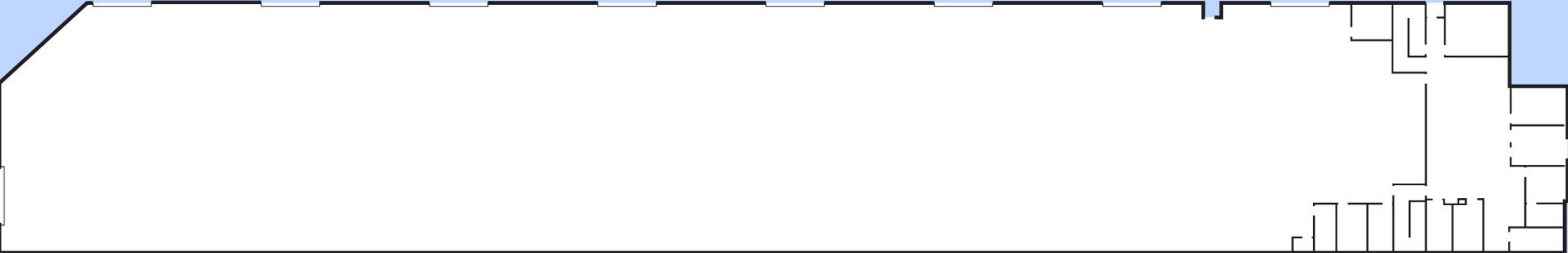
Distribution/Warehouse

SENTINEL TRANSPORTATION

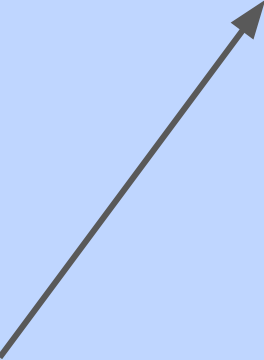
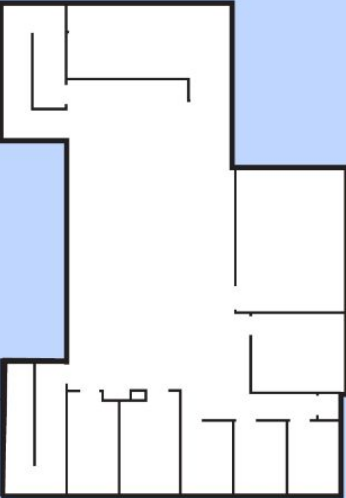
Alameda Corridor



First Floor



Second Floor



PROPERTY PHOTOS



Gardena, CA

Located in the heart of the South Bay submarket of Los Angeles, Gardena offers strategic access to major logistical corridors, including proximity to the Ports of Los Angeles and Long Beach, and key freeways such as the I-110 and I-405. This infill industrial location benefits from limited available land and strong regional transportation connectivity, making it ideal for businesses that rely on efficient goods movement across Southern California.

Gardena supports a stable residential base with a population nearing 60,000. The median household income and home values reflect a balanced economic environment with sustained local demand. The surrounding area is well suited for industrial tenants, manufacturers, and last-mile distribution operations due to its blend of urban density and direct highway access.

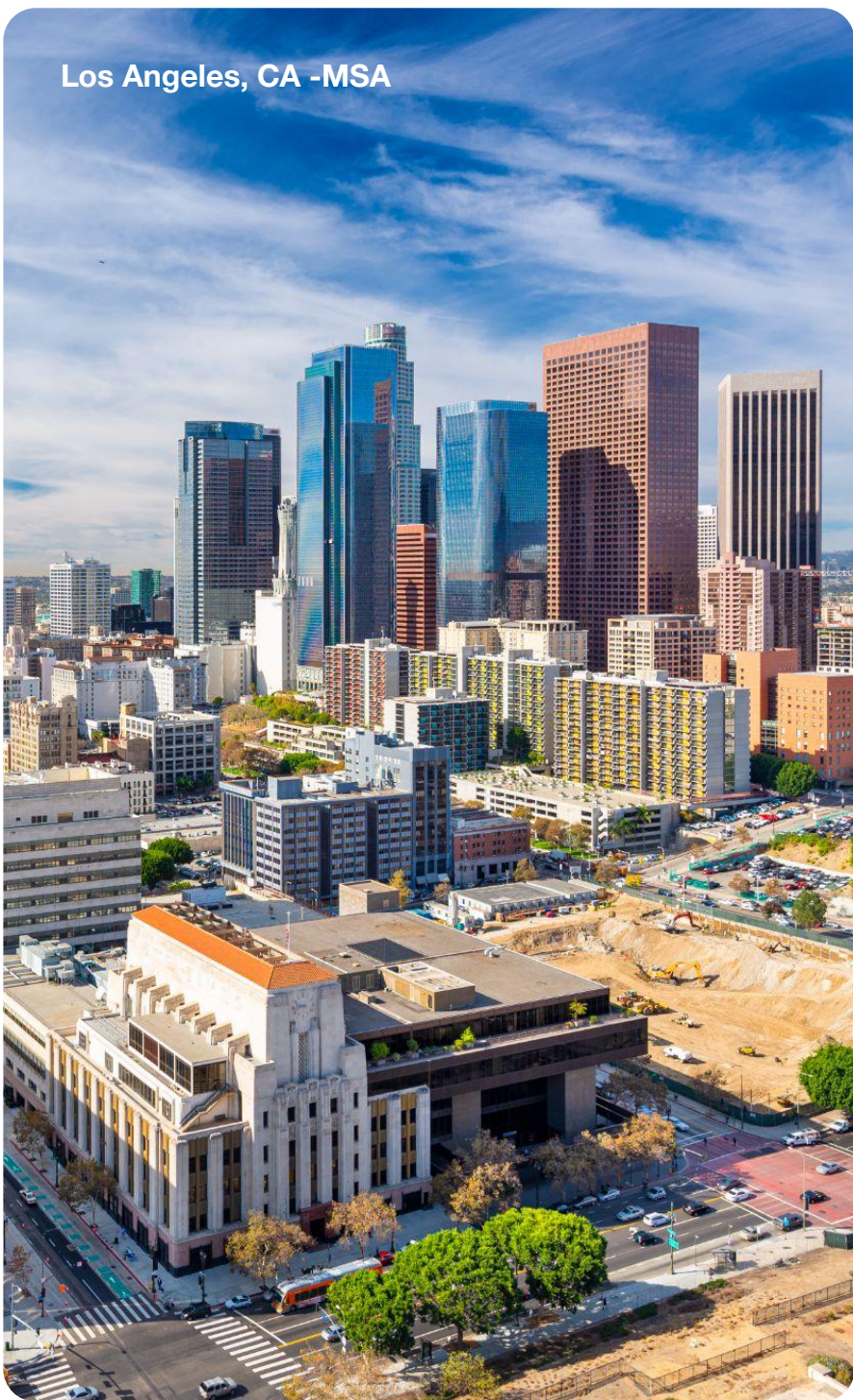


Greater Los Angeles Industrial Market Overview

The Greater Los Angeles industrial market remains one of the most critical logistics hubs in North America, driven by its proximity to the Ports of Los Angeles and Long Beach, the nation's two busiest container ports. This extensive gateway handles over 40% of all U.S. containerized imports, feeding a highly integrated industrial supply chain that stretches inland through the Inland Empire and across the country. The region's industrial inventory exceeds 1 billion square feet, encompassing a wide range of assets from legacy manufacturing plants to modern high-bay distribution centers. With limited land availability and strict zoning, new development remains constrained, keeping vacancy rates among the lowest in the nation despite recent economic headwinds.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,625	182,705	680,593
Current Year Estimate	12,178	190,259	703,850
2020 Census	12,966	198,472	737,115
Growth Current Year-Five-Year	-4.54%	-3.97%	-3.30%
Growth 2020-Current Year	-6.08%	-4.14%	-4.51%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,555	57,690	209,346
Current Year Estimate	3,698	59,311	213,739
2020 Census	3,819	60,397	214,507
Growth Current Year-Five-Year	-3.87%	-2.73%	-2.06%
Growth 2020-Current Year	-3.16%	-1.80%	-0.36%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$108,529	\$114,099	\$106,678

Los Angeles, CA -MSA



Local Market Overview

Located in Los Angeles County's South Bay region, Gardena benefits from a central position between Downtown Los Angeles and the coastal employment hubs of El Segundo and Torrance. The city maintains a stable residential base supported by diverse industries and convenient access to major transportation routes, including the I-110, I-405, and State Route 91. This connectivity allows businesses and residents to efficiently reach key job centers throughout the Los Angeles Basin.

As a built-out infill community, Gardena offers long-term stability with limited new development opportunities, supporting sustained demand for commercial and industrial space. The surrounding South Bay area is driven by aerospace, manufacturing, healthcare, and professional services employment, reinforcing a strong workforce presence. Its proximity to one of the nation's largest consumer markets positions Gardena as a strategic and dependable location for a range of industrial and business users.

Economic Drivers

Gardena's economy is supported by its infill location within the South Bay industrial corridor, a critical component of the Greater Los Angeles logistics network. Close proximity to the Ports of Los Angeles and Long Beach, Los Angeles International Airport, and multiple freeway systems enables efficient goods movement and regional distribution. The broader South Bay economy is anchored by aerospace, advanced manufacturing, healthcare, and trade-related industries, with major employers located in nearby El Segundo, Torrance, and Carson. Access to a deep labor pool and integrated transportation infrastructure continues to drive long-term demand for industrial and flex space in the area.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 249 E Gardena Blvd, Gardena, CA, 90248 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.