



COMMERCIAL  
ASSET GROUP

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15435  
Western Avenue  
Gardena, CA 90249

2ND GENERATION NON-HOODED  
FOOD USE, RETAIL, MEDICAL, AND  
2ND FLOOR OFFICE SPACE AVAILABLE

- Excellent retail and medical leasing opportunity located on highly traveled Western Avenue in the heart of Gardena
- Strong visibility, convenient access, and ideal positioning for a wide variety of food, retail, medical, and professional office users.
- Prime Western Avenue frontage
- Excellent visibility & exposure

- Monument & storefront signage opportunities
- Ample ground and subterranean parking
- Strong traffic counts & dense population base
- Easy access to major surrounding South Bay communities
- Located near established retailers, restaurants & residential neighborhoods



**AVAILABLE**

**AVAILABLE**

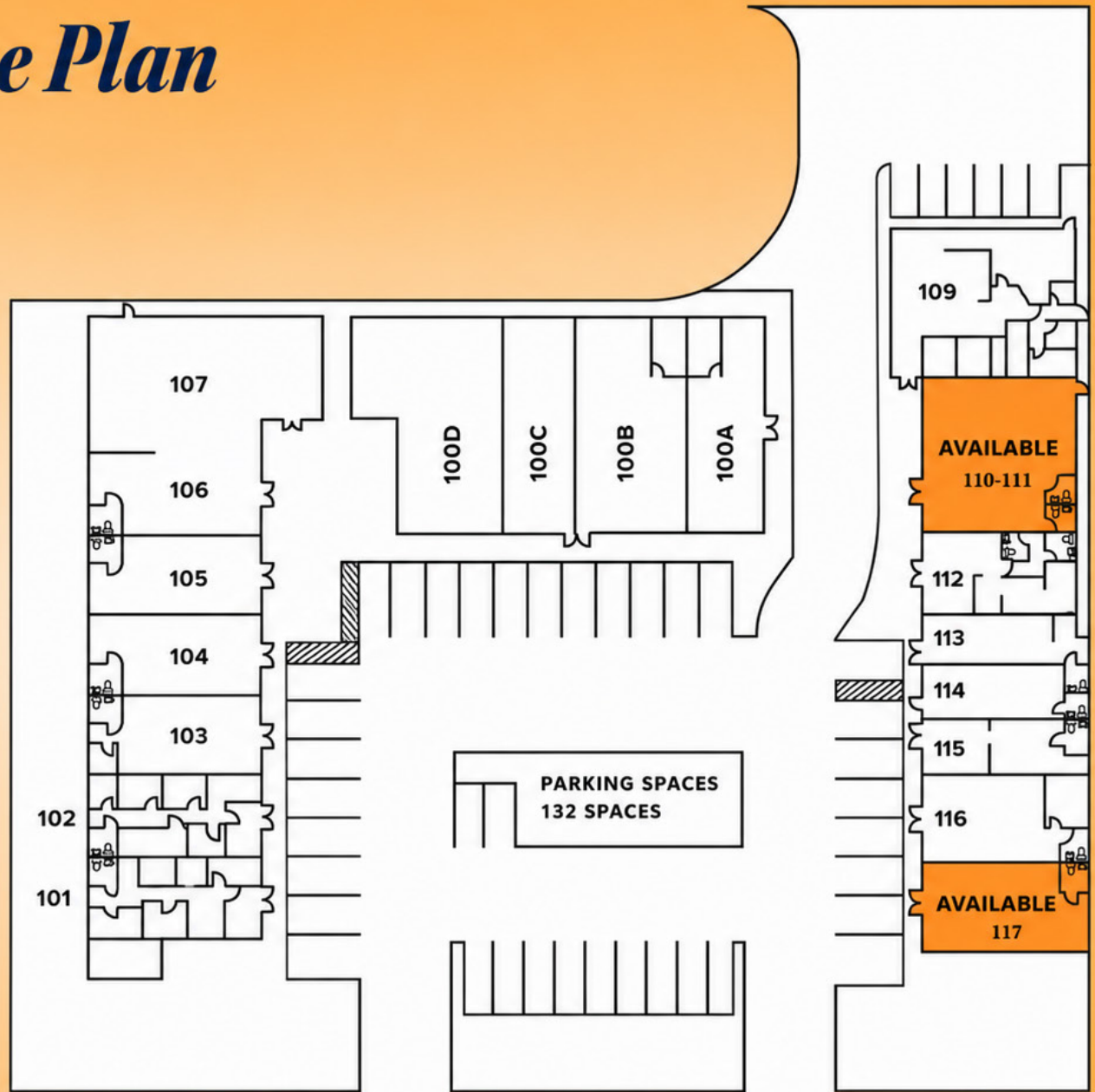
**SPACE SIZE**  
 117: ±1,100 RSF END CAP (2ND GEN)  
 110-111: ±1,857 RSF  
 204 (2ND FLOOR): ±975 RSF

**CARS PER DAY**  
 ±35,000

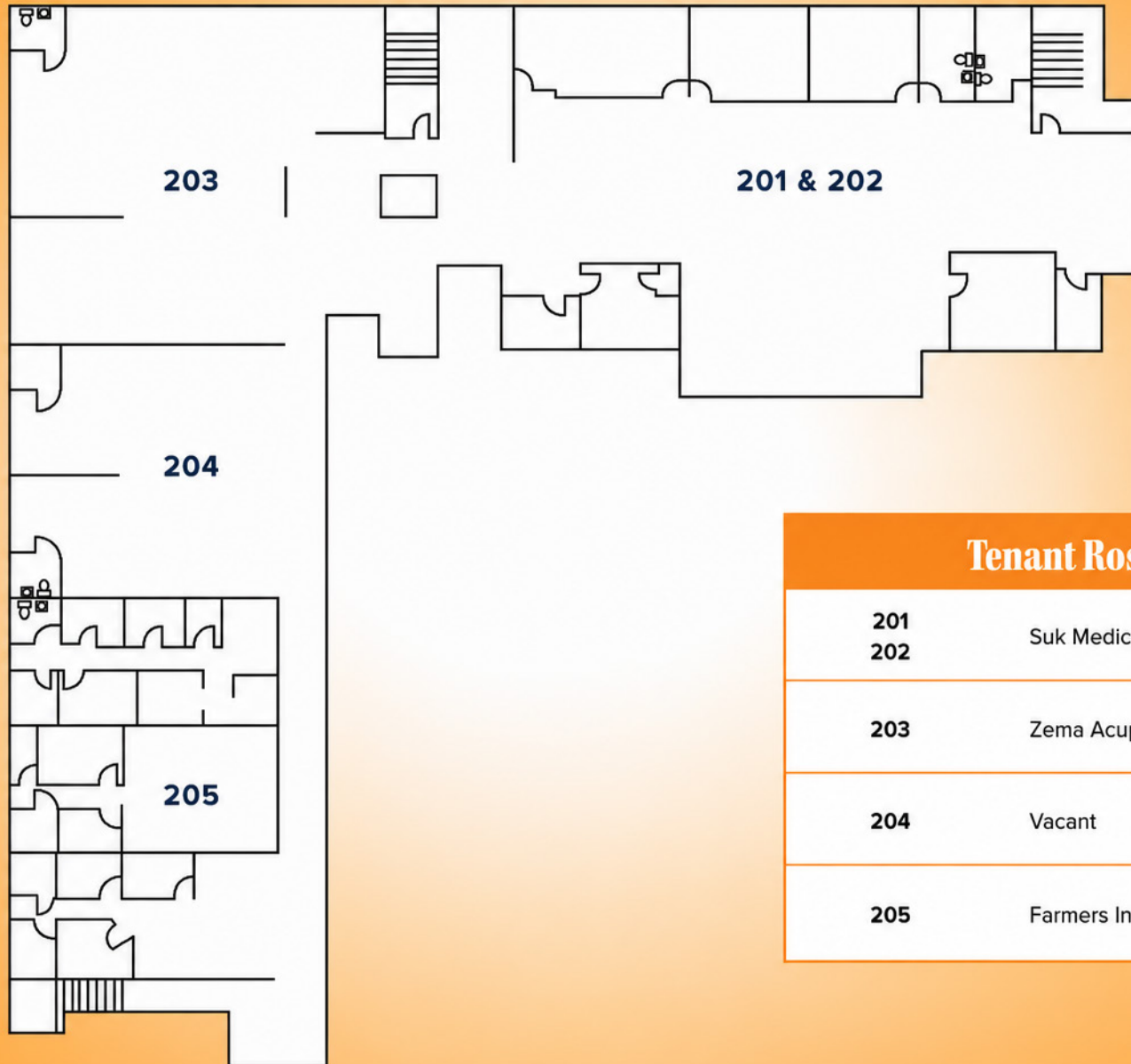
# First Floor Site Plan

## Tenant Roster

100A	Smoking Tiger
100B	Medical Office
100C	Providence Pharmaceuticals
100D	Open Bank
101	Gardena Dental Office
102	Gardena Dental Office
103	OK Optical
104	Happy Day Fashion
105	Diva Hair
107	Gardena Women Sauna
109	Gui Jip Restaurant
<b>Available 1,857 SQFT</b>	
112	Love Letter Pizza & Chicken
114	Jin Zza Ru Chinese Restaurant
115	Jin Zza Ru Chinese Restaurant
116	Nooc Korean Bingsoo House
117	<b>Available 1,100 SQFT</b>



# Second Floor Site Plan



## Tenant Roster

<b>201</b> <b>202</b>	Suk Medical Clinic
<b>203</b>	Zema Acupuncture
<b>204</b>	Vacant
<b>205</b>	Farmers Insurance

# SIGNAGE



# NEIGHBORING TENANTS

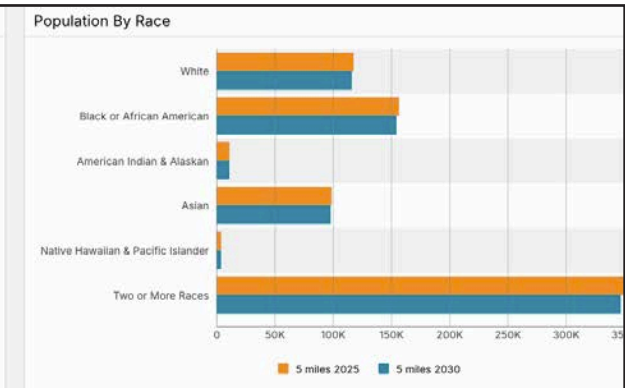
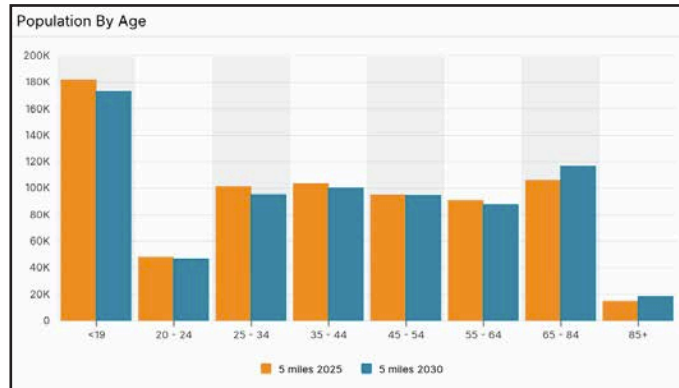
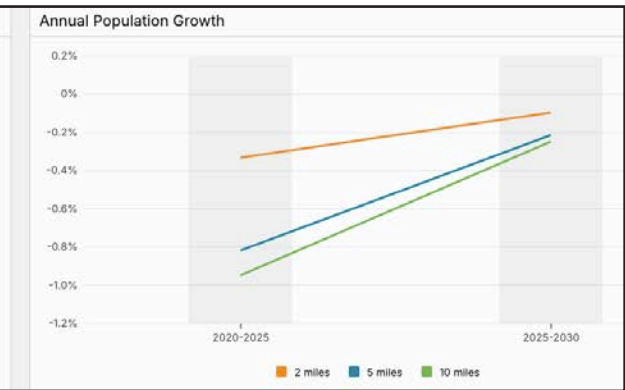
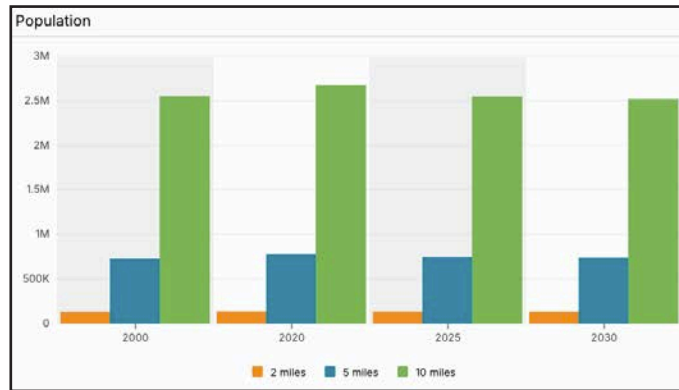


15435 WESTERN AVENUE, GARDENA, CA 90249

# DEMOGRAPHICS

Households	2 miles	5 miles	10 miles
2020 Households	44,230	245,872	833,830
2025 Households	43,135	234,040	791,132
2030 Household Projection	42,842	231,062	780,410
Annual Growth 2020-2025	1.0%	0.5%	0.5%
Annual Growth 2025-2030	-0.1%	-0.3%	-0.3%
Owner Occupied Households	19,086	106,815	341,358
Renter Occupied Households	23,756	124,247	439,052
Avg Household Size	2.8	3	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$1.4B	\$8.1B	\$26.9B

Income	2 miles	5 miles	10 miles
Avg Household Income	\$105,207	\$111,891	\$110,211
Median Household Income	\$81,138	\$84,946	\$81,375
< \$25,000	5,653	33,718	122,144
\$25,000 - 50,000	7,169	35,910	128,296
\$50,000 - 75,000	7,495	35,926	120,430
\$75,000 - 100,000	5,093	28,819	96,841
\$100,000 - 125,000	5,071	24,345	77,573
\$125,000 - 150,000	3,451	18,395	56,141
\$150,000 - 200,000	4,600	24,302	77,544
\$200,000+	4,603	32,624	112,163



Population	2 miles	5 miles	10 miles
2020 Population	126,907	770,507	2,665,554
2025 Population	124,789	738,936	2,538,968
2030 Population Projection	124,181	730,924	2,507,230
Annual Growth 2020-2025	-0.3%	-0.8%	-1.0%
Annual Growth 2025-2030	-0.1%	-0.2%	-0.3%
Median Age	40.6	38.7	38
Bachelor's Degree or Higher	26%	25%	25%
U.S. Armed Forces	58	602	1,914

Population By Race	2 miles	5 miles	10 miles
White	15,633	117,737	472,476
Black	24,696	156,751	397,744
American Indian/Alaskan Native	1,645	11,094	45,919
Asian	29,708	98,955	251,730
Hawaiian & Pacific Islander	740	3,992	10,934
Two or More Races	52,367	350,408	1,360,166
Hispanic Origin	53,829	366,344	1,457,572



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