

15930

S. WESTERN AVE.
GARDENA, CA 90247

GREAT OPPORTUNITY TO DEVELOP



OFFERING MEMORANDUM

WESTERN AVE.



Information deemed reliable but cannot be guaranteed.

CONTACT

REALTOR®

Moon Kim

213.500.9363

yahooyahoo99@hotmail.com

Lic. #01427914

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PROPERTY FACTS

PRICE	\$1,250,000
SALE TYPE	Investment
NO. LOTS	1
PROPERTY TYPE	Land
PROPERTY SUBTYPE	Commercial
PROPOSED USE	Retail, Office, Apartment Units, Medical, Restaurant
TOTAL LOT SIZE	0.43 Acre (67 x 280)
ZONING	GA-MUO (Mixed Use Overlay Zone)
APN	6105-010-062

DESCRIPTION

Prime commercial location on Western Avenue in Gardena, offering excellent street frontage, high visibility, and strong daily traffic exposure. Conveniently located south of Redondo Beach Blvd with easy access to the 405, 110, and 91 freeways, connecting easily to Torrance, the South Bay, and the greater Los Angeles area. Property is commercially zoned with residential overlay recently approved. Buyer to verify with the City of Gardena Planning Department regarding permitted uses and development potential. Vacant land, unpaved, and 67 x 280 frontage. Approximately 21-22 units (with density bonus 25 units) 2 Bedroom app. 1,000 sq ft with 5 story building can potentially be built. Please check with planning department.

Property is located near major commercial and retail destinations including Del Amo Fashion Center, El Camino College, and Alondra Park, and is surrounded by established residential neighborhoods, shopping centers, and restaurants, making this a rare opportunity for investors, developers, or owner-users in a high-demand South Bay location.



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PHOTOS



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AERIAL MAP



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kW COASTAL
PROPERTIES
KELLERWILLIAMS.

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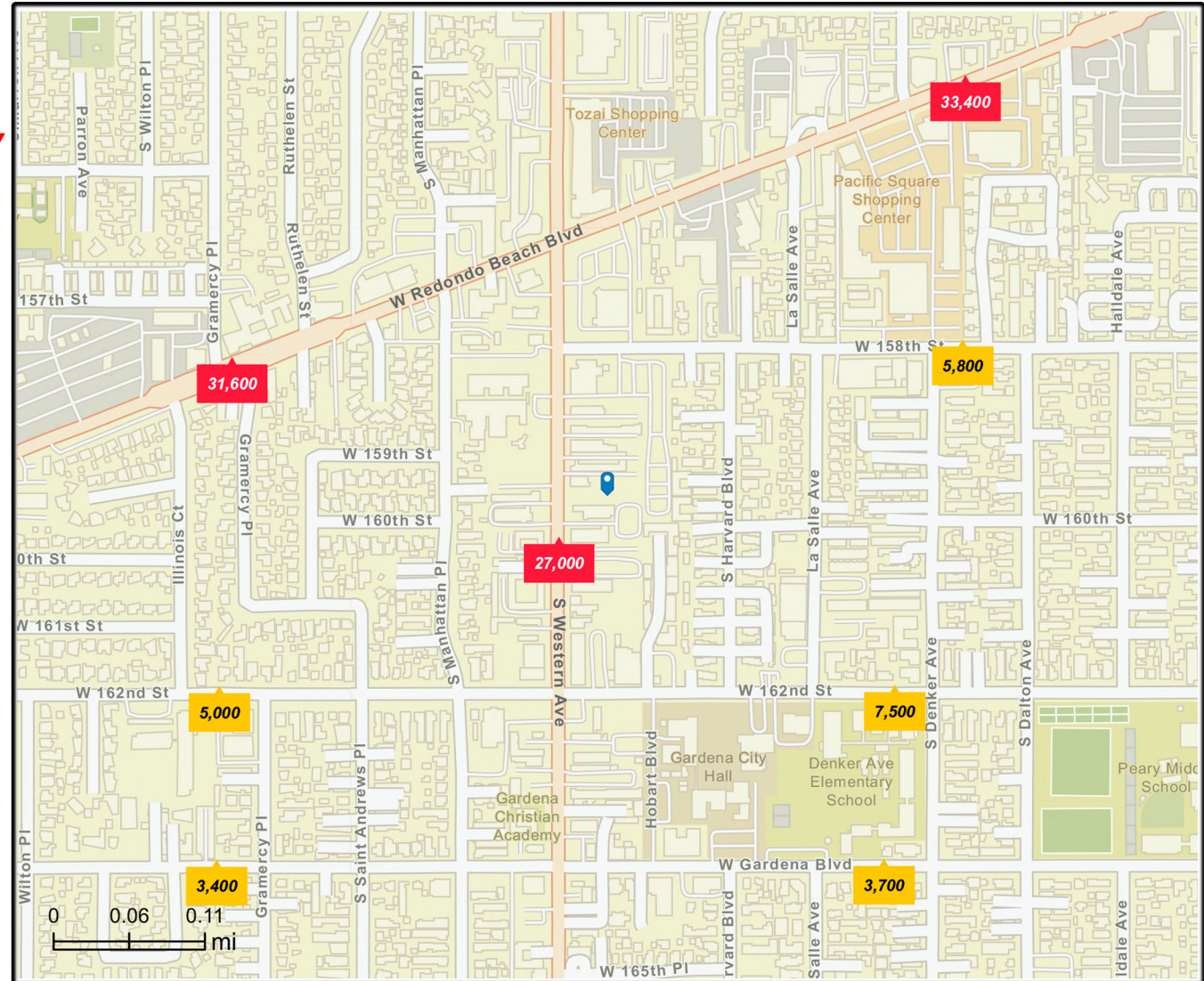
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TRAFFIC COUNT MAP

(CLOSE UP)



- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

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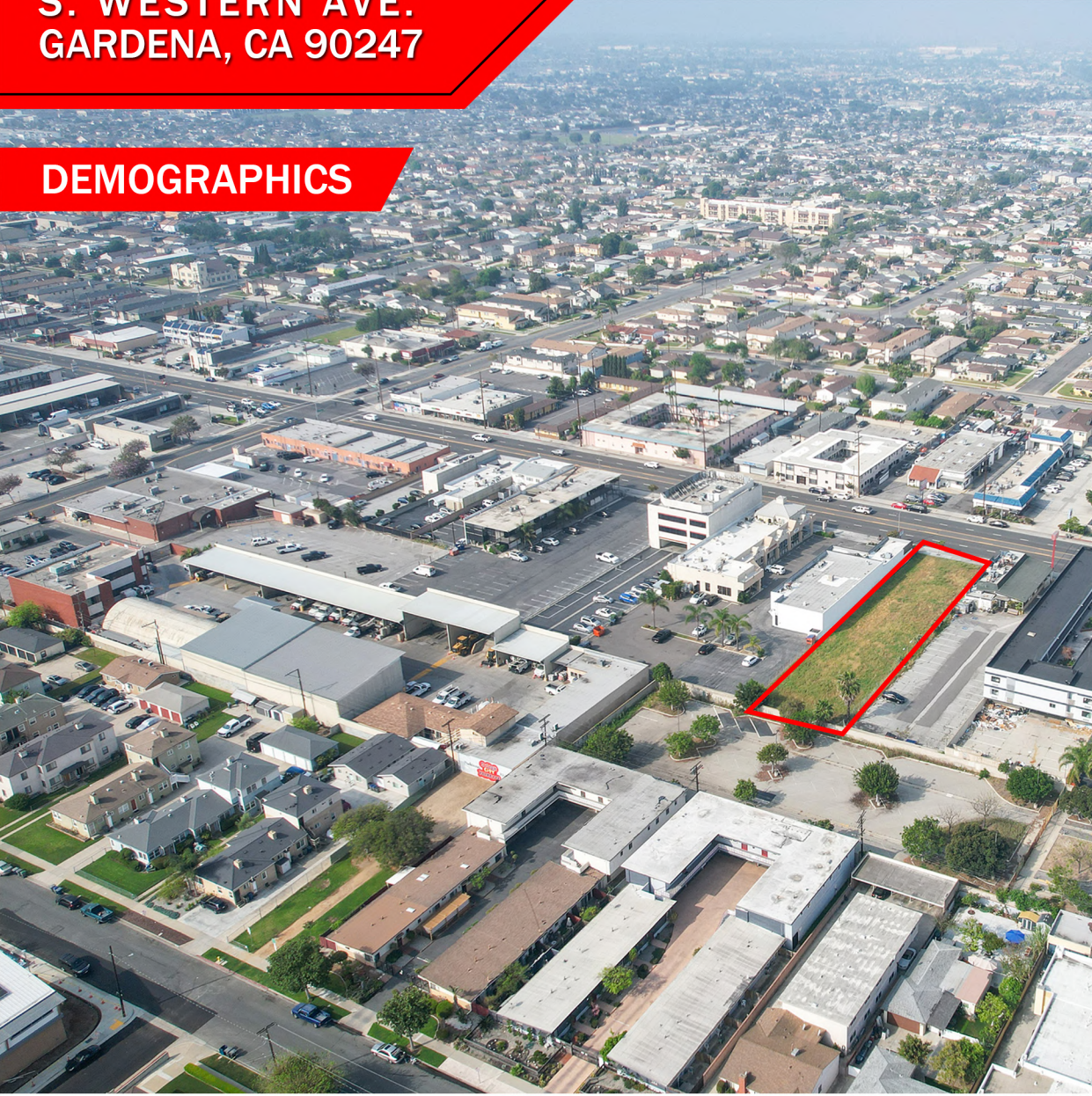
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	36,643	234,264	757,670
WHITE ALONE	4,615	29,938	115,387
BLACK ALONE	3,601	40,004	127,519
ASIAN ALONE	11,519	36,631	91,602
HISPANIC	10,482	83,939	281,083
MEDIAN AGE	41.8	38.6	37.9

HOUSING	1 MILE	1 MILE	1 MILE
HOUSING UNITS	13,818	81,955	251,744
OWNER OCCUPIED HOUSING UNITS	6,304	35,846	116,733
RENTER OCCUPIED HOUSING UNITS	6,774	42,351	122,368
VACANT HOUSING UNITS	740	3,758	12,643

INCOME	1 MILE	1 MILE	1 MILE
MEDIAN HOUSEHOLD INCOME	\$83,677	\$82,388	\$89,481
PER CAPITA INCOME	\$39,996	\$37,307	\$40,864
MEDIAN NET WORTH	\$128,545	\$120,241	\$156,837

BUSINESS	1 MILE	1 MILE	1 MILE
TOTAL BUSINESSES	1,378	10,234	26,626
TOTAL EMPLOYEES	11,213	106,825	270,338

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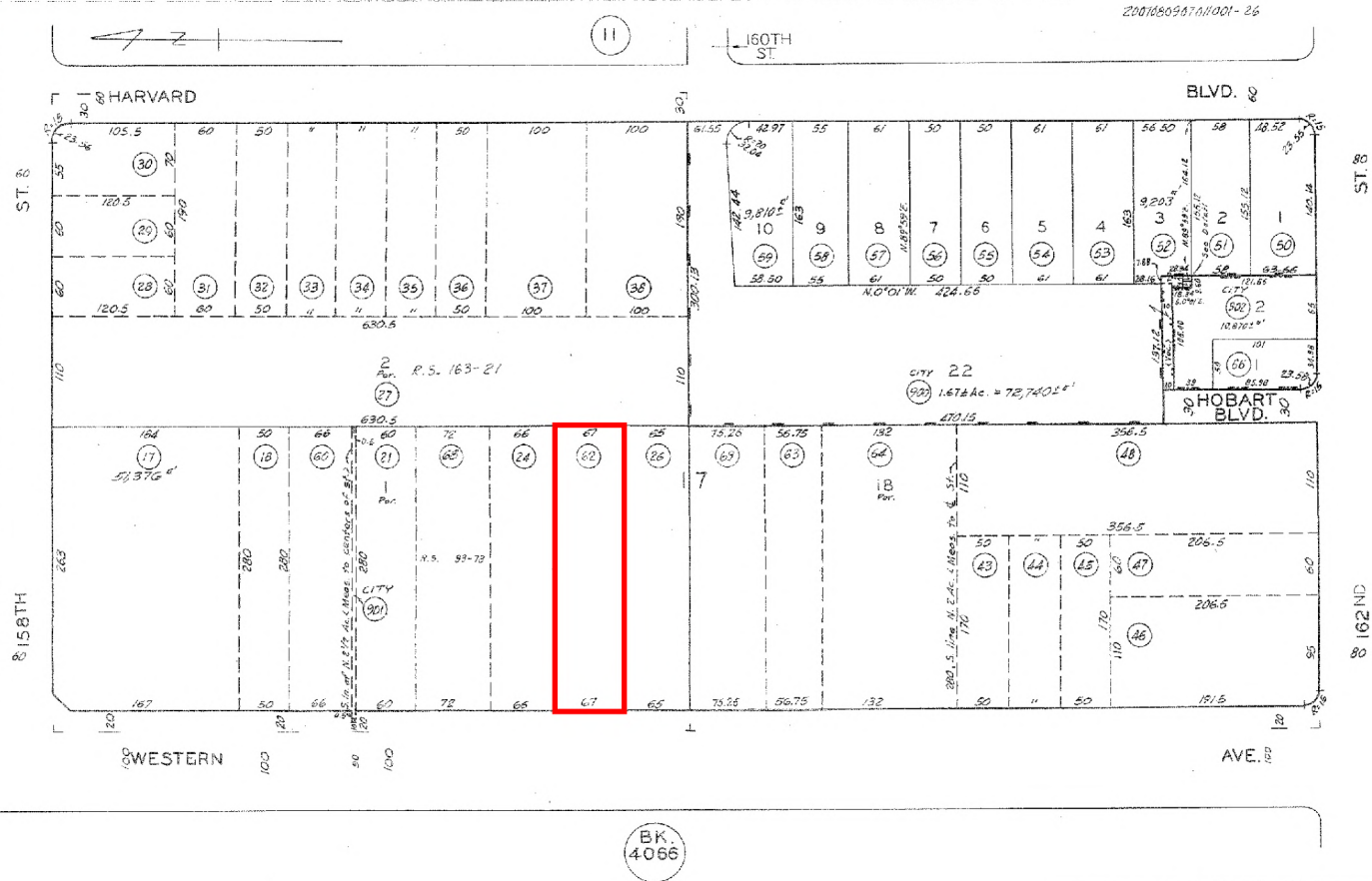
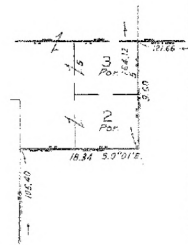
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PLAT MAP

6105 10
SCALE 1" = 100'

2008

DETAIL
NO SCALE



CODE
576

TOWN OF BROAD-ACRES M.R. 17-49-50
TRACT NO. 9927 M.B. 140-93-94
TRACT NO. 10801 M.B. 254-31-32
PARCEL MAP P.M. 113-96

Street lines on M.R. 17-49-50 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.



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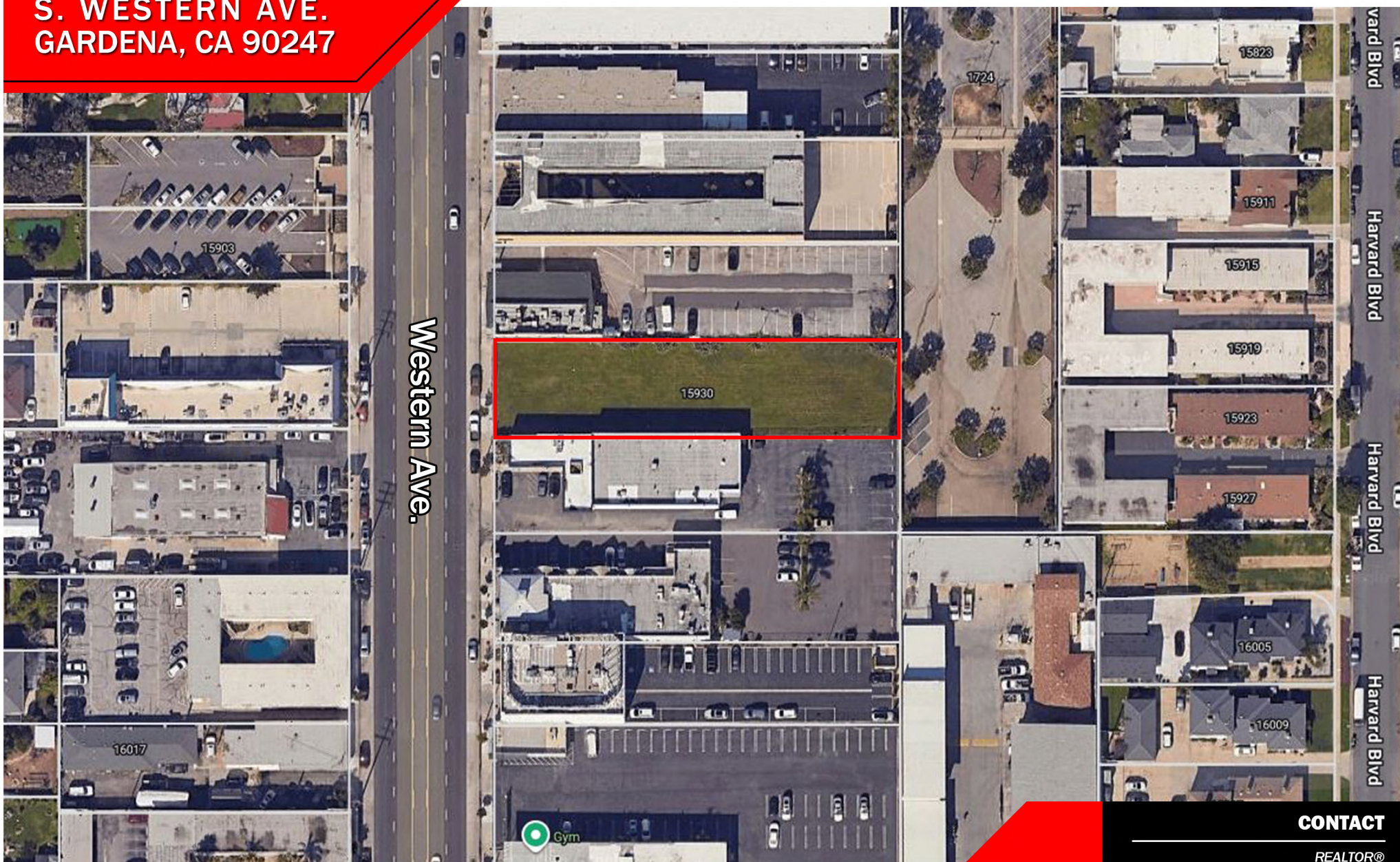
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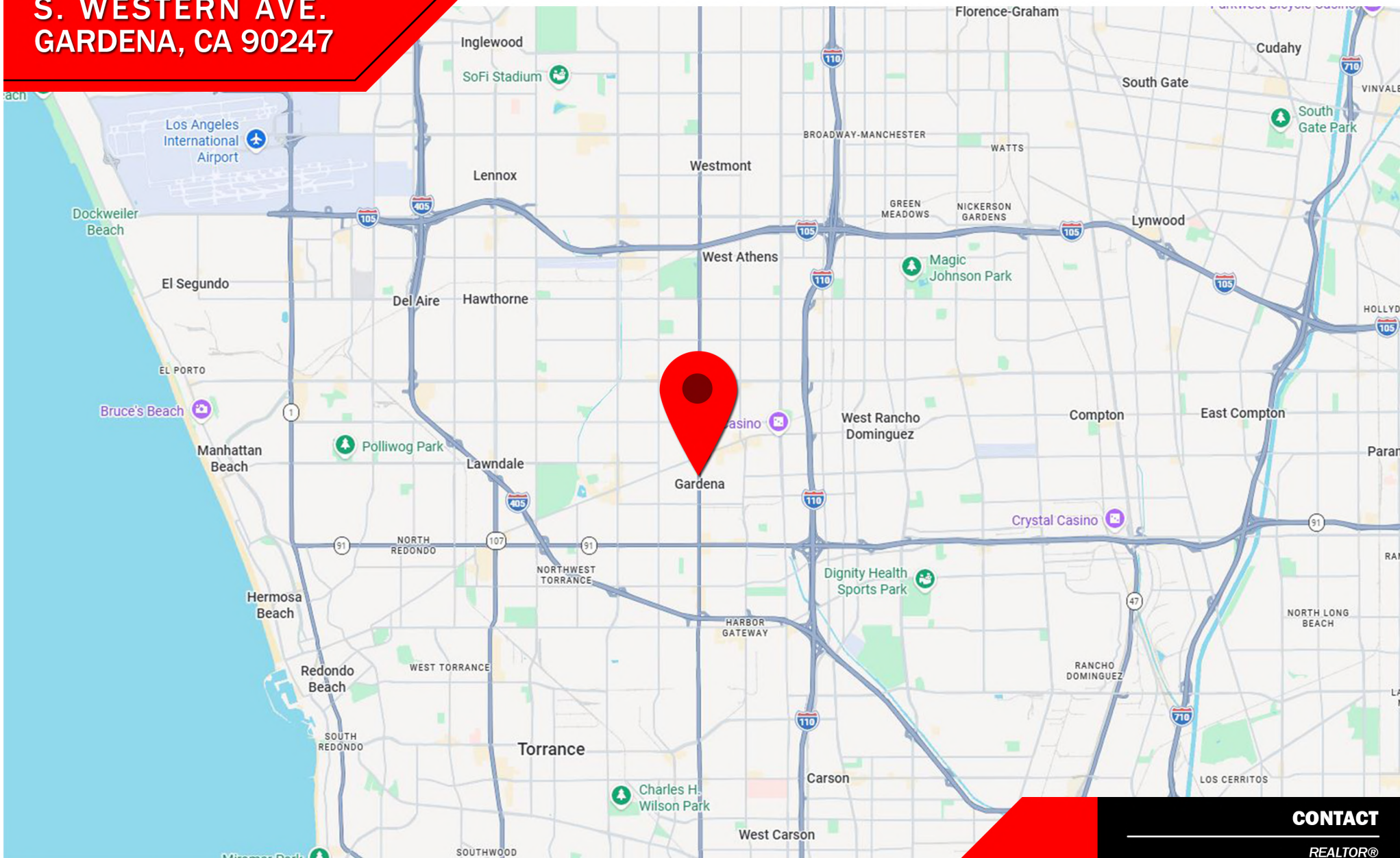
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