



# 14215 S. NORMANDIE AVE, GARDENA, CA

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## EXCLUSIVELY LISTED BY

### RYAN SHARPE

Senior Vice President  
310.893.3397  
ryan.sharpe@kidder.com

LIC N° 01940376

### TYLER GRIFFITH

Senior Associate  
310.906.3282  
tyler.griffith@kidder.com

LIC N° 02190756

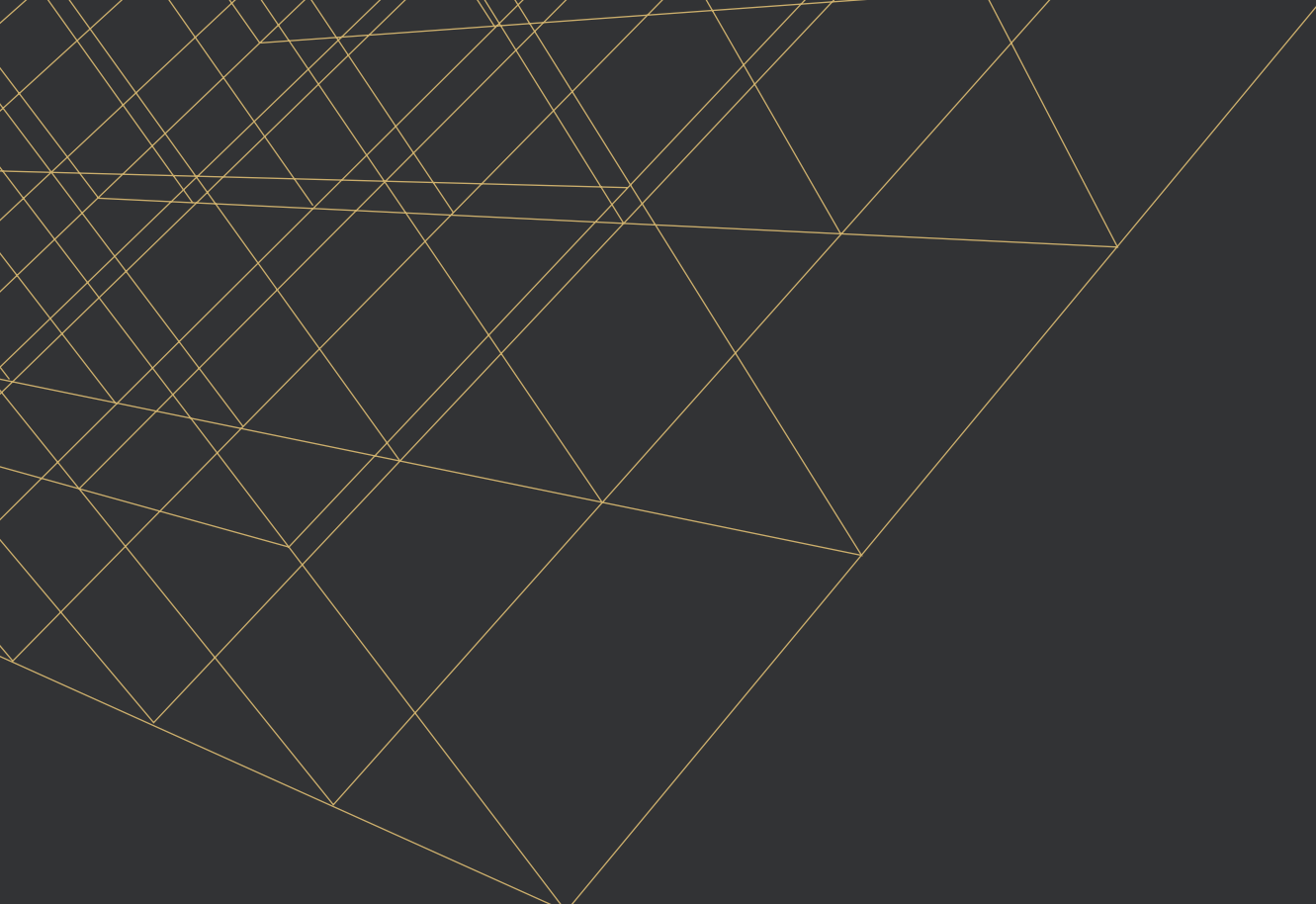
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# 01

# EXECUTIVE SUMMARY

THE OFFERING

# EXECUTIVE SUMMARY

Ryan Sharpe and Tyler Griffith of Kidder Mathews are pleased to present the brand-new retail & storage development opportunity located in Gardena, CA.

## THE OFFERING

14215 S. Normandie Avenue offers a large storefront of premier retail space located in the Rosecrans Corridor. The subject property is a mixed-use development anchored by StorQuest Self Storage Facility consisting of 1,292-5,367 SF of inline shop space. This is a unique advantage to obtain a highly desirable retail space on one of the

busiest corners in the South Bay. The property is less than one-mile to the I-110 and one and a half miles to the I-105. It is less than a 15-minute drive to the LAX Airport and only a six-minute drive to Manhattan Beach. Manchester Square District is well-known for providing a lifestyle atmosphere, having an abundance of restaurants, entertainment and shopping centers nearby including the Gardena Valley Shopping Center and Gardena Plaza.

StorQuest was built in 2018 as the anchor tenant occupying 128,484 square feet and providing 5,637 square feet of available retail/medical space. The warm shell

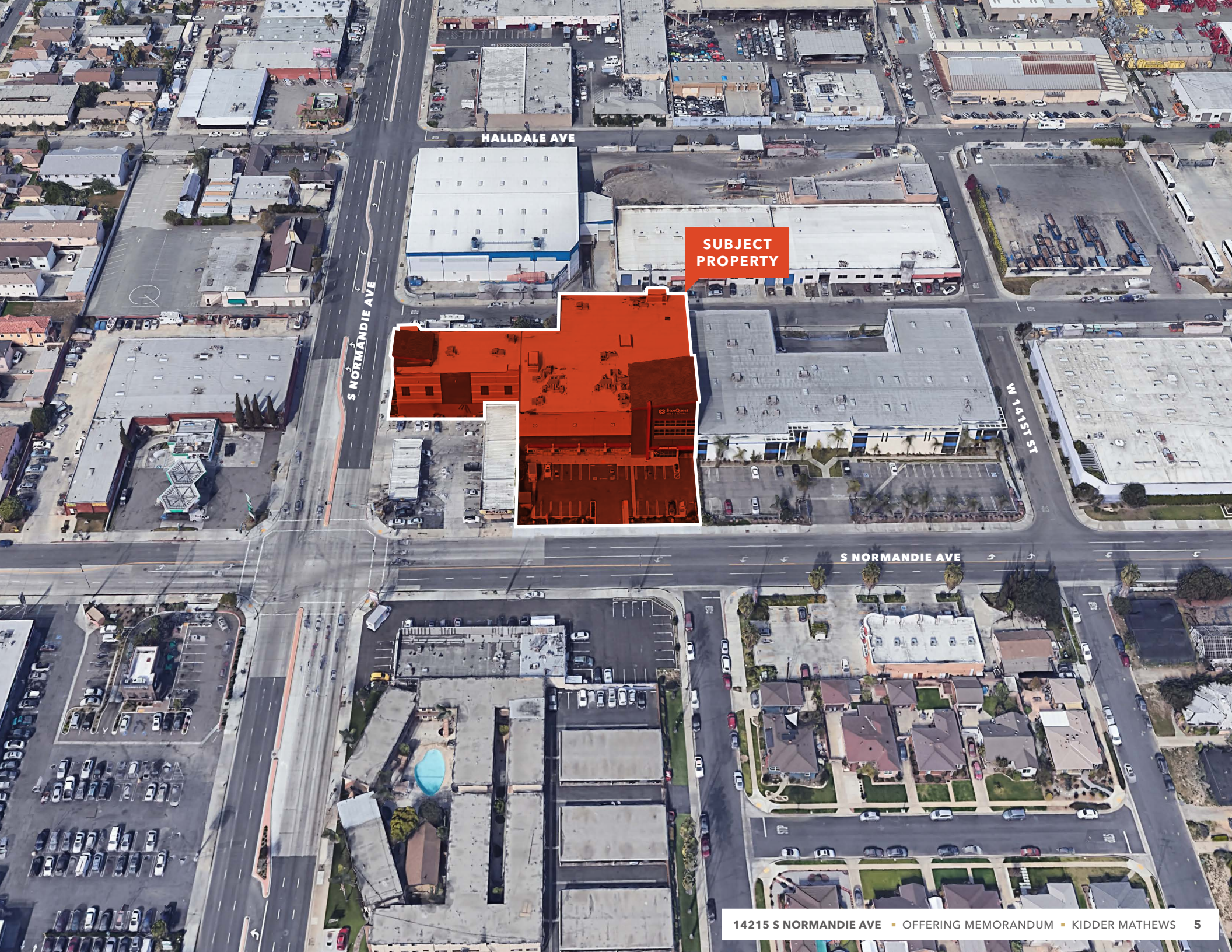
build-out allows for flexibility with regard to each businesses design plans and specific tenant needs. StorQuest is focused on delivering the highest-quality storage solutions backed by the best service in the industry, at an affordable price for all guests. They are owned by The William Warren Group, Inc., a privately held Real Estate Company that operates a thriving network of modern, innovative self-storage properties across the United States. The WWG is a fully integrated, entrepreneurial, investment group that develops and acquires income producing real estate assets. The company is headquartered just steps from the Pacific Ocean in Santa Monica, CA on the famous Wiltshire Blvd. and only a 10-mile drive from the subject property.

This state-of-the-art facility features a variety of units and specialty options like climate-controlled and month-to-month storages for additional space. The property

provides new tenants with a national anchor, high-traffic counts, proximity to the I-110/I-105 freeways and substantial visibility on the Rosecrans Corridor. There are approximately twenty-eight parking spaces located along Normandie Avenue and a large underground parking garage. 14215 S Normandie Ave. is one of the most sought-after intersections in the South Bay and is ideally situated to accommodate a broad range of community businesses.

## JOIN THESE NATIONAL TENANTS ON NORMANDIE AVE





HALLDALE AVE

S NORMANDIE AVE

SUBJECT  
PROPERTY

W 141ST ST

S NORMANDIE AVE



02

# PROPERTY OVERVIEW

PROPERTY OVERVIEW

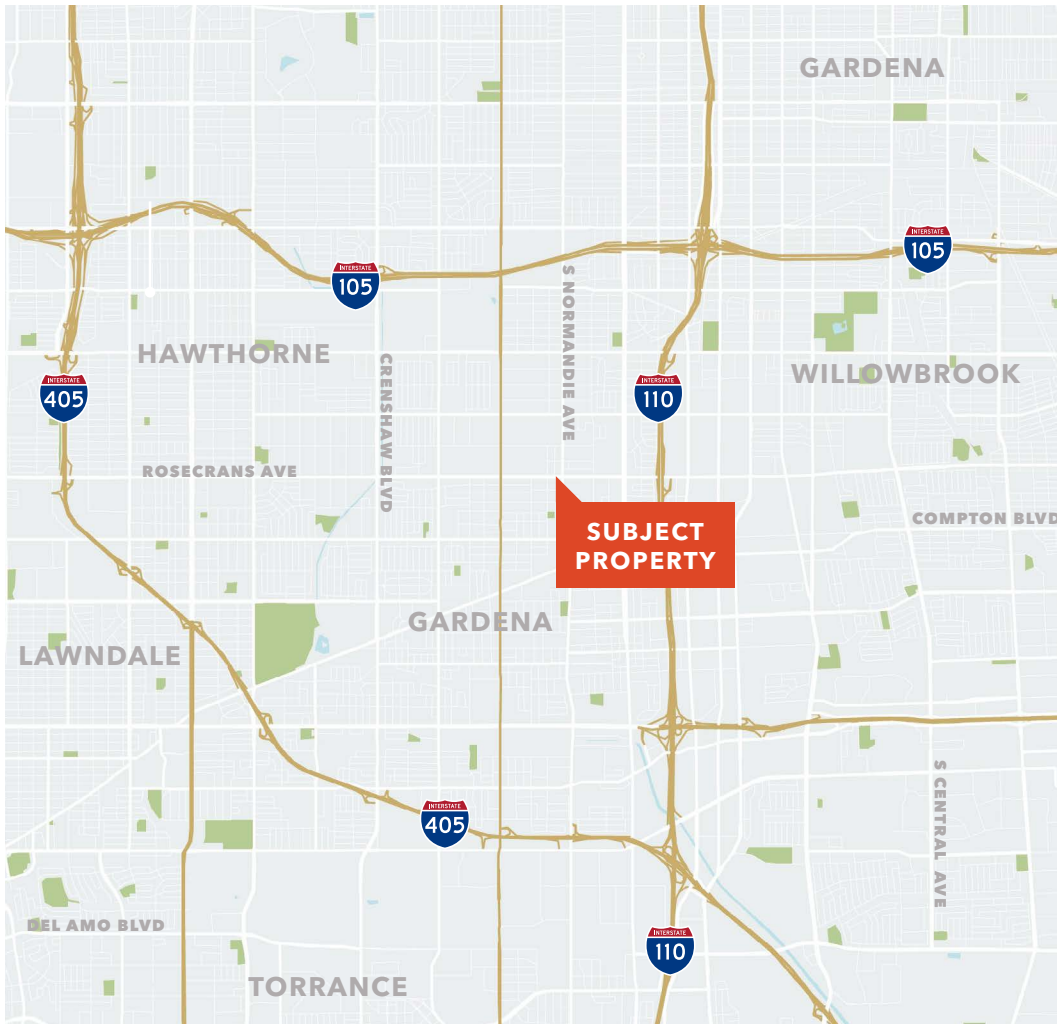
LOCATION HIGHLIGHTS

PROPERTY MAPS & AERIALS

FLOOR PLANS

PROPERTY PHOTOS

# PROPERTY OVERVIEW



## PROPERTY HIGHLIGHTS

- NEW** Retail & Storage Development
- UP TO** 5,637 SF contiguous space
- ADJACENT** to Major Signalized Intersection
- MODIFIED** Gross Lease (No Property Tax Risk)
- +55,000** Total Daily Car Count
- GREAT** Visibility And Signage
- DENSE INFILL** 287,000+ Daytime Population (3 Mile)

## AVAILABLE UNITS

Unit	GLA (SF)	Price/SF	Type
1	1,392	\$1.90	MG
2	1,455	\$1.90	MG
3	1,398	\$1.90	MG
4	1,395	\$1.90	MG

\*UP TO 5,637 SF CONTIGUOUS SPACE

ALL LEASES ARE MODIFIED GROSS. TENANT IS RESPONSIBLE FOR MAINTAINING THEIR UNIT AND UTILITIES. LANDLORD IS RESPONSIBLE FOR PROPERTY TAX, INSURANCE AND CAM.



## BUILD OUT CONDITION

**ALL GLASS** storefront is installed.

**FLOORS** are fully concrete.

**DIVIDING WALLS** from the storage building to the retail is CMU block.

**ALL 4 UNITS** are fully sprinkler with current "spread" coverage.

**WATER/SANITARY** is stubbed out in the back of the retail units.

**DESIGNATED ELECTRICAL PANELS** are in the electrical room and setup with (4) separate power meters.

**THERE ARE THREE** non-bearing partition walls installed to illustrate potential layout of all 4 Units.

**MECHANICAL SHAFTS** are built out to the roof with HVAC RTU's already installed. Brand new!

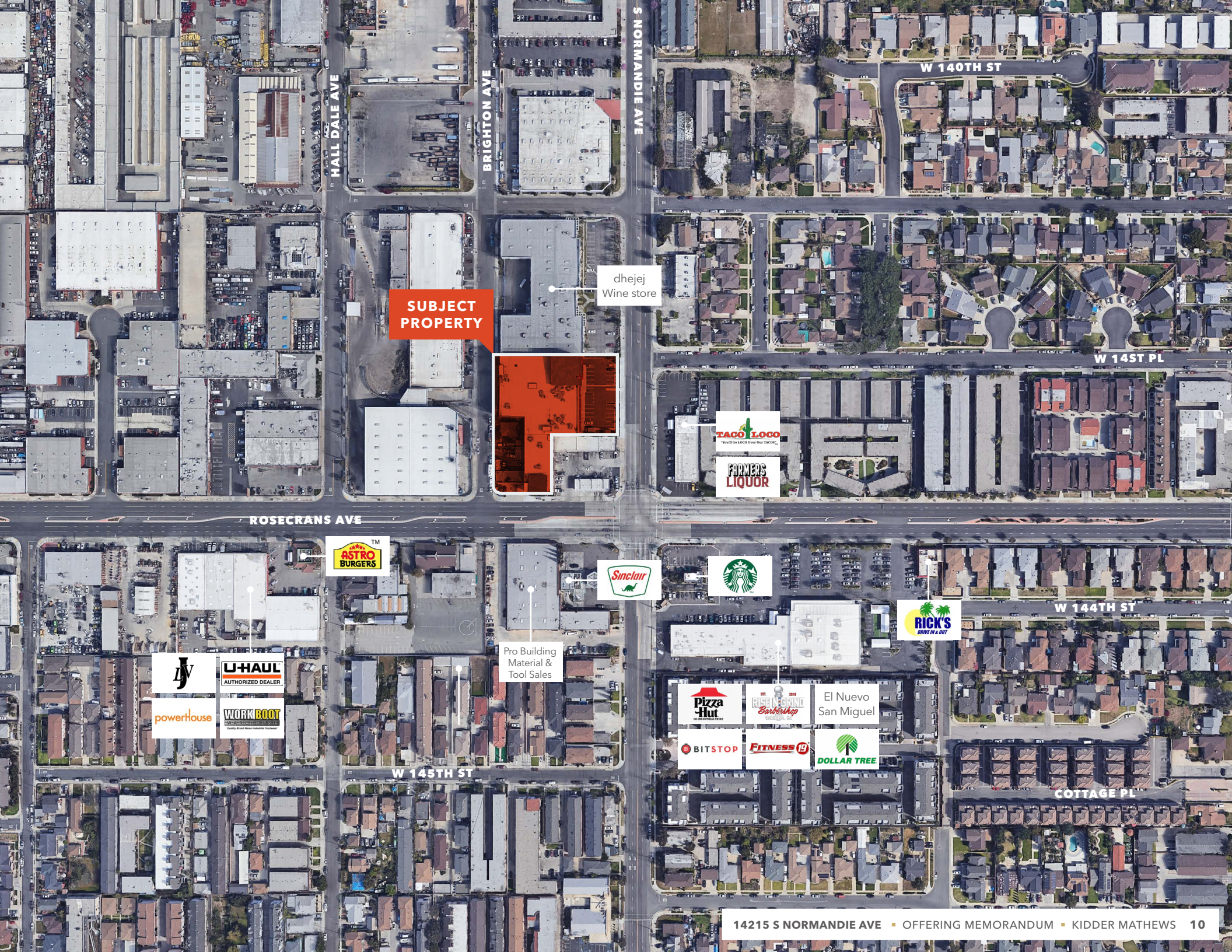
**THE BUILDING** has AT&T fiber and AT&T punch down board for additional future phone lines and internet service.

**WARM SHELL** space with utilities available.

**RELEVANT CD** sheets for the retail spaces.

**LEGAL ADDRESS** Suite Units from City of Gardena.





HALL DALE AVE

BRIGHTON AVE

S NORMANDIE AVE

W 140TH ST

W 145TH PL

W 144TH ST

**SUBJECT PROPERTY**

dhejey Wine store



TACO LOCO

FARMERS LIQUOR

ASTRO BURGERS

Smclair

Starbucks

RICK'S DRIVE IN & OUT

DV

U-HAUL AUTHORIZED DEALER

Pro Building Material & Tool Sales

powerhouse

WORK BOOT WEARHOUSE

Pizza Hut

RISE & SHINE Barber Shop

El Nuevo San Miguel

BITSTOP

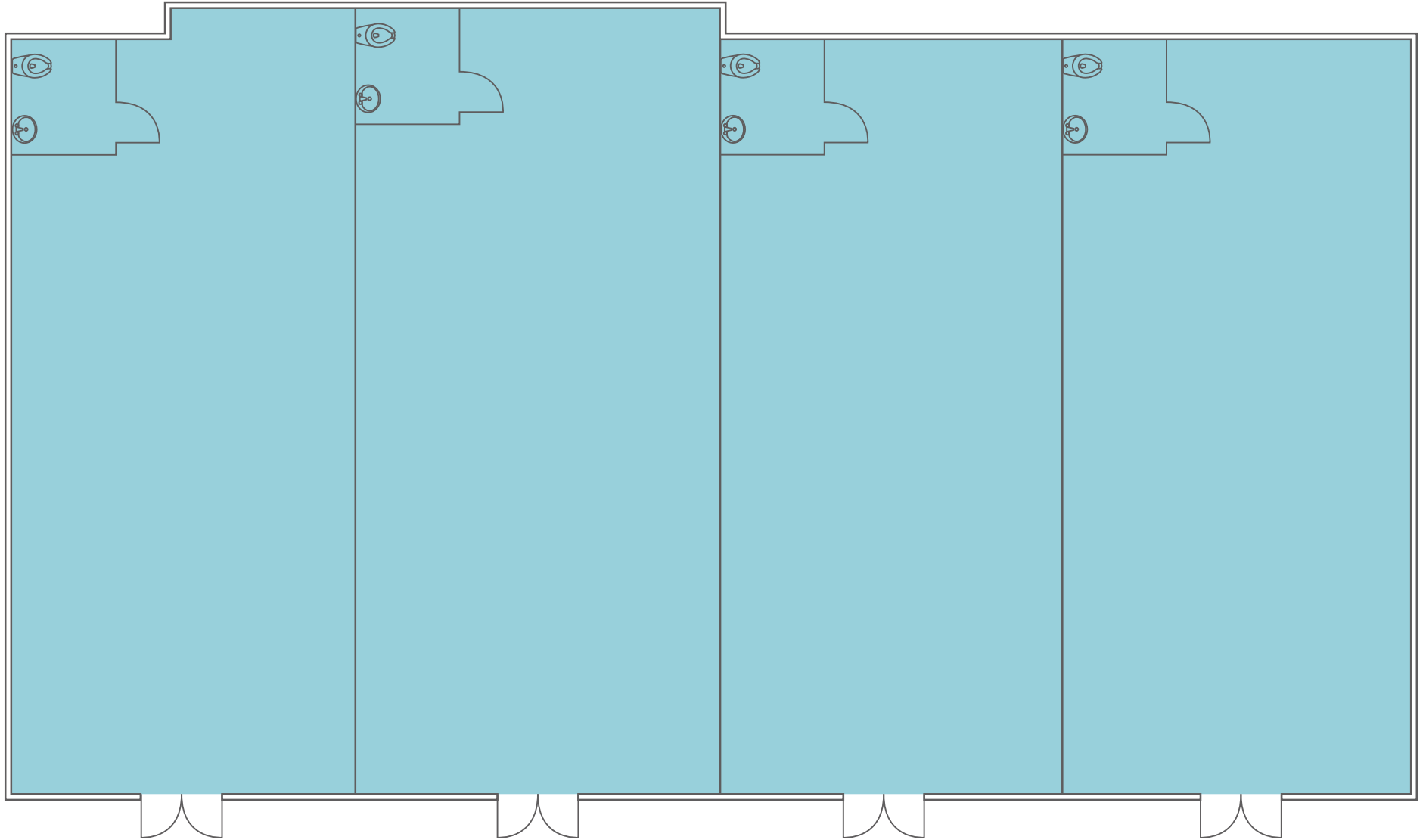
FITNESS 19

DOLLAR TREE

W 145TH ST

COTTAGE PL

# FLOOR PLAN







# 03

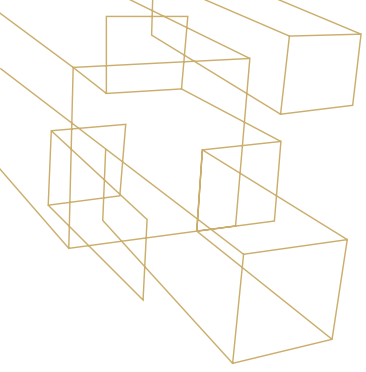
# MARKET OVERVIEW

VENICE BEACH OVERVIEW

DEMOGRAPHICS

KIDDER MATHEWS OVERVIEW

BIOS



# MARKET OVERVIEW

## GARDENA, CA

Gardena is an urban, suburban mixed community with a sense of an ethnically diversified population situated in the South Bay a 5.9 square mile area of Los Angeles County, California.

The community takes pride in its good quality of life, gorgeous landscaping, and rich cultural diversity. Rancho Palos Verdes, Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, Manhattan Beach, Hermosa Beach, and Redondo Beach are all noteworthy communities. Los Angeles International Airport is a short drive from both the Ports of Los Angeles and Long Beach, which

are connected by the San Diego (405) and Harbor (110), as well as the Artesia (91) and Century (105) freeways in the South Bay.

Gardena is a great family-friendly city with access to transit and shopping. Offers a variety of sights and activities, including Hermosa Beach Expressway Park and the Gardena Valley Japanese Cultural Institute, for both locals and visitors. It has many stores, eateries, movie theaters, bowling alleys, spas, fitness centers, and other amenities.

### SOUTH BAY AREA

In Gardena, the largest industrial submarket in the metro area of Los Angeles, logistics facilities compose most of the local supply and have a combined area of around 16.6



million square feet. Given the limited production space available for the entertainment sector, the unique location is the globally desirable South Bay submarket. The region encompasses the 110 Freeway (over 265,000 VPD) and is 12 miles south of downtown Los Angeles.

The Gardena market, a highly sought-after industrial market, played a significant role in 2022's considerable impact on this product category. Over 750,00 SF of leasing activity for distribution and warehouse facilities was 60,000 SF and above, with a rising market sale price of \$340/SF, and a 4.3% market cap rate.

278,951

2022 3-MILE POPULATION

277,898

2027 3-MILE PROJECTED POPULATION

\$83,419

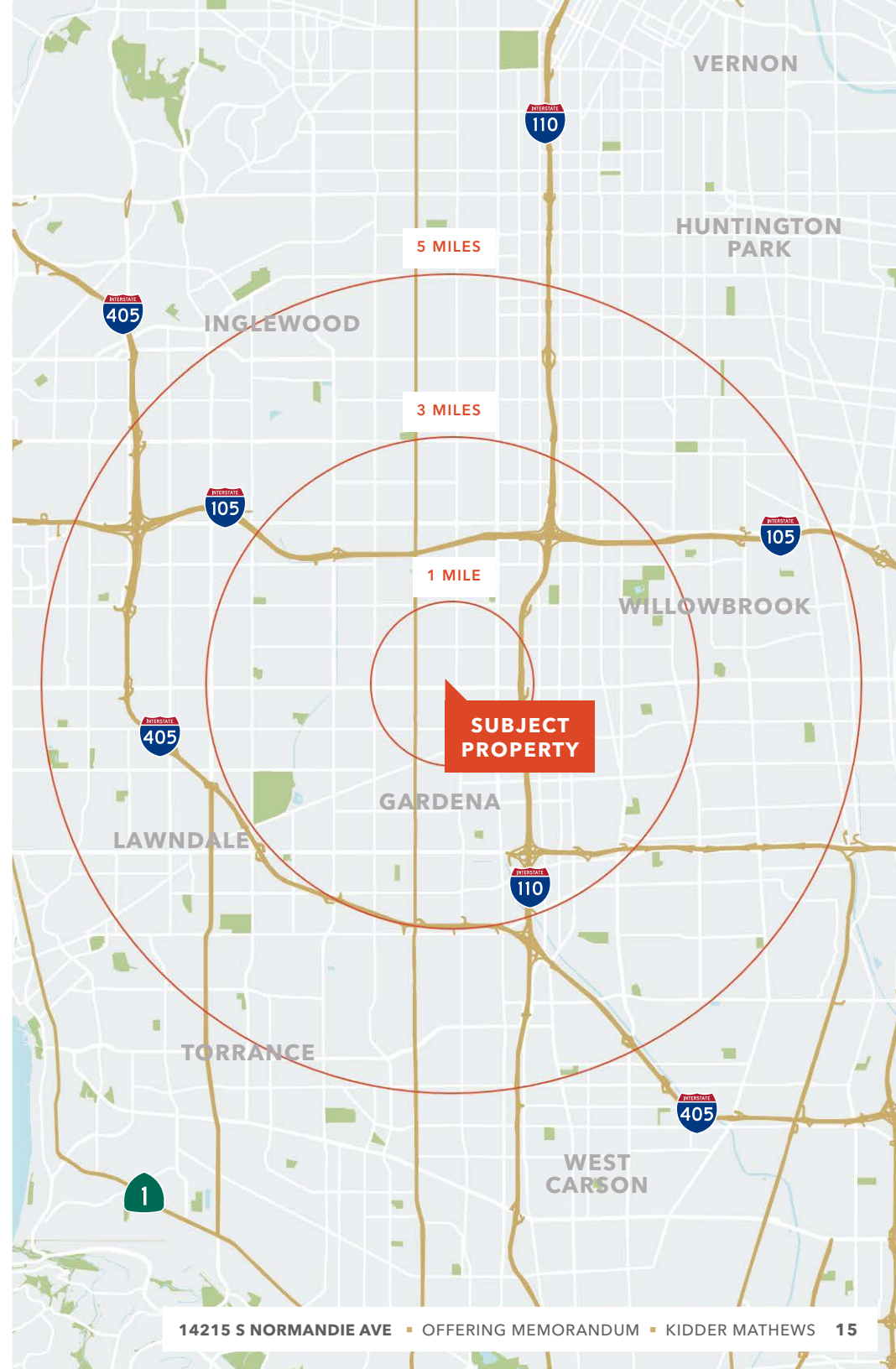
2023 3-MILE AVERAGE HOUSEHOLD INCOME

±94,973

DAYTIME DEMOGRAPHICS 2022 - 3 MILE

# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
Estimated Population 2022	29,575	278,951	792,129
Projected Population 2027	29,521	277,898	786,003
Census Population 2020	30,375	285,275	810,886
<b>HOUSEHOLDS</b>			
Estimated Households 2022	9,909	90,952	245,120
Projected Households 2027	10,041	91,854	246,651
Census Households 2020	10,097	92,395	249,215
<b>AVERAGE HOUSEHOLD INCOME</b>			
Estimated Average Household Income 2022	\$83,274	\$83,419	\$87,441
Projected Average Household Income 2027	\$113,404	\$106,134	\$113,953
Census Average Household Income 2010	\$47,407	\$53,329	\$56,678
<b>HOUSEHOLD TYPE 2022</b>			
Total Households	9,909	90,952	245,120
Households with Children	3,897 39.3%	37,191 40.9%	109,444 44.6%
Average Household Size	2.9	3.0	3.2
<b>DAYTIME DEMOGRAPHICS 2022</b>			
Total Businesses	1,699	9,833	27,183
Total Employees	16,293	94,973	290,875



## KIDDER MATHEWS OVERVIEW

We know the West Coast. In fact, we're its largest independent commercial real estate firm. Our team boasts over 900 local market specialists and top-producing professionals—serving out of 20 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

### WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify

unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt and equity finance services for all property types, giving our clients the competitive edge they need.



## COMMERCIAL BROKERAGE

**\$10.9B** ANNUAL TRANSACTION VOLUME

**470** NO. OF BROKERS

## VALUATION ADVISORY

**2,600+** ASSIGNMENTS ANNUALLY

**47/24** TOTAL NO. OF APPRAISERS / MAIS

## PROPERTY MANAGEMENT

**52M** SF UNDER MANAGEMENT

### AWARD-WINNING SERVICES

PSBJ Largest CRE Firms	19
Inc.5000 Fastest Growing Companies	5
SDBJ Largest CRE Firms	3
San Diego Best Places to Work	3
CPE Top Commercial Brokerage Firms	11
Bay Area News Group Top Work Places	6

# RYAN SHARPE

Senior Vice President

Ryan Sharpe leads a team of professionals with nearly 20 years of combined experience in advising owners of premier single-tenant, multi-tenant, mixed-use, and urban infill retail properties along the Southern California coast. He also specializes in facilitating tax-deferred 1031 & 1033 exchanges locally and out of state. Ryan takes a consultative approach when assisting his clients and prides himself on building relationships with his clients that last a lifetime.

Before joining Kidder Mathews, he was the Los Angeles beach city retail expert at CBRE. Ryan started his real estate career in retail tenant representation, focusing his efforts on representing Ono Hawaiian BBQ, a Hawaiian fast-casual restaurant with approximately 100 locations.

## EDUCATION

**BS** in finance with an emphasis in investments, California State University, Long Beach

## SELECT TRANSACTIONS

<b>\$9,225,000</b>	Glendora Gateway Shopping Center	Glendora, CA
<b>\$9,213,312</b>	El Porto Building	Manhattan Beach, CA
<b>\$5,350,000</b>	Multi-Tenant Retail	Redondo Beach, CA
<b>\$4,400,000</b>	7-Eleven Anchored Center	Long Beach, CA
<b>\$4,300,000</b>	Spyder Surfboards	Hermosa Beach, CA
<b>\$3,525,000</b>	7-Eleven	Redondo Beach, CA
<b>\$3,390,000</b>	Owner-User Mixed-Use	Manhattan Beach, CA
<b>\$3,165,000</b>	Black Bear Diner	St. Charles, MO
<b>\$3,150,000</b>	Ocean View Café	Manhattan Beach, CA
<b>\$3,112,500</b>	Hermosa Wine & Spirits/Coin Laundry	Hermosa Beach, CA
<b>\$3,100,000</b>	Texas Health Breeze Urgent Care	Dallas, TX
<b>\$3,000,000</b>	Bank of America Ground Lease	Houston, TX
<b>\$2,978,045</b>	Dollar General	Apollo Beach, FL
<b>\$2,790,000</b>	Wendy's	Independence, MO
<b>\$2,715,000</b>	Medical Office Building	Redondo Beach, CA
<b>\$2,600,000</b>	Mixed-Use Development	Playa Del Rey, CA
<b>\$2,375,000</b>	Venice Rose Photo Studio	Venice, CA
<b>\$2,225,000</b>	Dental Mixed-Use	Newport Beach, CA



**T** 949.557.5017

**C** 310.893.3397

**LIC N°** 01940376

[ryan.sharpe@kidder.com](mailto:ryan.sharpe@kidder.com)

### IRVINE OFFICE

5 Park Plaza  
Suite 1700  
Irvine, CA 92614

### EL SEGUNDO OFFICE

2101 Rosecrans Ave  
Suite 1250  
El Segundo, CA 90245

# TYLER GRIFFITH

## Senior Associate

Tyler Griffith specializes in the leasing and sale of single-tenant, multi-tenant, and mixed-use retail properties within the Greater Los Angeles area. Tyler actively works to assist his clientele by attaining and creating value-add opportunities with a focus on commercial retail centers. He is partnered with a team of professionals with over a decade of experience in facilitating premier real estate transactions, including tax-deferred 1031 & 1033 exchanges locally and out of state.

During his 5+ year career, he has provided a consultative approach to site selection, acquisition, and investment of commercial properties throughout the Western United States and Canada. Representing regional and national tenants to maximize the profitability of the real estate holdings within its marketplace. Tyler believes in building and maintaining long-term relationships to better serve the valued clients he does business with. Prior to joining Kidder Mathews, Tyler worked with Brentwood Developments where he held responsibility for managing a portfolio of retail and urban mixed-use developments. Handling both fiscal and operational aspects, evaluating the market to execute strategic business plans for stabilizing the company's privately owned assets.

### EDUCATION

**B.S.** Business Administration & Management - Eller College of Management, University of Arizona 2017

### AFFILIATIONS & MEMBERSHIPS

**MEMBER** International Council of Shopping Centers (ICSC)



**T** 310.906.3282

**C** 916.316.7594

**LIC N°** 02190756

[tyler.griffith@kidder.com](mailto:tyler.griffith@kidder.com)

2101 Rosecrans Ave

Suite 1250

El Segundo, CA 90245

## EXCLUSIVELY LISTED BY

**RYAN SHARPE**

Senior Vice President

310.893.3397

[ryan.sharpe@kidder.com](mailto:ryan.sharpe@kidder.com)

LIC N° 01940376

**TYLER GRIFFITH**

Senior Associate

310.906.3282

[tyler.griffith@kidder.com](mailto:tyler.griffith@kidder.com)

LIC N° 02190756



[KIDDER.COM](http://KIDDER.COM)