

FOR LEASE

AT ENTRANCE TO EL CAMINO COLLEGE

AI-Generated Conceptual Rendering



16010 CRENSHAW
LOS ANGELES, CA 90249

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16010 Crenshaw Blvd - IREA - 2



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The Property

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Renderings

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Location

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Demographics

PARCEL MAP

El Camino College
(approx 33,000 students)



16010 Crenshaw Blvd - IREA - 3

FOR LEASE

16010 Crenshaw Blvd
Gardena, CA 90249

Zoning	GAC3
CLA	9,496 SF - Existing Structure
Built	1962 - Existing Structure
Tenancy	Ground Lease
Asking Rent	\$165,000 NNN per year
Land Area	.424 AC/18,470 SF Plus access easement on adjacent parcel
Parcel	4067-009-003
Frontage	82' on Crenshaw Blvd

The information provided herein is from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties.



HIGH TRAFFIC LOCATION

Situated directly across from El Camino College campus, sandwiched between national fast food like Chick-Fil-A and McDonalds



PRIME LOCATION- DRIVE THRU POTENTIAL

82 ft of frontage on Crenshaw Blvd Across from El Camino College; Well Positioned for a Potential Drive Thru



GROUND LEASE OPPORTUNITY

Lot size of 0.424-acre lot with access easement from adjacent parcel



ZONING GAC3

Zoned for General Commercial, allowing a wide variety of retail, office, or service uses

NNN

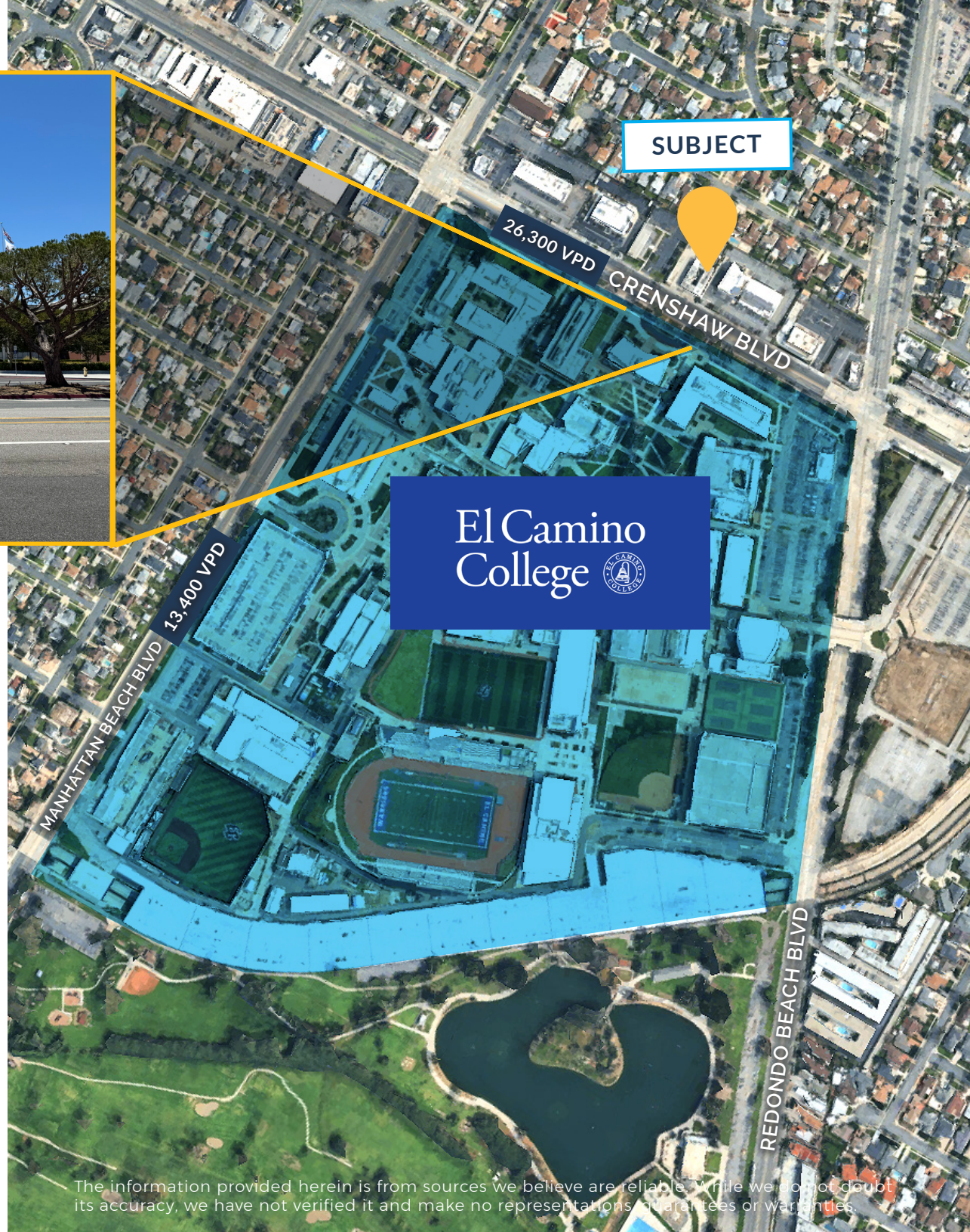
LEASE OFFERING

Available at \$165,000 per year NNN, offering a turnkey solution for owner-users or tenants





El Camino College is a prominent South Bay community college located on a 126-acre campus along Crenshaw Boulevard, adjacent to Gardena. Founded in 1947, the college serves approximately 33,000 students each semester and offers extensive degree, certificate, career-training and university-transfer programs, making it a major educational and economic anchor for the surrounding community.



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GARDENA, CA

Major Employers



Gardena is a well-established South Bay community offering a strategic location, strong regional connectivity and convenient access to major employment, education and commercial centers throughout Los Angeles County. Positioned near the I-110, I-405 and I-105 freeways, Gardena provides direct connections to Downtown Los Angeles, Torrance, Hawthorne, El Segundo, Long Beach and Los Angeles International Airport.

Located at 16010 Crenshaw Boulevard, Campus Square benefits from a prominent position along one of the area's primary north-south commercial corridors. The property is surrounded by established residential neighborhoods and is strategically positioned near the Gardena-Torrance border, providing access to consumers from multiple South Bay communities.

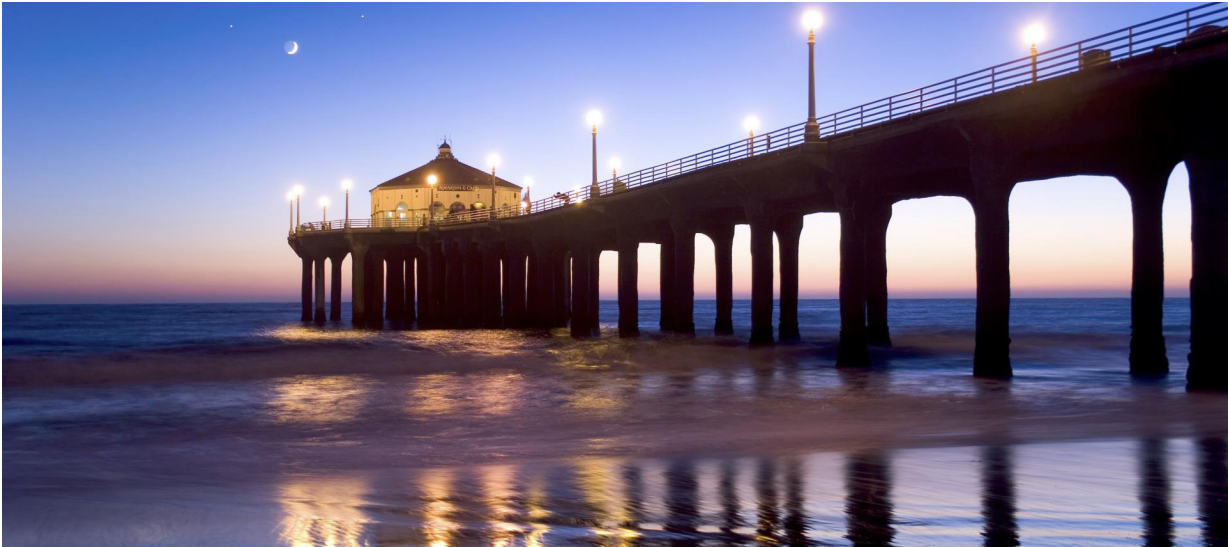
A significant demand driver for the property is nearby El Camino College, located just south of Campus Square. The community college serves a substantial student population

and brings a consistent flow of students, faculty, staff and visitors to the surrounding area. Its proximity helps support demand for restaurants, convenience-oriented retail, personal services and other businesses catering to both the college community and nearby residents.

The surrounding area also benefits from Gardena's diverse population and established employment base. Healthcare, aerospace, logistics, manufacturing and professional services are important components of the broader South Bay economy, while major employment centers in Torrance, Hawthorne and El Segundo are readily accessible.

Gardena is particularly recognized for its diverse restaurant scene and strong Japanese and Asian cultural influences, contributing to the area's distinctive identity and commercial appeal. For 16010 Crenshaw Boulevard, the combination of nearby El Camino College, dense surrounding neighborhoods, regional accessibility and visibility along Crenshaw Boulevard creates an attractive location within the greater South Bay market.

Manhattan Beach Pier



Distance from Property

El Camino College	Adjacent
Manhattan Beach Pier	5.1 mi
SoFi Stadium	6.9 mi
LAX	8.6 mi



El Camino College

Gardena offers a highly central South Bay location with convenient access to Los Angeles’ major employment, transportation and commercial hubs. Positioned near the I-405, I-110 and I-105 freeways, the city provides connectivity to LAX, Downtown Los Angeles, Torrance, El Segundo and the South Bay, while remaining within easy reach of beaches, ports and major regional destinations.



Metro

Metro Line 210 provides north-south bus service along Crenshaw Boulevard, with connections into the broader Metro system



Freeway Access

Convenient to the I-110, I-405 and I-105



Airport

8.6 Miles from LAX



Very Walkable

Most errands can be accomplished on foot.



DEMOGRAPHICS



Household Average Income

1-Mile Radius	\$127,329
3-Mile Radius	\$127,807
5-Mile Radius	\$144,765



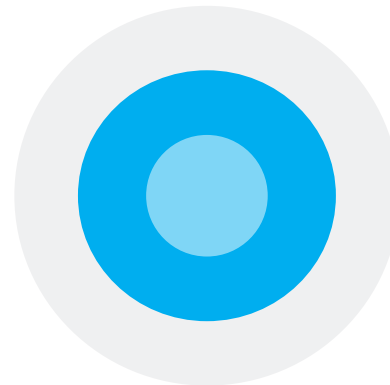
Population

1-Mile Radius	31,101
3-Mile Radius	251,493
5-Mile Radius	694,912



Household Median Income

1-Mile Radius	\$98,766
3-Mile Radius	\$98,823
5-Mile Radius	\$104,536



Households

1-Mile Radius	11,317
3-Mile Radius	87,307
5-Mile Radius	235,391

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DEMOGRAPHICS

Workplace

Total Businesses 11,615

Total Employees 99,939

Education

HS Degree+ 82.2%

Bachelor's Degree+ 32.3%

Housing

Med House Value \$1.05M

Median Rent \$1,858

Persons/Household 2.86



Unemployment Rate

Households in Poverty 11.3%



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