

16616-16622 NORMANDIE AVE GARDENA, CA 90247



RARE OWNER-USER PROPERTY IN GARDENA FOR SALE

PROPERTY DETAILS

Asking Price:	\$1,195,000
Price per SF:	\$315.47
Building Size:	±3,788 SF
Lot Size:	±15,976 SF
Year Built:	1940 / 1960
Parking:	18 spaces
Zoning:	GAM1
APN:	6111-010-037 & 038

HIGHLIGHTS

- Two (2) Retail Operations, Restaurant and Motorcycle Shop
- One (1) One Bed, One Bath Residence
- Ideal for Owner User using SBA Financing
- Neighbors NAPA Auto Parts, Twilight Liquor, Gardena Welding Supply and Numerous Eateries



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COMMERCIAL REAL ESTATE SERVICES
PASADENA

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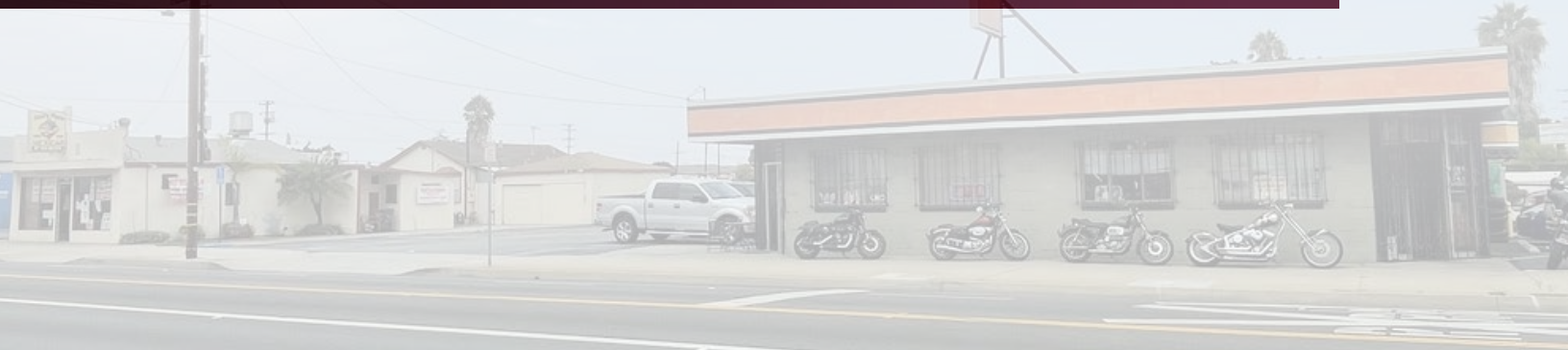
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RENT ROLL

TENANT	SF	CURRENT		PROFORMA		Expiration
		Rent/Mo	Rent/Yr	Rent/Mo	Rent/Yr	
Josie's Mexican	958	\$2,600	\$31,200	\$3,500	\$42,000	MTM
Michael's Motorcycles	2216	\$3,300	\$39,600	\$3,500	\$42,000	MTM
Residential	614	\$1,298	\$15,576	\$1,300	\$15,600	MTM
TOTAL	3788	\$7,198	\$86,376	\$8,300	\$99,600	

EXPENSES	CURRENT	PROFORMA
Insurance	\$4,861	\$4,861
Property Tax	\$7,219	\$14,938
Business License	\$170	\$170
TOTAL	\$12,250	\$19,969

NOI	\$74,126	\$76,632
Sale Price	\$1,195,000	\$1,195,000
Cap Rate	6.2%	6.7%



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PROPERTY PHOTOS



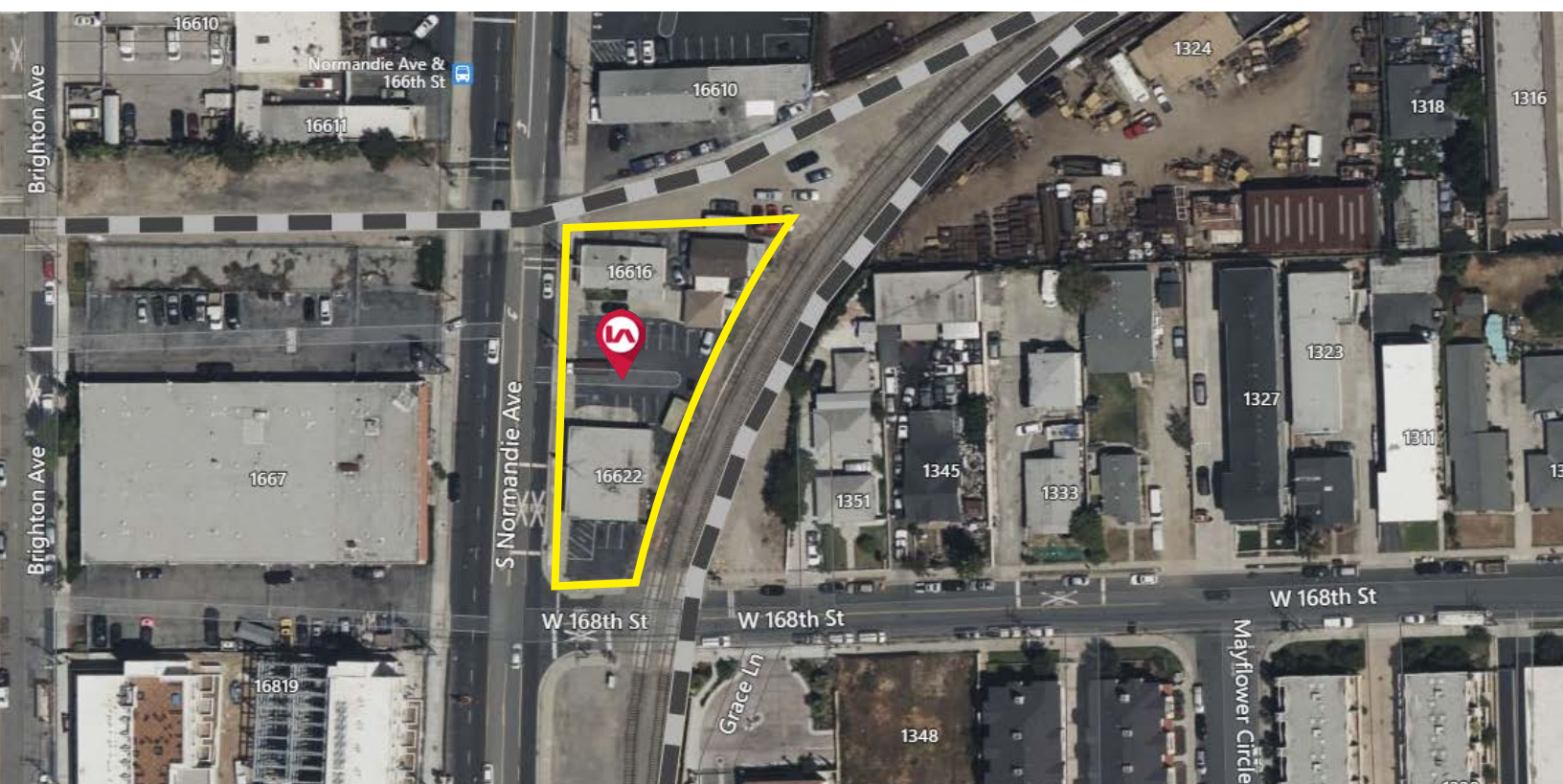
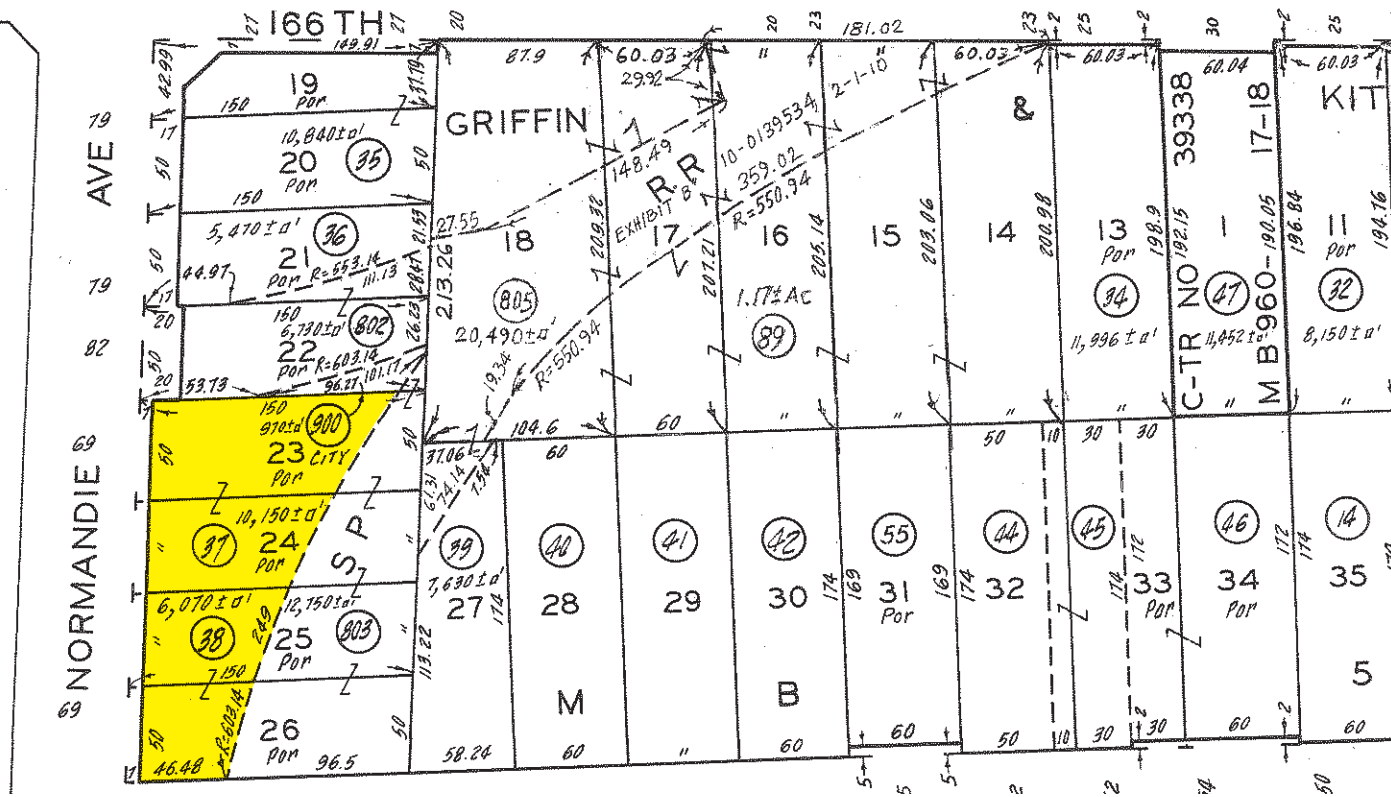
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PARCEL MAP



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FOR SALE
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A detailed map of Southern California, focusing on the Los Angeles basin and surrounding areas. Major highways are shown in blue with their respective shields (Interstates 5, 10, 15, 210, 405, 60, 78, 94, 101, 103, 105, 107, 118, 138, 140, 148, 164, 166, 170, 174, 178, 180, 188, 199, 215, 261, 291, 330, 395, 405, 407, 409, 410, 415, 421, 423, 425, 427, 429, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000). A red location pin is placed near the intersection of I-10 and I-405, just west of Torrance. The map shows the coastline of California, the Pacific Ocean, and various cities and towns in the region.



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DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2024 Population	31,533	200,959	710,991
Median age	42.4	39.5	38.5

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	11,320	66,054	224,938
Total persons per HH	2.6	2.9	3
Average HH income	\$86,746	\$95,716	\$101,021
Average house value	\$719,294	\$701,667	\$713,167

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	3,381	25,083	111,010
Black	3,330	43,653	138,626
American Indian/Alaskan Native	328	2,440	9,172
Asian	10,951	38,668	112,560
Hawaiian & Pacific Islander	208	1,362	4,926
Two or More Races	13,336	89,752	334,696
Hispanic Origin	13,671	91,991	344,623

**Demographic data derived from Co-Star 2024*

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