



Mixed Use Industrial | Owner / User

1900 W 144th St

Gardena, CA 90249

Industrial Property for Sale
±6,124 SF

MATTHEWS™

Exclusively Listed By

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INVESTMENT SUMMARY

Fully Renovated Office Space: Includes newly renovated, modern office build outs, offering clean, move-in-ready administrative space.

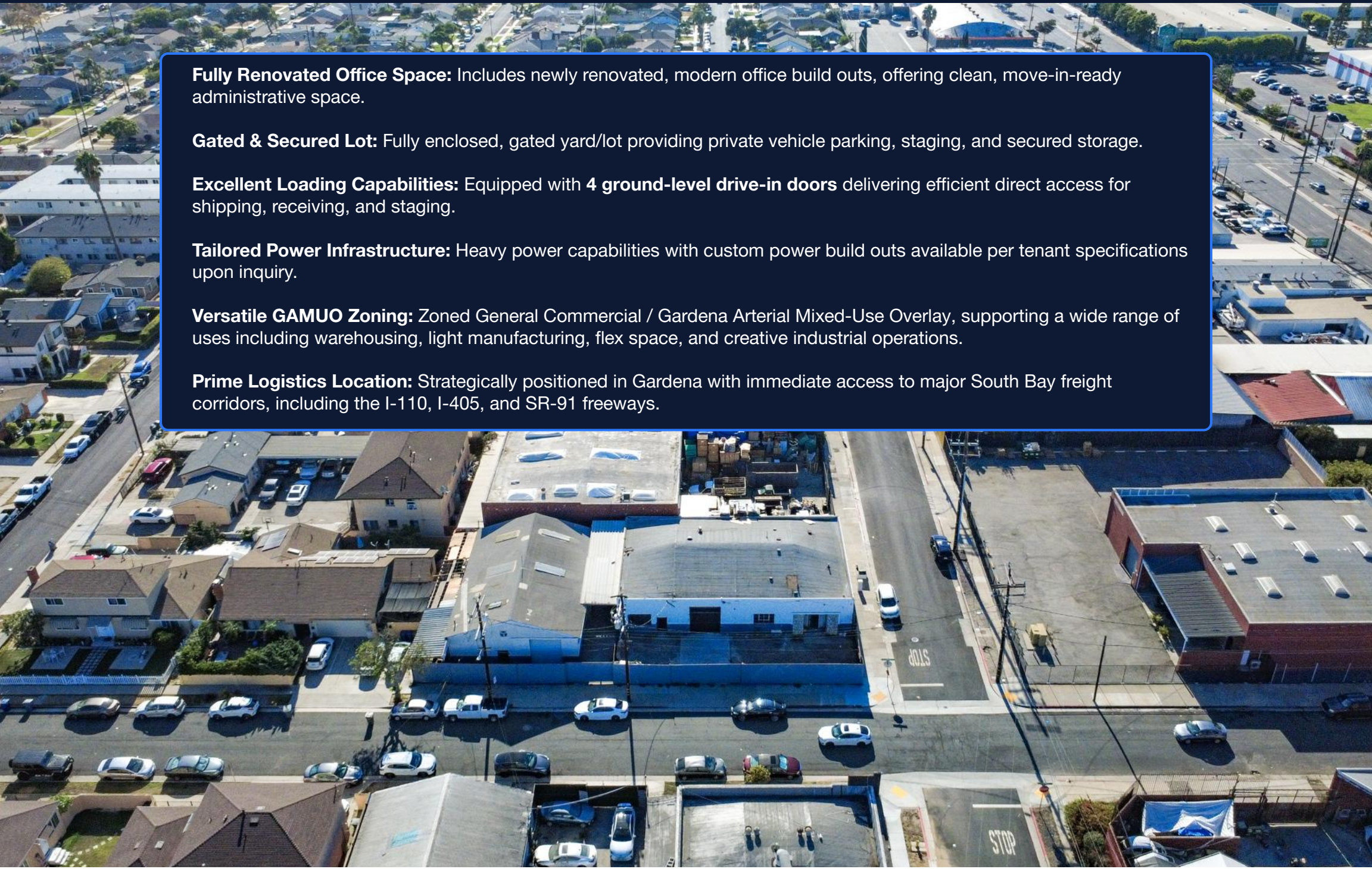
Gated & Secured Lot: Fully enclosed, gated yard/lot providing private vehicle parking, staging, and secured storage.

Excellent Loading Capabilities: Equipped with **4 ground-level drive-in doors** delivering efficient direct access for shipping, receiving, and staging.

Tailored Power Infrastructure: Heavy power capabilities with custom power build outs available per tenant specifications upon inquiry.

Versatile GAMUO Zoning: Zoned General Commercial / Gardena Arterial Mixed-Use Overlay, supporting a wide range of uses including warehousing, light manufacturing, flex space, and creative industrial operations.

Prime Logistics Location: Strategically positioned in Gardena with immediate access to major South Bay freight corridors, including the I-110, I-405, and SR-91 freeways.



PROPERTY SUMMARY

\$1,695,000 (\$277 PSF)

Address 1900 W 144th St

City Gardena

State CA

Zip 90249

RBA ±6,124 SF

Lot Size ±0.23 AC / ±10,029 SF

Coverage 61.10%

Zoning GAMUO

Year Built 1961





Los Angeles International Airport

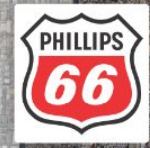


Hawthorne Municipal Airport



Alameda Corridor
20-mile freight rail expressway linking the ports to the UP/BNSF network

± 230,000 VPD



Dense Industrial Corridor

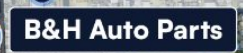
Dense Industrial Corridor



Compton/Woodley Airport



± 50,000 VPD



Dense Industrial Corridor

± 201,000 VPD



Port of Los Angeles
± 14 Miles South

± 257,000 VPD



Dense Industrial Corridor



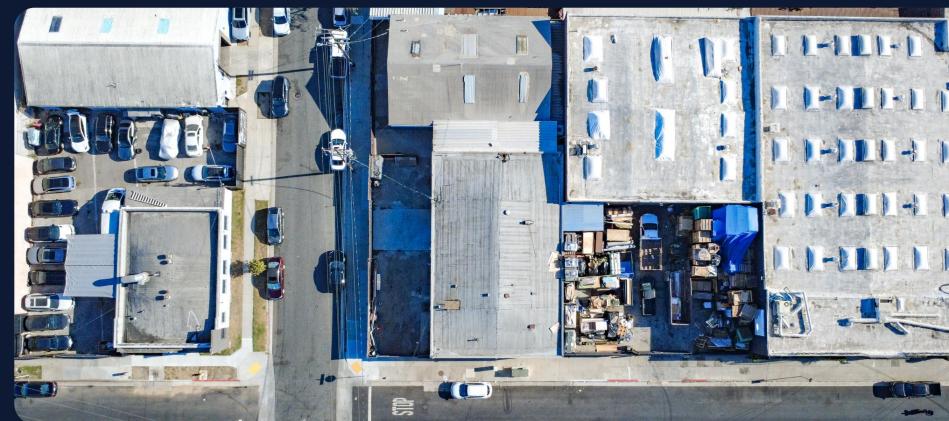
California State University Dominguez Hills
± 15,500 Students

Dense Industrial Corridor



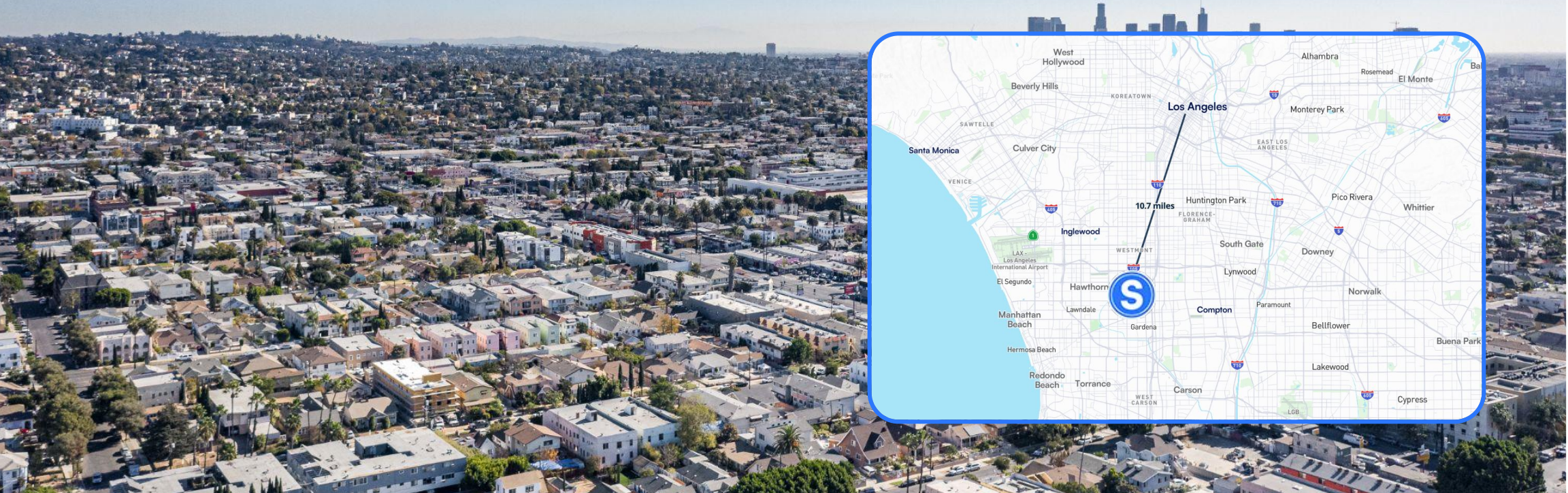
Alameda Corridor

AERIAL PHOTOS



Gardena, CA

Los Angeles MSA



Local Market Overview

Gardena occupies a strategic infill position within Los Angeles County's South Bay, placing industrial users near the region's extensive freeway, port, airport, and employment infrastructure. The city is home to approximately 59,400 residents and 20,800 households, with median household income of approximately \$84,800. Gardena's location near I-110, I-405 and SR-91 provides connectivity across Greater Los Angeles, while proximity to Los Angeles International Airport and the Ports of Los Angeles and Long Beach supports warehouse, distribution, manufacturing and service-oriented businesses.

The surrounding economy combines manufacturing and logistics with healthcare, retail and professional employment. Manufacturing accounts for roughly 2,900 employed Gardena residents, while healthcare and social assistance represents the city's largest resident employment sector. For industrial investors and owner-users, Gardena combines a mature infill building base with access to one of Southern California's largest concentrations of consumers and businesses. Limited land availability and the South Bay's established transportation network continue to differentiate the area from more peripheral industrial locations.

Population	3-Mile	5-Mile	10-Mile
2020 Population	296,359	784,263	2,747,559
2025 Population	286,775	749,806	2,622,663
2030 Population Projection	284,286	741,115	2,591,237
Households	3-Mile	5-Mile	10-Mile
2020 Households	97,507	247,561	870,856
2025 Households	93,634	235,022	829,069
2030 Household Projection	92,649	231,880	818,526
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$100,073	\$106,628	\$110,521

LOS ANGELES, CA

Los Angeles is the nation's #1 industrial market because it combines unmatched global trade access, irreplaceable infill location, and massive economic scale into one integrated logistics system. As the primary entry point for goods into the U.S. and a gateway to both regional and national distribution, LA benefits from continuous demand that cannot be replicated elsewhere, reinforcing its position as the most strategic and defensible industrial market in the country.

#1

Industrial Market in the U.S.

#3 Nationally in Total
Industrial Inventory

Total Population

3,770,958

Annual Visitors

50 Million

Tourism Economic Impact

\$157.3 Billion

GDP

\$1.29+ Trillion



Demand Drivers & Major Tenants

The Los Angeles industrial market is driven by its role as the nation's primary import gateway and a dense consumer base that fuels last-mile distribution demand. Limited new supply and strong leasing velocity continue to tighten fundamentals, positioning the market as one of the most competitive and supply-constrained logistics hubs in the U.S.

Global Trade Hub

35%

of U.S. Inbound Handled by Ports
of Los Angeles & Long Beach

Port Volume

±8.1M TEUs

Handled in 2025, Supporting
Consistent Import Driven Demand

Last Mile Demand

High

for "Last-Touch" Logistics Facilities
Near Dense Population Centers

Supply Constraints

±1-2%

of Inventory Under Construction
Limited New Supply

Leasing Momentum

±33.3M SF

Leased in 2025
(+11.8% YoY)

Warehouse Jobs

+1.3%

Transportation & Warehouse
Employment YoY

LA Industrial Major Tenants



LA Industrial Performance

\$961M+

Total Inventory



Vacancy Rate



Market Cap Rate

\$321

Sale Price Per SF

\$17.55

Asking Rent Per SF

3.2M+

SF Under Construction

The Los Angeles industrial market is a premier, supply-constrained logistics hub anchored by the Ports of Los Angeles and Long Beach, which drive consistent global trade demand. A dense population base supports strong last-mile distribution needs, while limited land availability sustains low vacancy and long-term rent growth, attracting top logistics and industrial tenants.

Source: CoStar



Key Industrial Submarkets

Los Angeles industrial demand is concentrated in a series of highly strategic, infill submarkets that support port-driven logistics, regional distribution, and last-mile delivery. These submarkets benefit from proximity to the nation's largest port complex, creating some of the tightest vacancy and highest rent growth environments in the U.S.

Port-Centric Hub

South Bay

Carson | Torrance | El Segundo



2-4%

Vacancy

Vacancy

Among Lowest in U.S

Closest Submarket to Ports of LA and Long Beach
Some of the **Highest Industrial Rents** in LA County

Core Logistics Hub

San Gabriel Valley

City of Industry | Pomona | Walnut



3-5%

Vacancy

250M+

SF Industrial Inventory

Hub For Import/Export, Wholesale, and Logistics Users

Commerce Hub

Central Los Angeles

Vernon | Commerce | Downtown LA



2-4%

Vacancy

150M+

SF Industrial Inventory

Critical for Last-Mile Distribution, Food
Production, and Cold Storage

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1900 W 144th St, Gardena, CA 90249** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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