Mixed Use Industrial | Owner / User

1900 W 144th St

Gardena, CA 90249

MATTHEWS™

Industrial Property for Sale
±6,124 SF

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.

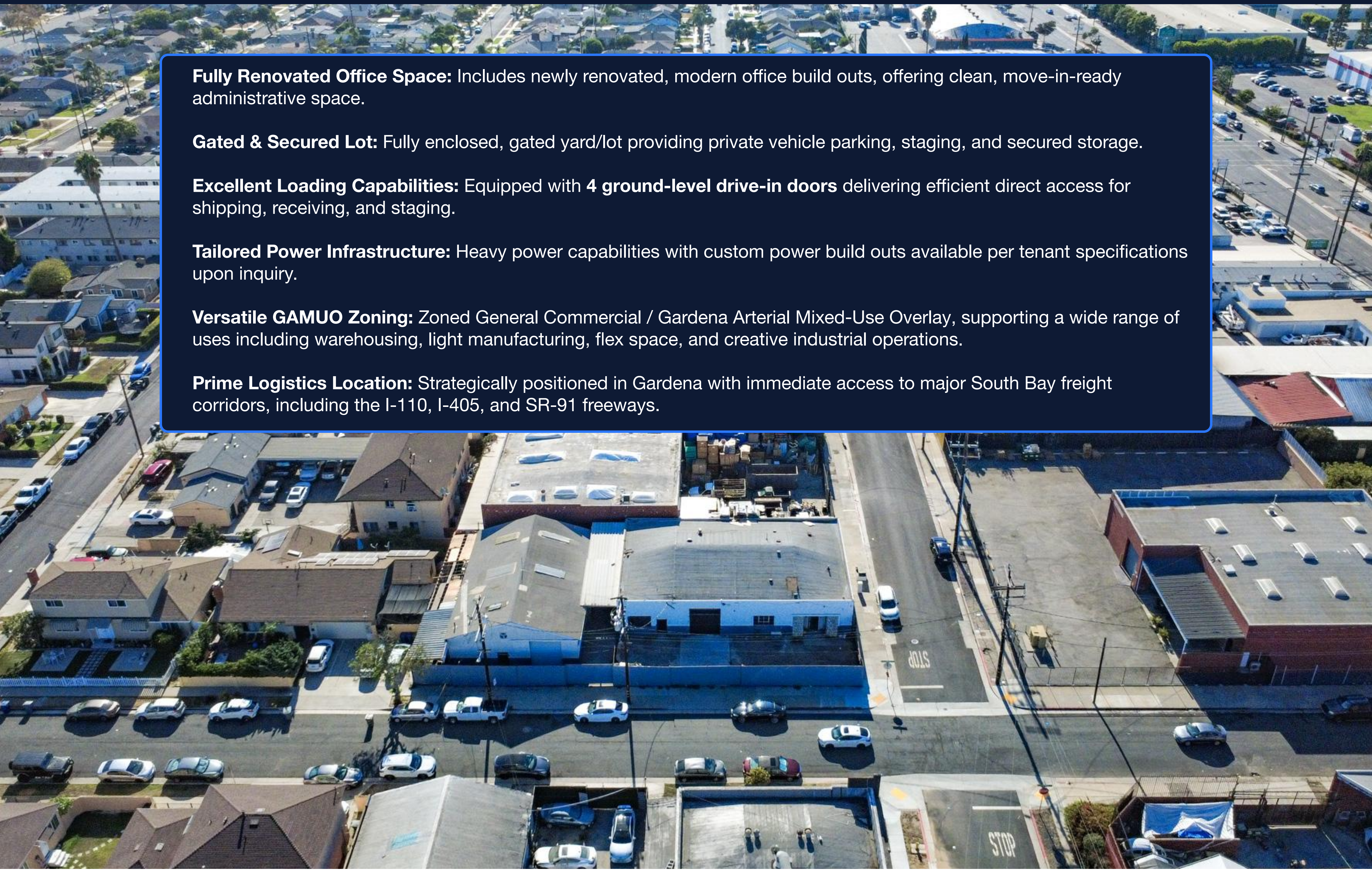
Gated & Secured Lot: Fully enclosed, gated yard/lot providing private vehicle parking, staging, and secured storage.

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.



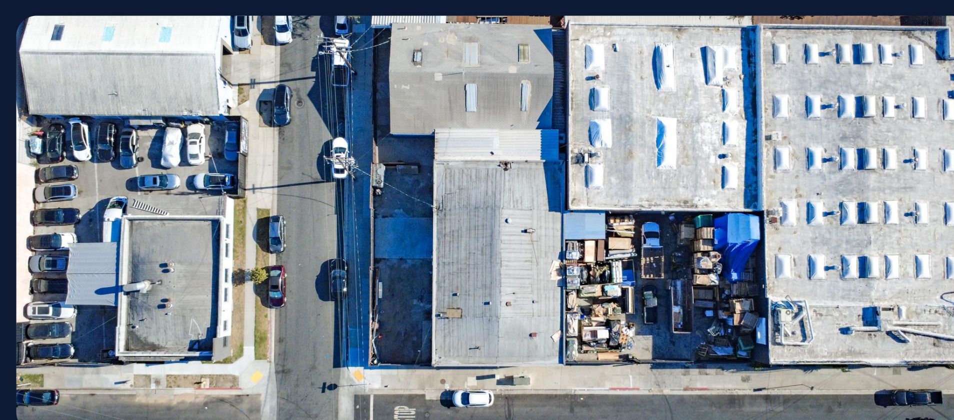
PROPERTY SUMMARY

$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

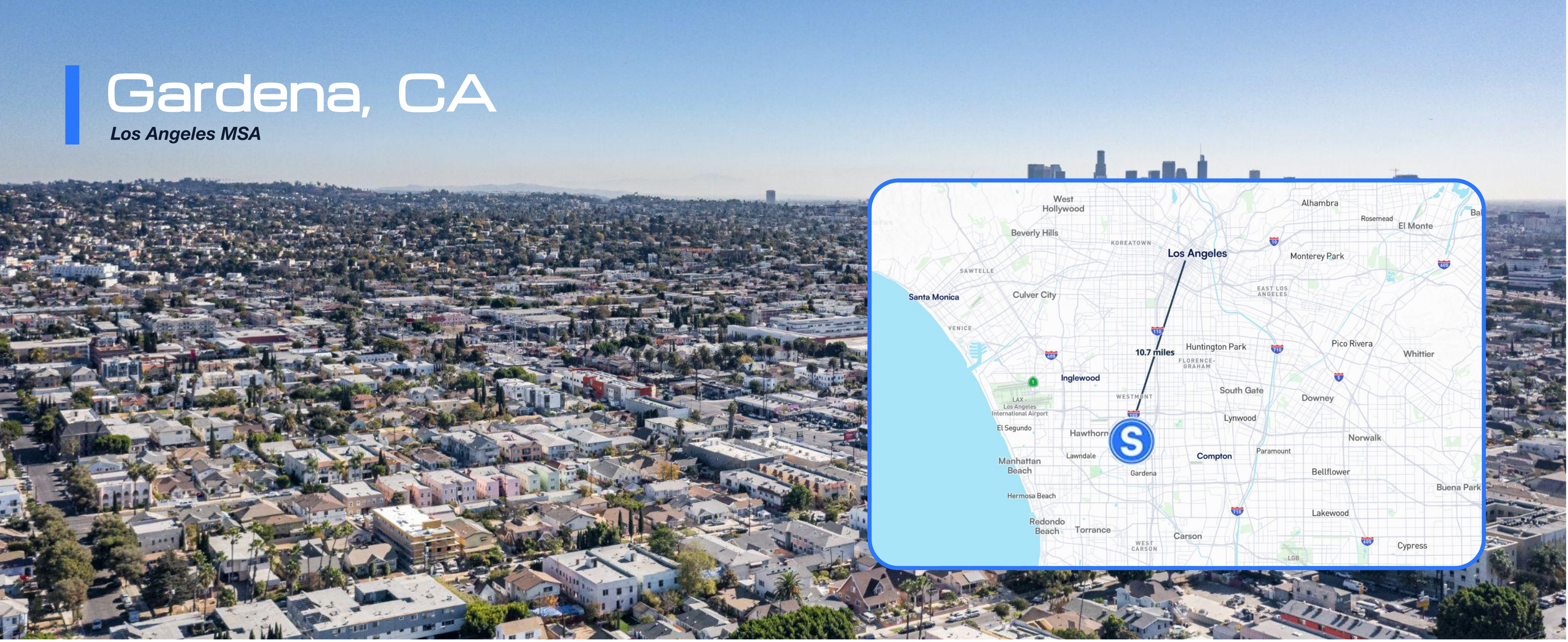
Los Angeles International Airport
Hawthorne Municipal Airport
Distribution/Warehouse
PRO CLUB
FedEx Freight
NRI
HARBOR
Alameda Corridor
20-mile freight rail expressway linking the ports to the UP/BNSF network
N
± 230,000 VPD
Distribution/Warehouse
BEST BUY
ups
Forward
SENTINEL TRANSPORTATION
amazon
Tesla Design Center
TESLA
PHILLIPS 66
Dense Industrial Corridor
Dense Industrial Corridor
± 311,000 VPD
± 242,000 VPD
Alameda Corridor
SPACEX
Subject Property
amazon
Compton/Woodley Airport
El Camino College
±33,000 Students
STG Logistics
B&H Auto Parts
S&S
HARDWOOD TILE LAMINATE
Dense Industrial Corridor
± 50,000 VPD
± 201,000 VPD
Port of Los Angeles
±14 Miles South
± 257,000 VPD
sam's club
THE HOME DEPOT
Dense Industrial Corridor
California State University Dominguez Hills
±15,500 Students
ABC Supply Co. inc.
Dense Industrial 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

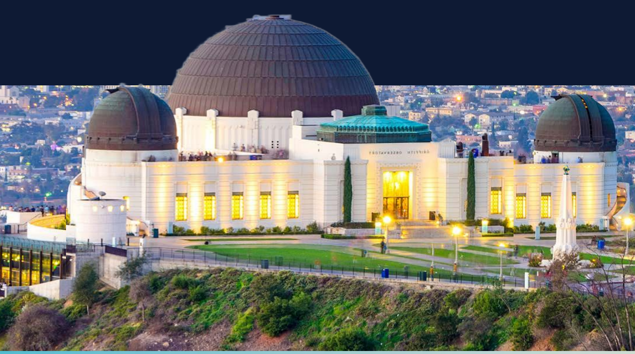
Los Angeles is the nation's #1 industrial market because it combines unmatched global trade access, irreplaceable infill location, and massive economic scale into one integrated logistics system. As the primary entry point for goods into the U.S. and a gateway to both regional and national distribution,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

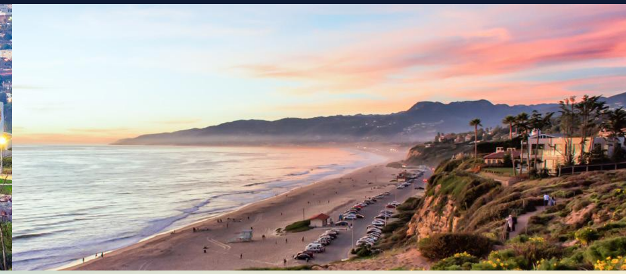
#1

Industrial Market in the U.S.

#3 Nationally in Total Industrial Inventory

Total Population	Annual Visitors	Tourism Economic Impact	GDP
3,770,958	**50 Million**	**$157.3 Billion**	**$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

amazon FedEx ups DHL WORLDWIDE EXPRESS

LA Industrial Performance

$961M+
Total Inventory

6.6%
Vacancy Rate

5.2%
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.

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

3-5%
Vacancy

250M+
SF Industrial Inventory

Hub For Import/Export, Wholesale, and Logistics Users

2-4%
Vacancy

150M+
SF Industrial Inventory

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

Source: CoStar

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