

FREESTANDING 4,120 SF INDUSTRIAL/FLEX

17807 S Hobart Blvd
Gardena, CA 90248



OFFERING MEMORANDUM

FREESTANDING 4,120 SF
INDUSTRIAL/FLEX

17807 S HOBART BLVD
GARDENA, CA 90248

EXCLUSIVELY PRESENTED BY:



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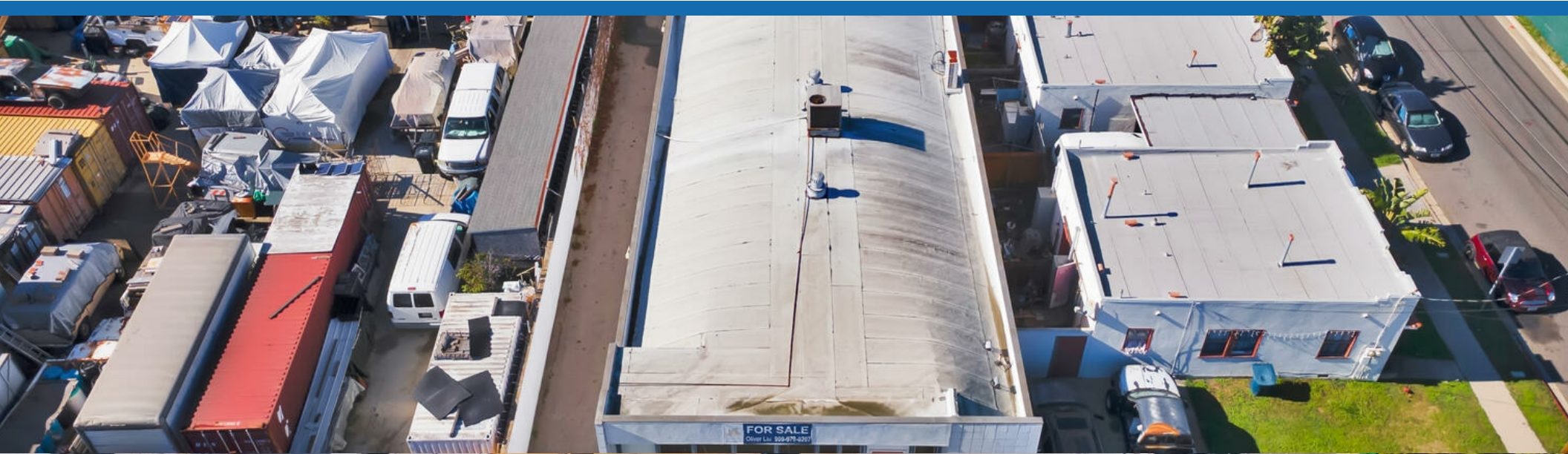
License #: 01919930



Universal Elite Commercial

7700 Irvine Center Dr, Suite 680
Irvine, CA 92618

Office: 9099790207





INVESTMENT SUMMARY

Rare owner-user or investor industrial opportunity in the heart of Gardena's South Bay market. This versatile 4,120 SF building on a 6,499 SF lot includes a functional 1,540 SF warehouse with 16' clear height and one ground-level loading door, ideal for light manufacturing, storage, distribution, or flex industrial operations. The remaining space offers adaptable office, showroom, or production areas suitable for a variety of business uses. Located just minutes from the 405, 110, and 91 freeways, the property provides exceptional access to the ports, major logistics corridors, and the greater Los Angeles region. With extremely limited availability of small industrial buildings in this submarket, 17807 S Hobart Blvd presents a prime opportunity for owner-users or investors seeking a well-located asset with strong functional utility and long-term value potential.

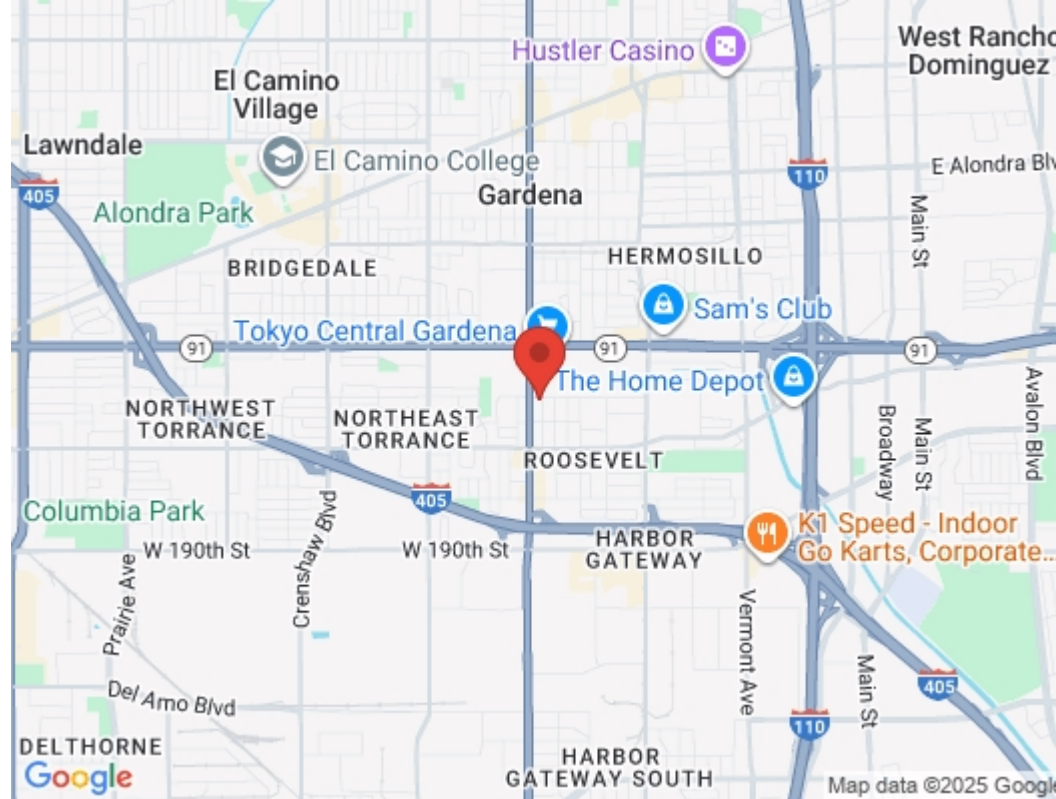


PROPERTY SUMMARY

Offering Price	\$1,600,000.00
Building SqFt	4,120 SqFt
Clear Height	16'
Year Built	1960
GL	1
Lot Size (SF)	6,500.00 SqFt
Building	Freestanding
Parcel ID	6106-015-046
Zoning Type	INDUSTRIAL
County	Los Angeles
Coordinates	33.868930,-118.308369

PROPERTY HIGHLIGHTS

- Flexible layout with warehouse/office/showroom configuration.
- Functional site for light manufacturing, storage, distribution, or fabrication.
- Potential for value-add upgrades or modernization.
- 4,120 SF industrial/flex building on a 6,499 SF lot.
- 1,540 SF warehouse area.
- 16' clear height in warehouse.
- 1 ground-level loading door for easy access.





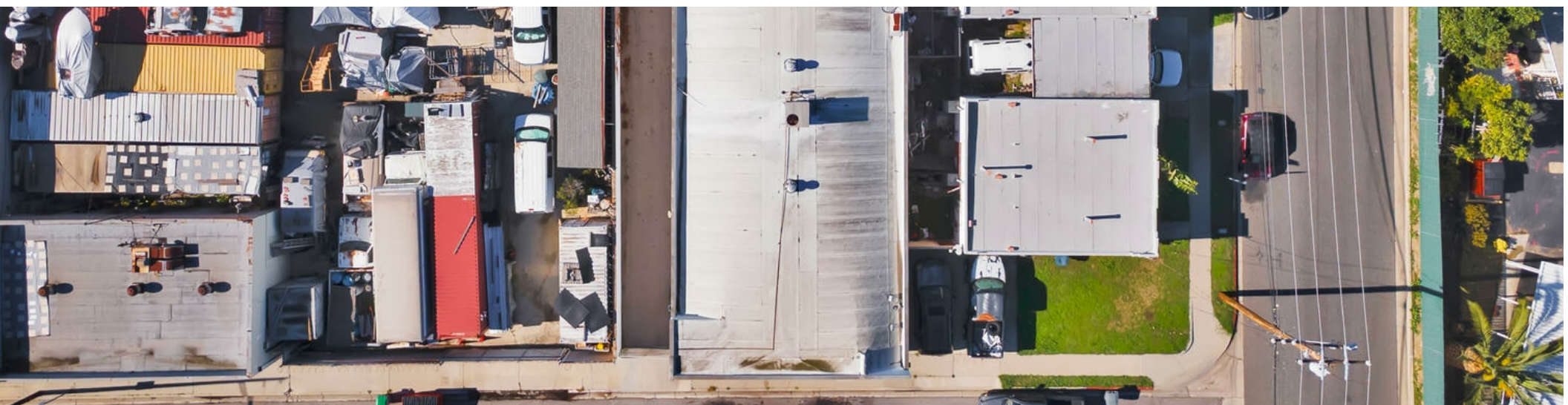
FOR SALE
Oliver Liu 909-979-0207

5YAG8T

LOCATION HIGHLIGHTS

- Minutes to the 405, 110, and 91 freeways.
- Close proximity to the Ports of LA & Long Beach, LAX, and major logistics corridors.
- Prime industrial location in Gardena, part of the high-demand South Bay market.
- Surrounded by established industrial, logistics, and manufacturing users.
- Close to major commercial corridors, services, and supplies.
- Central position between key Southern California hubs: Torrance, Compton, Carson, Hawthorne, Inglewood, and Long Beach.
- Highly accessible for employees, vendors, and trucking routes.





Warehouse
1,540 SF

Office

Conference Room/
Break Room

Restroom

Restroom

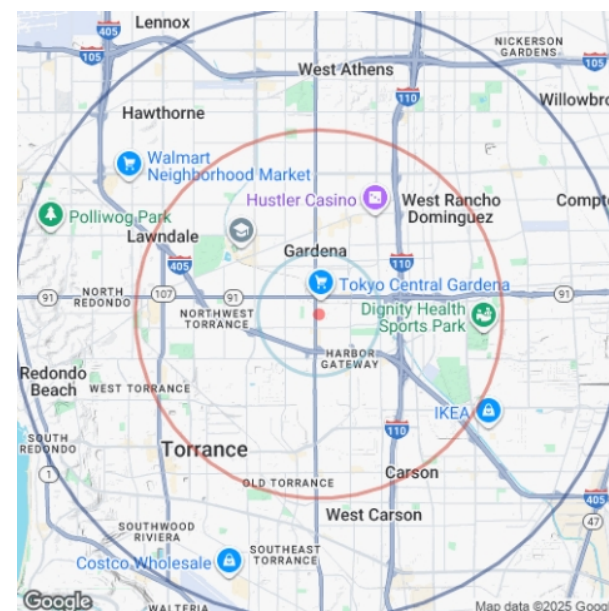


DEMOGRAPHICS

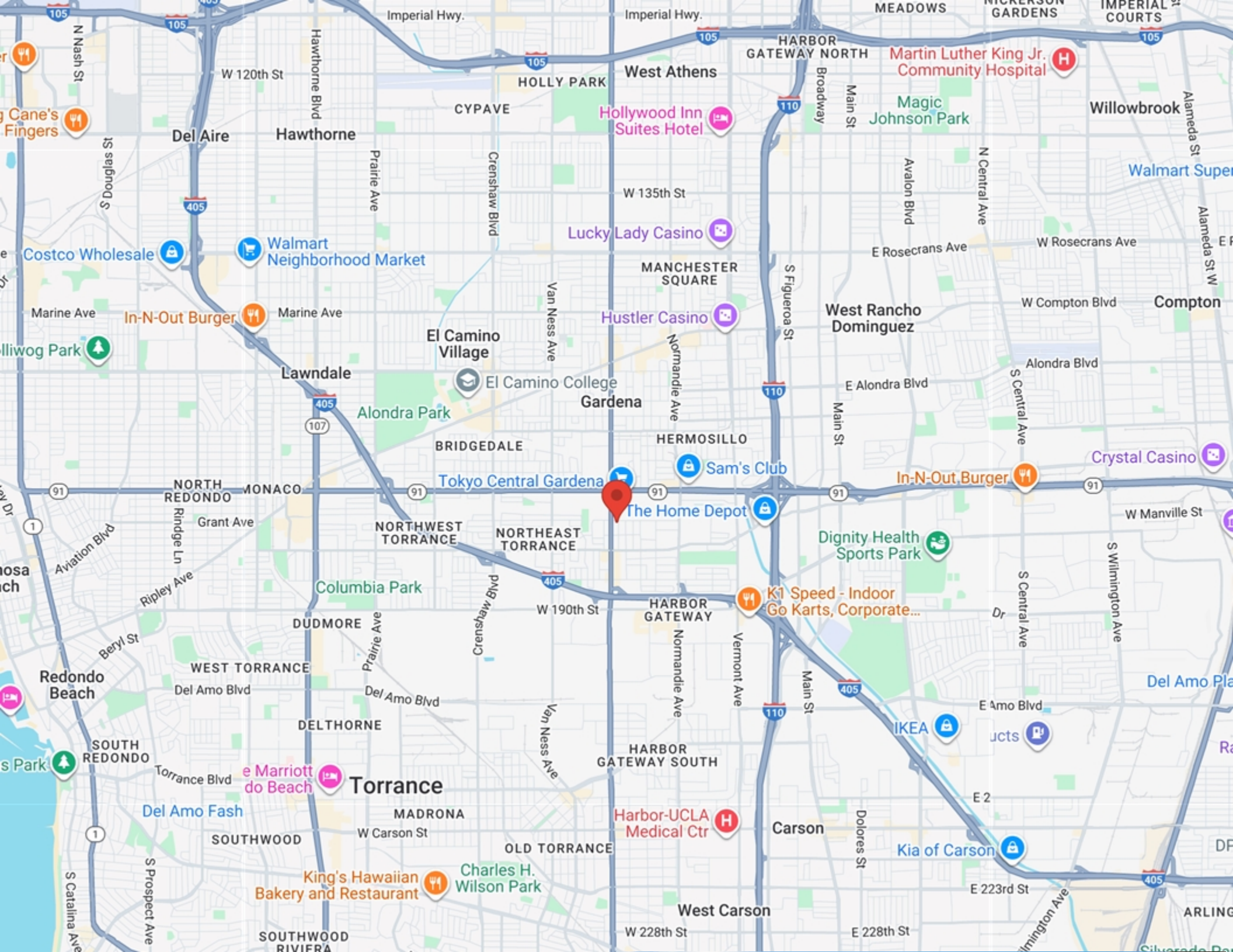
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,835	198,533	648,095
2010 Population	21,490	202,694	666,912
2025 Population	22,491	201,473	670,155
2030 Population	22,181	197,762	658,297
2025-2030 Growth Rate	-0.28 %	-0.37 %	-0.36 %
2025 Daytime Population	25,860	232,360	672,172

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	8,085	67,389	215,948
2010 Total Households	8,151	68,119	220,055
2025 Total Households	8,834	71,714	231,100
2030 Total Households	8,909	71,973	231,965
2025 Average Household Size	2.53	2.76	2.85
2025 Owner Occupied Housing	5,267	35,158	119,115
2030 Owner Occupied Housing	5,425	35,912	121,207
2025 Renter Occupied Housing	3,567	36,556	111,985
2030 Renter Occupied Housing	3,484	36,061	110,757
2025 Vacant Housing	324	2,433	8,202
2025 Total Housing	9,158	74,147	239,302

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	736	4,944	15,367
\$15000-24999	440	3,309	10,203
\$25000-34999	366	4,032	11,812
\$35000-49999	677	6,404	18,102
\$50000-74999	1,400	11,531	32,724
\$75000-99999	817	8,831	28,273
\$100000-149999	1,735	13,495	43,175
\$150000-199999	1,138	8,351	26,649
\$200000 or greater	1,525	10,817	44,793
Median HH Income	\$ 99,275	\$ 89,392	\$ 98,949
Average HH Income	\$ 123,527	\$ 116,983	\$ 133,528







CITY OF GARDENA

COUNTY LOS ANGELES
INCORPORATED 9/10/1930

AREA

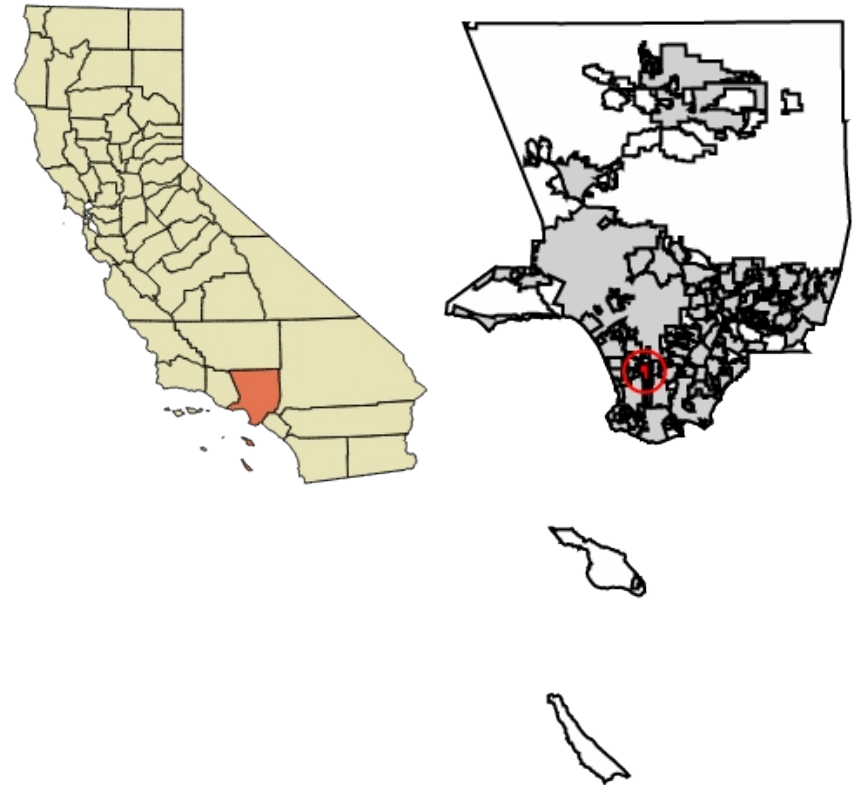
CITY 5.9 SQ MI
LAND 5.8 SQ MI
ELEVATION 49 FT

POPULATION



ABOUT GARDENA

Gardena is a city located in the South Bay region of Los Angeles County, California, United States. The population was 61,027 at the 2020 census, up from 58,829 at the 2010 census. Until 2014, the U.S. census cited the City of Gardena as the place with the highest percentage of Japanese Americans in California.



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE UNIVERSAL ELITE COMMERCIAL ADVISOR FOR MORE DETAILS.

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