

# GARDENA MARKET AND REAL ESTATE

LAND + BUSINESS OFFERING



1253 W EL SEGUNDO BLVD, GARDENA, CA 90247 | CORNER LOT ON EL SEGUNDO BLVD

# CONFIDENTIALITY & DISCLAIMER



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SECTION 01

# Executive Summary

1253 W El Segundo Blvd | Gardena, CA 90247

Realty Investment Advisors is pleased to present Gardena Market and Real Estate, a rare opportunity to acquire both the real property and the operating business at 1253 W El Segundo Blvd in Gardena, California. Situated on a prominent corner lot along El Segundo Blvd, the offering includes an established neighborhood market with an on-site meat market / carniceria concept, ample parking, and significant street frontage in a dense, transit-served South Bay trade area. This is a true land-and-business sale — the Seller owns both the real estate and the business operations, allowing a Buyer to step into a turnkey, cash-flowing asset with full control of the underlying real estate.



# PROPERTY SUMMARY



## 1253 W EL SEGUNDO BLVD

List Price **\$5,800,000**

Offering Type Real Estate + Business  
(Land & Business Sale)

Building Size 7,842 SF

Lot Size 15,460 SF (0.35 AC)

Year Built 1965

Zoning LCM1YY (LA County)

APN 6089-031-029

Frontage Corner lot on El Segundo Blvd



## INVESTMENT HIGHLIGHTS

### Land + Business Sale

Own the real estate and the operating business outright — full control, no lease or franchise dependency.

### High-Traffic Corner Location

Signalized corner lot on El Segundo Blvd with strong daily vehicle and pedestrian counts.

### Established, Income-Producing Business

Long-operating neighborhood market and carniceria with a loyal, repeat customer base.

### Dense South Bay Trade Area

Surrounded by dense residential neighborhoods in Gardena and the greater South Bay submarket.

### Ample On-Site Parking

Large surface parking lot supports strong customer convenience and turnover.

### Value-Add / Owner-User Upside

Opportunity for a new operator to rebrand, reposition merchandising, or add complementary uses.

# FINANCIAL SUMMARY

2025 Financial Overview

Total Sales	\$4,516,930
Cost of Goods Sold	\$2,784,643
<b>Gross Profit</b>	<b>\$1,732,287</b>
Total Operating Expenses	\$1,168,721
<b>Operating Income</b>	<b>\$563,566</b>
Other Income	\$2,560
<b>Seller-Adjusted Net Income</b>	<b>\$566,126</b>

Financial summary has been adjusted by Seller/Broker for marketing presentation purposes, including an estimated stabilized real property tax expense and the exclusion of certain seller-specific, financing-related, and non-operating expenses (including interest expense, existing rent obligation, automobile expense, and owner/officer compensation) that may not be applicable to a new Buyer. This summary does not represent audited or CPA-reviewed financial statements. Buyer and its advisors should conduct independent due diligence and verify all financial information before relying on it.

LIST PRICE

# \$5,800,000

Real Estate + Business — Land & Business Sale



# EXTERIOR / SITE PHOTOS



AERIAL SITE CONTEXT



CORNER / PYLON SIGNAGE



STOREFRONT AND PARKING



PRIMARY MARKET FRONTAGE

# INTERIOR / OPERATIONS PHOTOS



OPERATING MARKET / PRODUCE DEPARTMENT



GROCERY AND FRESH FOOD DISPLAY



GROCERY AISLES AND COOLERS



PREPARED FOOD / CHECKOUT AREA



All information is seller-provided, summary in nature, and subject to buyer verification. Broker makes no representation or warranty as to accuracy or completeness.

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NDA required. Please do not disturb employees, ownership, customers, or on-site operators. Tours by appointment only.



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