

**AVISON  
YOUNG**

# ±3,290 SF Retail Building

14318 S. Western Avenue, Gardena, CA 90249

**FOR LEASE/SALE**

**KAMERON GRAYLEE**

Associate  
CA License No. 02151132  
951.267.2757  
kameron.graylee@avisonyoung.com

**AVISON YOUNG**

Inland Empire  
3281 E. Guasti Rd., Suite 700  
Ontario, California 91761  
avisonyoung.us

14318 S. WESTERN AVE, GARDENA, CA

DOWNTOWN  
LOS ANGELES



## PROPERTY OVERVIEW

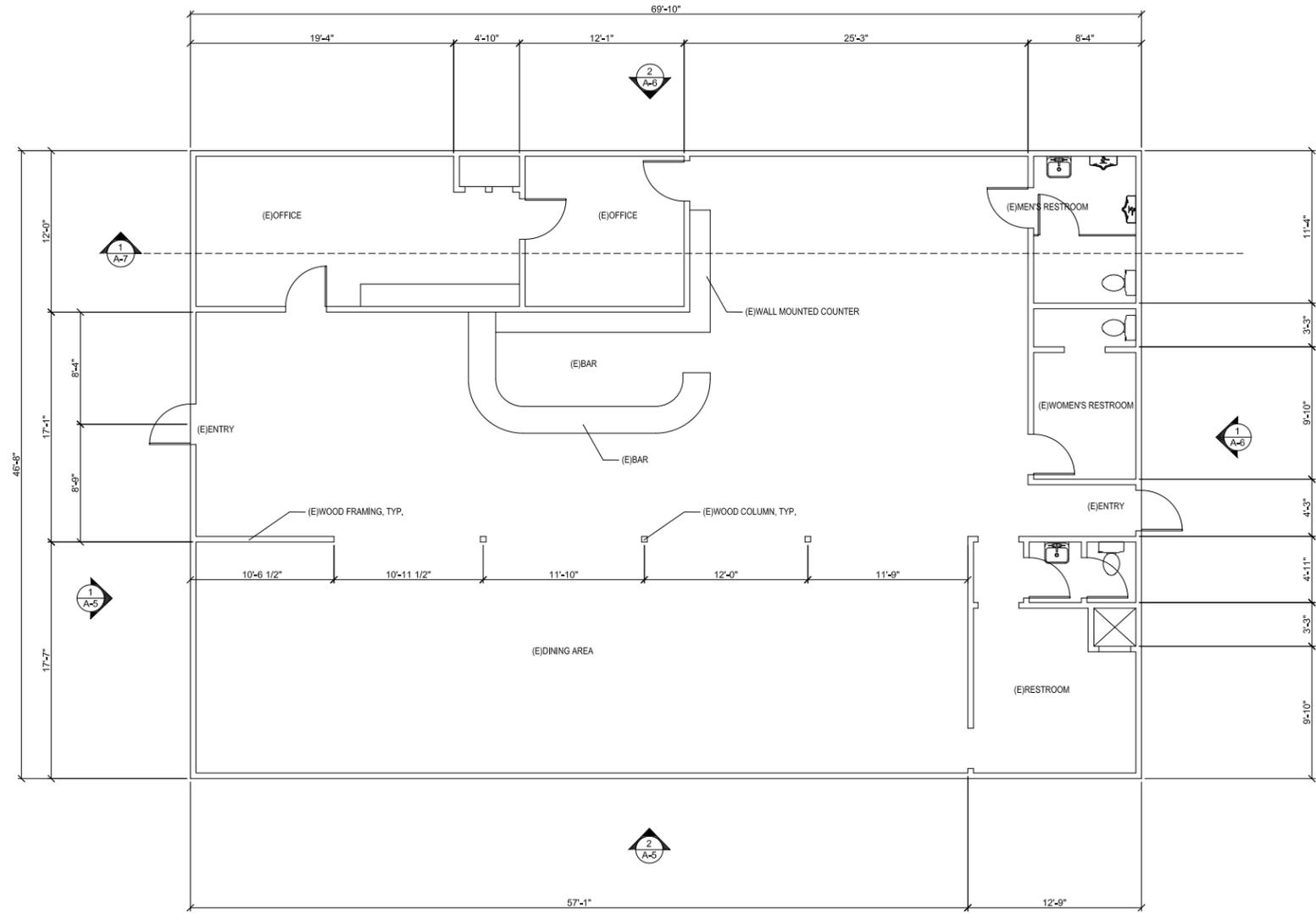
<b>BUILDING AREA:</b>	±3,290 SF
<b>LAND AREA:</b>	±0.33 Acre / 14,468 SF
<b>LEASE RATE:</b>	\$2.00 PSF NNN
<b>SALE PRICE:</b>	\$1,385,000
<b>ZONING:</b>	C-3

## HIGHLIGHTS

**14318 S. Western Ave, Gardena, CA** is a versatile commercial property located in a high-traffic area with excellent visibility. Positioned in the heart of Gardena's retail and business corridor, the site offers convenient access to major freeways, including I-110, I-405, I-105 and SR-91. This property is ideal for retail, office, or mixed-use tenants, benefiting from strong demographics and a bustling commercial environment. With ample parking and proximity to dining, shopping, and public transit, it presents an excellent opportunity for businesses seeking a strategic location in the South Bay.



# FLOOR PLAN

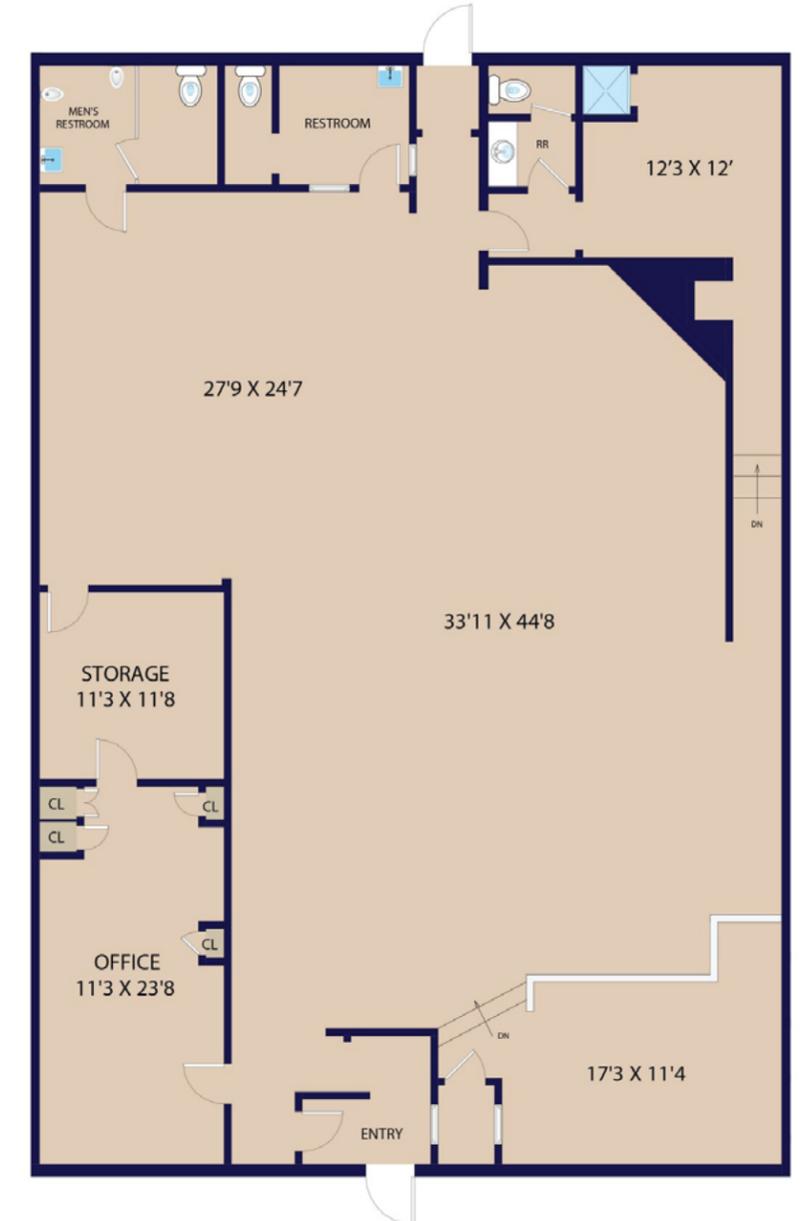


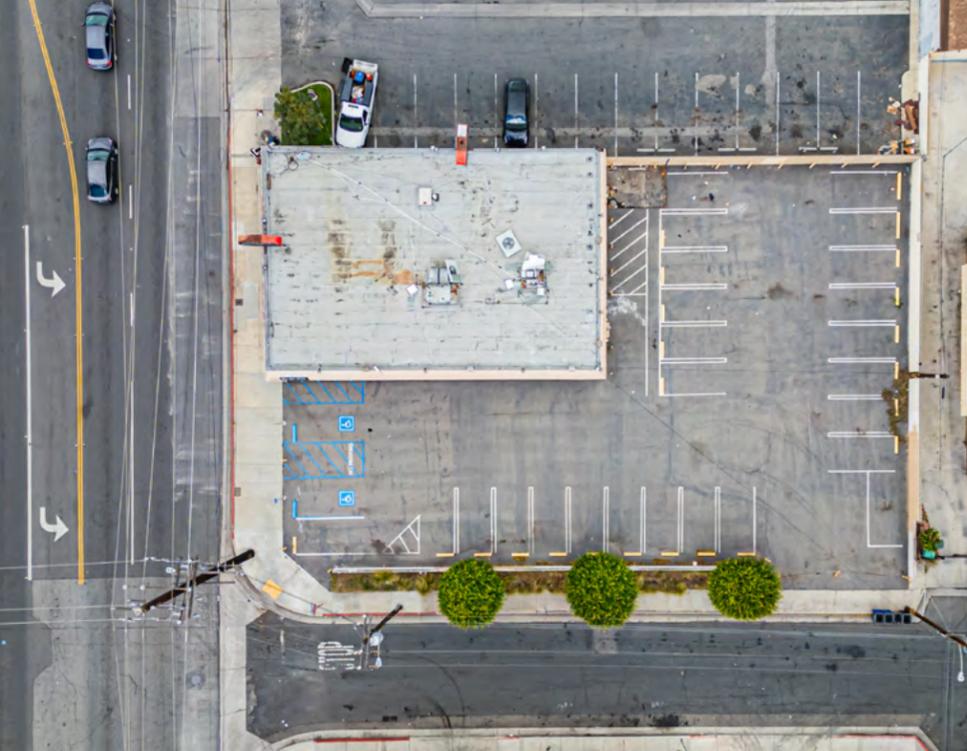
# SITE PLANS

14318 SOUTH WESTERN AVENUE, GARDENA



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