

# 16616-16622 NORMANDIE AVE GARDENA, CA 90247



## RARE OWNER-USER PROPERTY IN GARDENA FOR SALE

### PROPERTY DETAILS

<b>Asking Price:</b>	\$1,249,000
<b>Price per SF:</b>	\$329.73
<b>Building Size:</b>	±3,788 SF
<b>Lot Size:</b>	±15,976 SF
<b>Year Built:</b>	1940 / 1960
<b>Parking:</b>	18 spaces
<b>Zoning:</b>	GAM1
<b>APN:</b>	6111-010-037 & 038

### HIGHLIGHTS

- Two (2) Retail Operations, Restaurant and Motorcycle Shop
- One (1) One Bed, One Bath Residence
- Ideal for Owner User using SBA Financing
- Neighbors NAPA Auto Parts, Twilight Liquor, Gardena Welding Supply and Numerous Eateries



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LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

## RENT ROLL

TENANT	SF	CURRENT		PROFORMA		Expiration
		Rent/Mo	Rent/Yr	Rent/Mo	Rent/Yr	
Josie's Mexican	958	\$2,600	\$31,200	\$3,500	\$42,000	MTM
Michael's Motorcycles	2216	\$3,300	\$39,600	\$3,500	\$42,000	MTM
Residential	614	\$1,298	\$15,576	\$1,200	\$14,400	MTM
<b>TOTAL</b>	<b>3788</b>	<b>\$7,198</b>	<b>\$86,376</b>	<b>\$8,200</b>	<b>\$98,400</b>	

EXPENSES	CURRENT	PROFORMA
Insurance	\$4,861	\$4,861
Property Tax	\$7,219	\$16,875
Management Fee	\$-	\$-
Business License	\$170	\$170
<b>TOTAL</b>	<b>\$12,250</b>	<b>\$21,906</b>

<b>NOI</b>	<b>\$74,126</b>	<b>\$76,494</b>
<b>Sale Price</b>	<b>\$1,249,000</b>	<b>\$1,249,000</b>
<b>Cap Rate</b>	<b>5.9%</b>	<b>6.1%</b>



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## PROPERTY PHOTOS

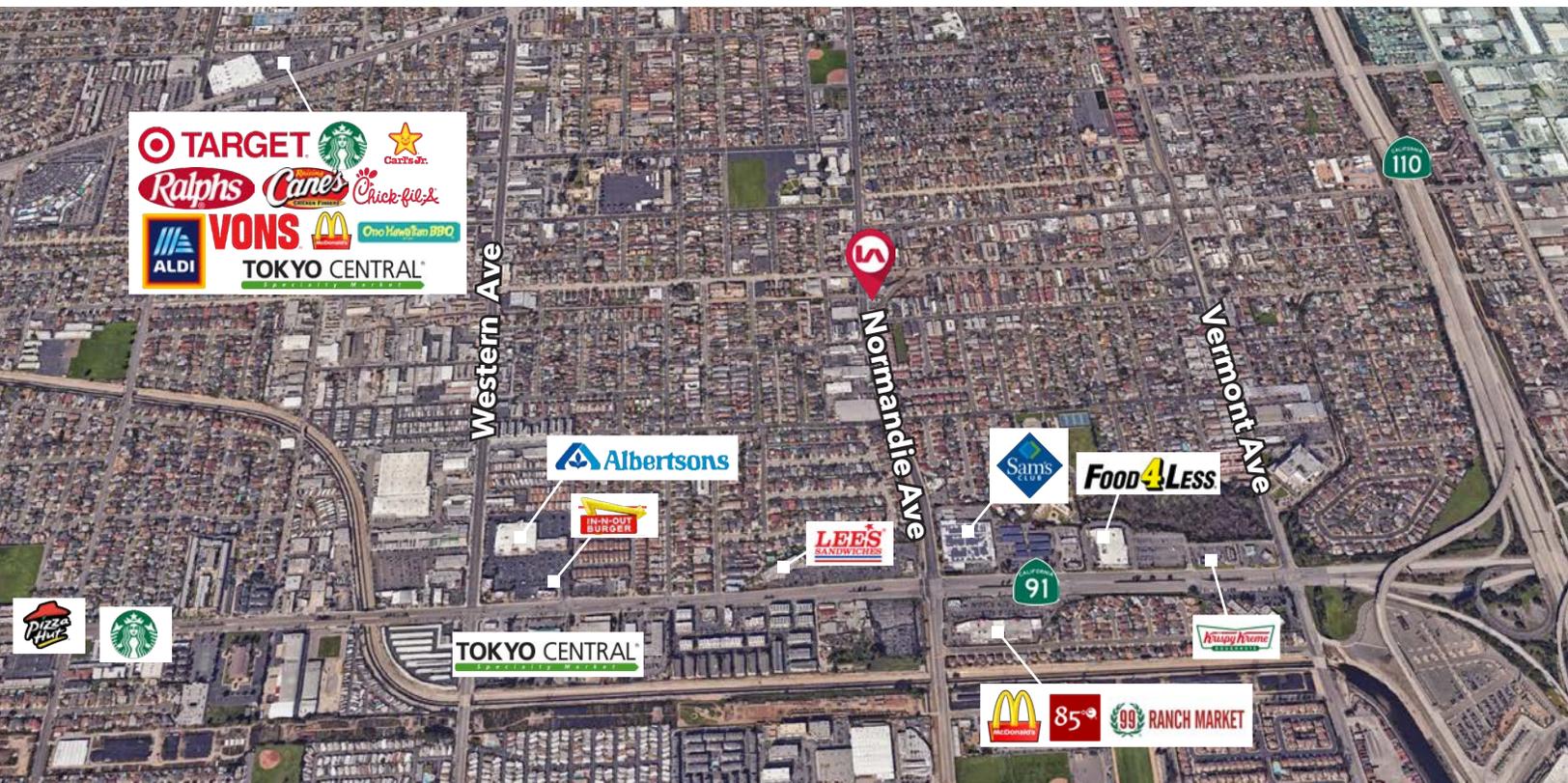
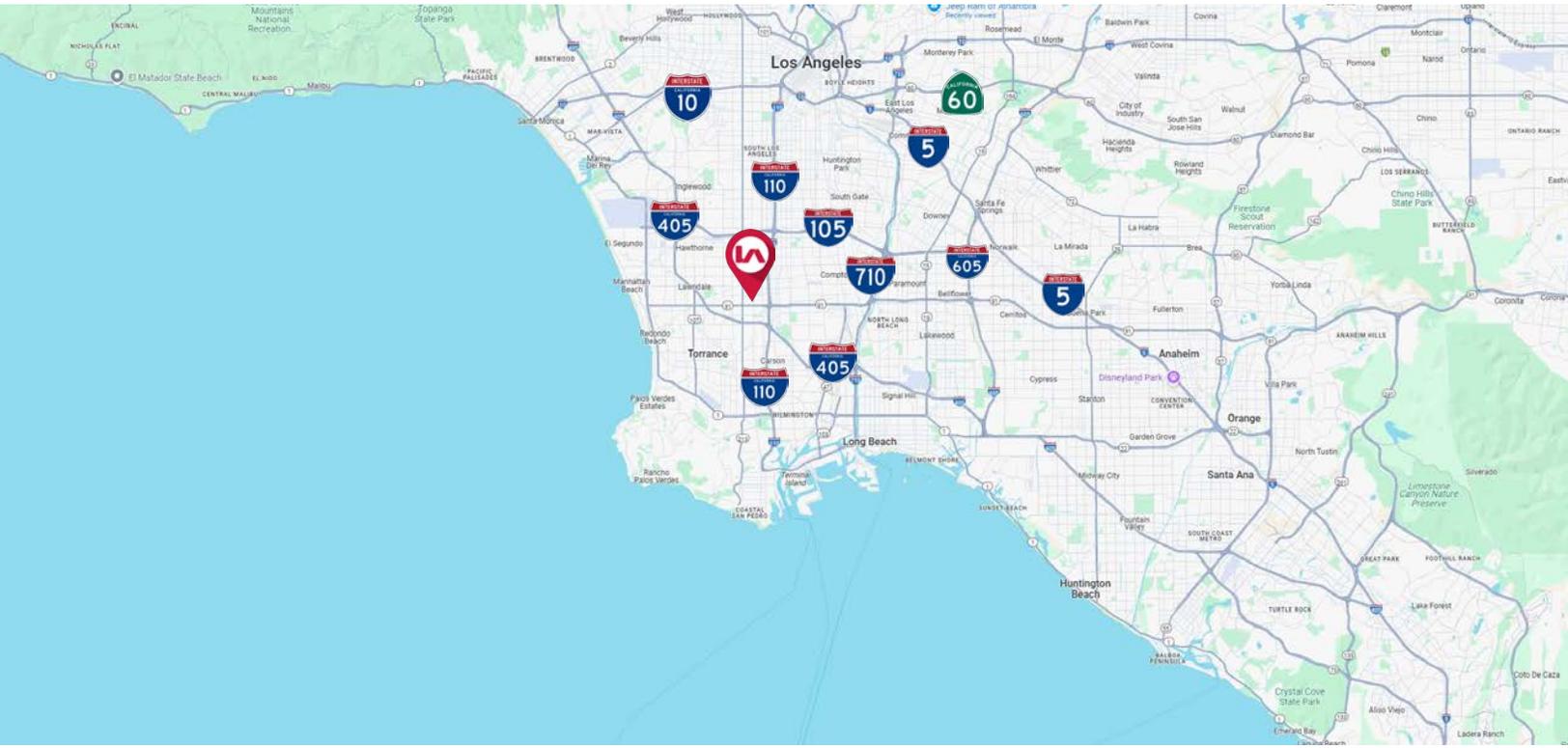


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# OVERVIEW MAP



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## DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2024 Population	31,533	200,959	710,991
Median age	42.4	39.5	38.5

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	11,320	66,054	224,938
Total persons per HH	2.6	2.9	3
Average HH income	\$86,746	\$95,716	\$101,021
Average house value	\$719,294	\$701,667	\$713,167

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	3,381	25,083	111,010
Black	3,330	43,653	138,626
American Indian/Alaskan Native	328	2,440	9,172
Asian	10,951	38,668	112,560
Hawaiian & Pacific Islander	208	1,362	4,926
Two or More Races	13,336	89,752	334,696
Hispanic Origin	13,671	91,991	344,623

*\*Demographic data derived from Co-Star 2024*

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