

# 841 W. GARDENA BLVD.

TURNKEY MEDICAL / OFFICE BUILDING



GARDENA, CA 90247



SUITABLE FOR OWNER-USER OR AN INVESTOR

# 841 W. GARDENA BLVD. | GARDENA, CA 90247

## DAVID YASHAR

Director  
(310) 724-8043  
dyashar@kw.com  
DRE# 01102638

## OMID SALEH

Agent  
(818) 384-4111  
osaleh@kw.com  
DRE# 01980838

## ERIC SIMONYAN

Agent  
(310) 724-8066  
esimonyan@kw.com  
DRE# 01984661



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An aerial photograph of a city street, likely in Los Angeles, showing a mix of residential and commercial buildings. In the foreground, there's a large building with a grey roof and a prominent mural on its side. The street is lined with palm trees and parked cars. In the background, there's a dense residential area with many houses and apartment buildings, and a range of mountains in the distance.

# Executive Summary

841 W. GARDENA BLVD.

# Property Summary

Offering Price	\$845,000
Property Type	Medical / Office
Building Use	Fully built-out Healthcare / Office facility
Building Size	Approximately 1,700 SF
Year Renovated	2025
Condition	Turnkey
Number of Exam Rooms	6
Reception Area	Yes
Waiting Room	Yes
Restrooms	2 ADA-compliant restrooms
Staff Breakroom	Yes
Kitchen Facilities	Included
Accessibility	ADA compliant
Parking	Gated onsite rear parking + street parking
Outdoor Area	Fenced rear area
Security Features	Gated parking
Build-Out Type	Purpose-built for medical / office use

841 W. GARDENA BLVD.





# Investment Overview

841 W. Gardena Blvd is a fully renovated professional office building offering immediate ownership value in the Gardena Business District. The property has been converted for medical use but is equally well suited for traditional office users including attorneys, insurance firms, real estate offices, sales organizations, and other professional service businesses seeking a clean, efficient, and client-ready space.

The interior is designed to support both patient and client based operations. A defined reception area creates a strong first impression and opens into a comfortable waiting or seating area. The layout includes multiple private offices that can function as exam rooms, executive offices, conference rooms, or team workspaces, along with a larger primary office ideal for a principal or managing partner. Two ADA compliant restrooms provide accessibility, and a dedicated breakroom with kitchen amenities supports daily staff operations.

The building has undergone recent renovations, allowing a new owner or user to occupy the space with minimal additional investment. The approximately 1,700 square foot footprint is highly efficient and sits on a compact lot with a fenced rear area. Gated onsite parking in the rear offers secure access for staff, while ample street parking along Gardena Boulevard accommodates clients and visitors.

Located along a well traveled commercial corridor, the property benefits from strong visibility and consistent daily traffic. Its position within the Gardena Business District places it near established retail, service, and professional uses, while offering convenient access to both the 110 and 405 freeways. The site serves as a central connection point between Torrance, Carson, and South Los Angeles.

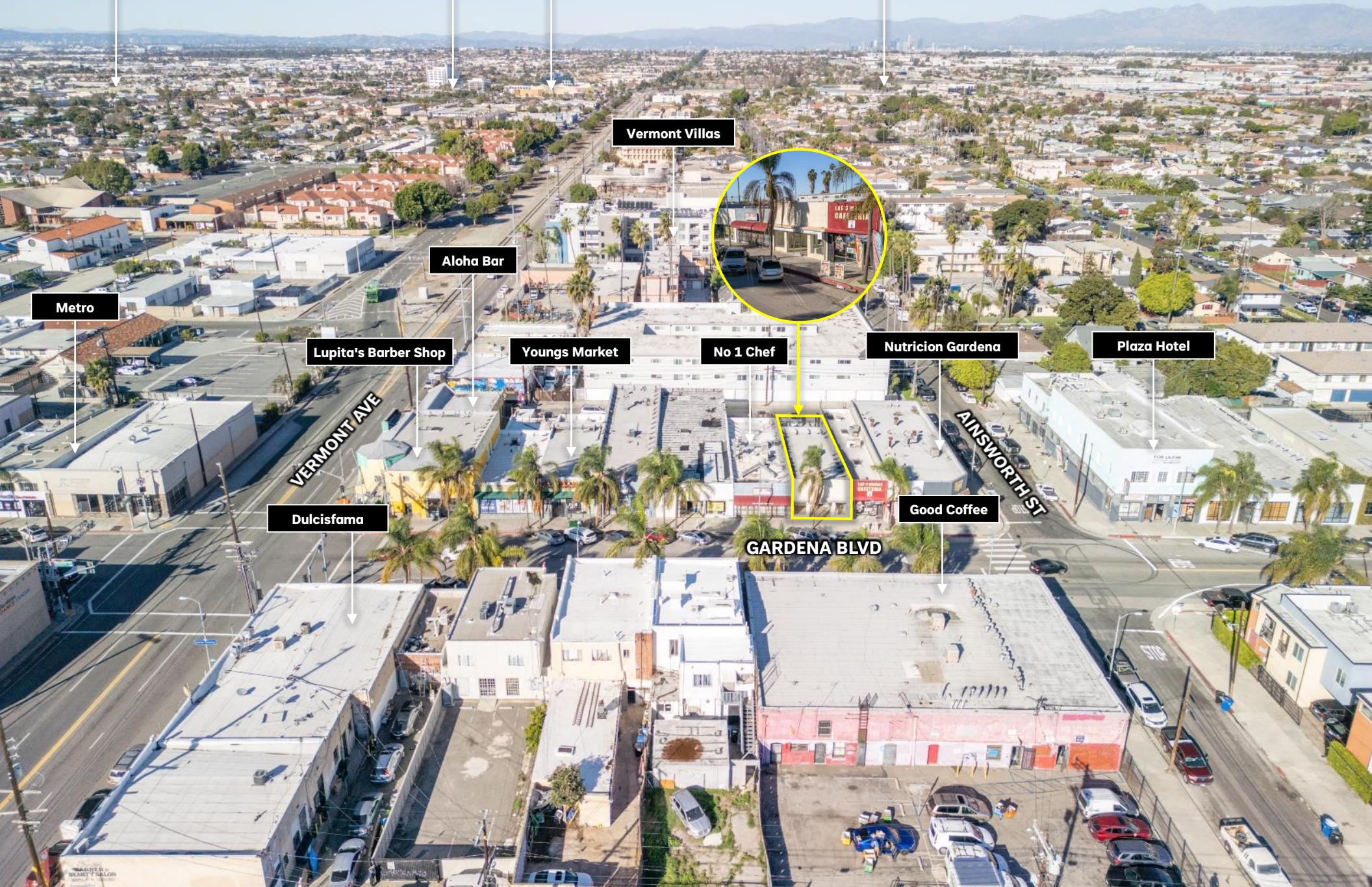
The surrounding area is densely populated and notably underserved by modern professional and medical office inventory. This lack of comparable office product creates a competitive advantage for owner users and tenants seeking visibility, accessibility, and limited nearby competition. With flexible historical use, strong local demographics, and a central South Bay location, 841 W. Gardena Blvd presents a compelling opportunity for owner users or investors targeting long term stability and demand.

# Property Highlights

841 W. GARDENA BLVD.

- Approx. 1,700 SF Newly Renovated Building.
- Located within the Gardena Business District.
- Gated on-site parking in the rear + ample street parking.
- Ideal location for a medical, dental, specialty practice, or professional service office seeking long term growth
- Just West of the VAX3 Amazon Center & LAX Industrial Hub.
- Very Walkable Walking Score!
- Walking distance to Environmental Charter Middle School, Peary Middle School, & Gardena Elementary School.
- C2 zoned lot.
- Building Consists of approx. 6 offices / exam rooms, waiting room /reception area, 2 ADA compliant restrooms, Manager's office, and a break room/kitchen.
- Quick access to the 91, 105, 110 and 405 freeways.
- Just north of the Harbour Gateway Transit Centre/Home Depot Center
- Good Frontage along Gardena Blvd.
- Alley Access.
- Just East of the Major Signalized Intersection of Gardena Blvd. & Vermont Ave.

Good Demographics; Over 25,000 people reside within a 1-mile radius & over 200,000 people reside within a 3-mile radius of the property!





Harbor Gateway Transit Center is a major regional bus terminal and transportation hub located at 731 West 182nd Street in Gardena, California, serving as the southern terminus of the Los

Angeles Metro's J Line bus rapid transit service and a key connection point for multiple Metro, Gardena, and Torrance bus routes. The at-grade facility features a large island platform with numerous bus bays and a substantial park-and-ride lot, enabling commuters from the South Bay and surrounding communities to connect to destinations across Los Angeles County, including

Downtown LA and San Pedro.

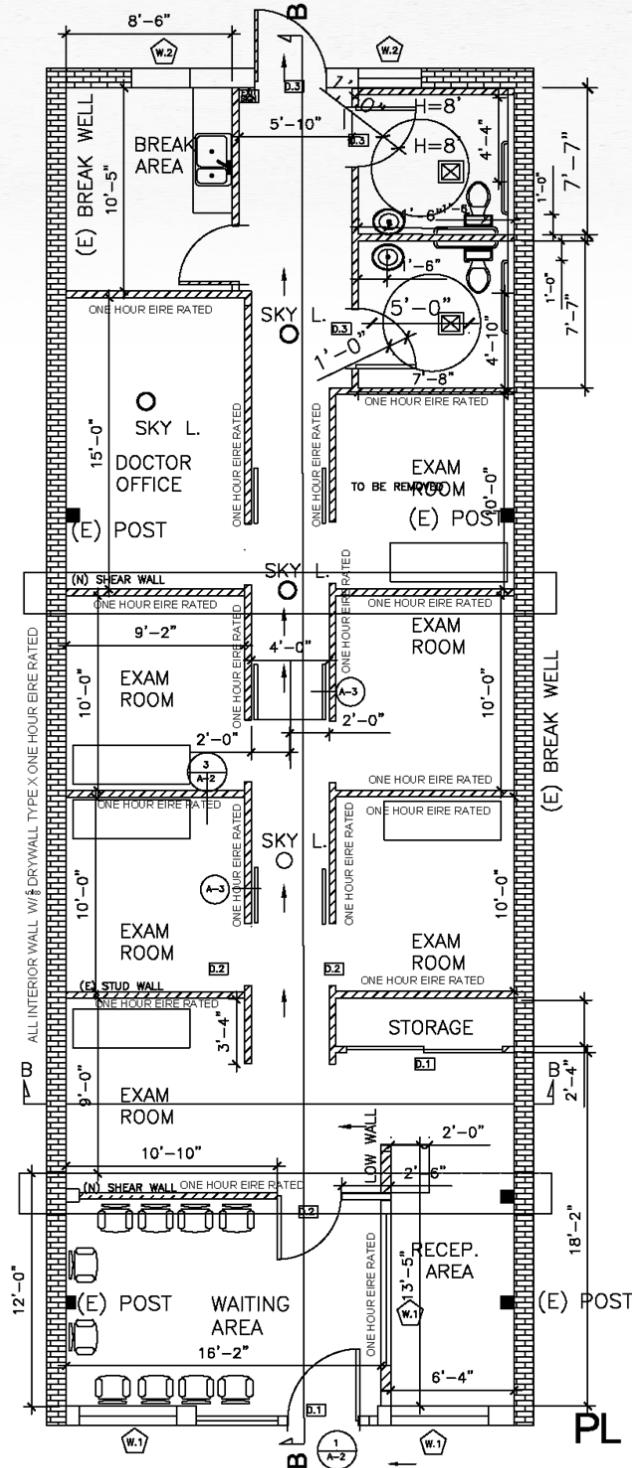




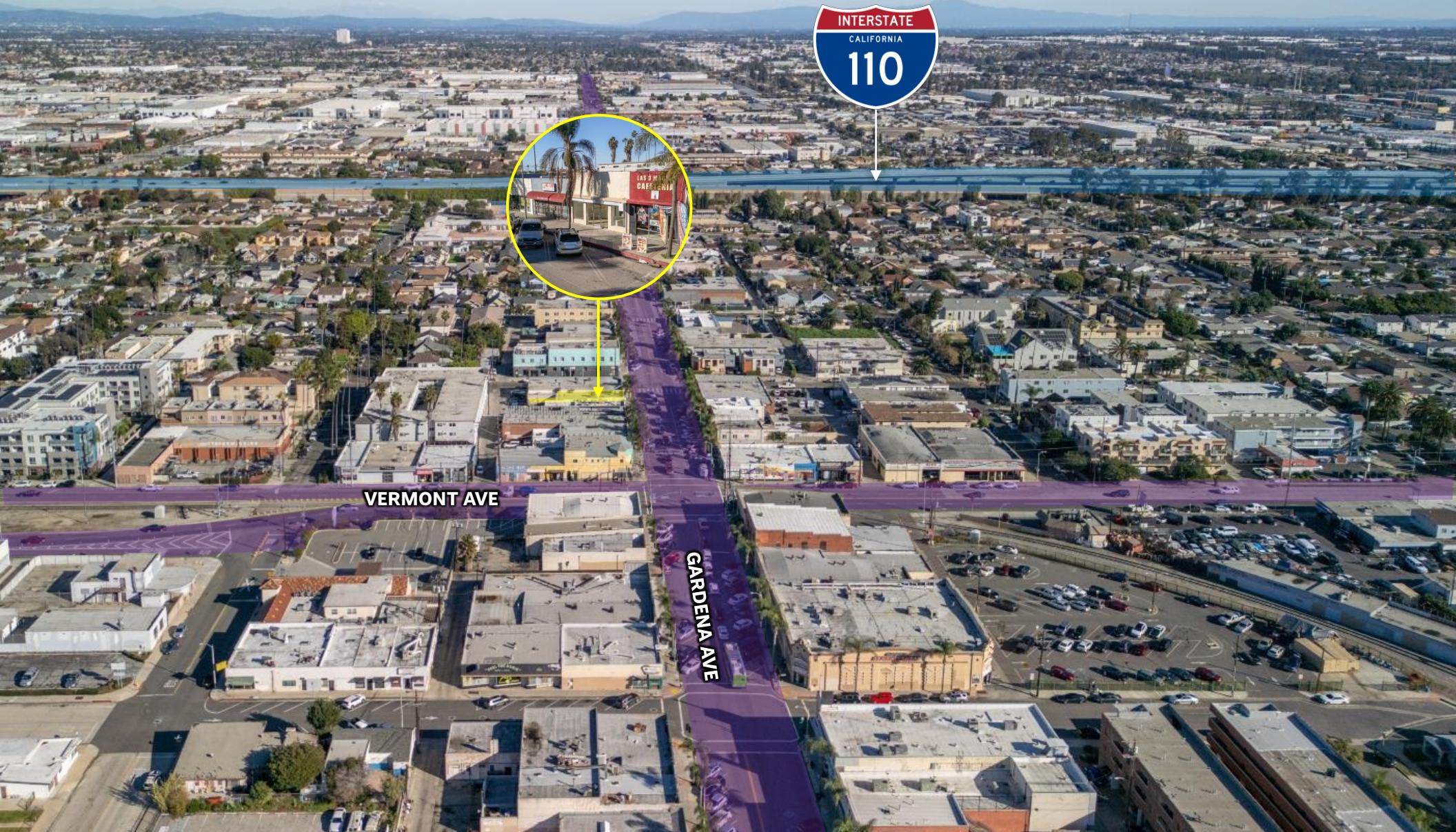




# *Floor Plan*



# Location Accessibility



An aerial photograph of a dense urban area, likely Gardena, California. The foreground shows a mix of residential houses, commercial buildings, and a large parking lot. A major road, 841 W. Gardena Blvd., cuts through the center. In the background, a range of mountains is visible under a clear blue sky.

# *Location Overview*

841 W. GARDENA BLVD.

## The Location



# Gardena, CA

Located in the heart of the South Bay, Gardena is known as a high quality business environment. A multi-cultural community which has historically been a haven for Japanese immigrants and descendants, Gardena is home to a number of high profile companies, especially catering to those headquartered in the Asia Pacific region. Top employers in the city include Memorial Hospital of Gardena, Hustler Casino, The Boring Company (owned by Elon Musk), United Parcel Service, Hitco Carbon Composites, Southwest Offset Printing and Nissin Foods.

61,027    20,391    \$64,015  
Population    Households    Avg HH Income





## AMENITIES

## SUBJECT



# Accessibility

With its ideal, centralized location, Gardena is particularly well-situated to conduct business throughout. Gardena's close proximity to the major Southern California freeways, the 405, 104, 110, 91, provides easy and convenient access to the Los Angeles International Airport and the Ports of Long Beach and Los Angeles. The Gardena Bus Lines, or G-Trans links with regional bus transportation as well as with Metrolink and Amtrak passenger rail.



# Demographics

## POPULATION

**61,027**

## HOUSING UNITS

**22,393**

## HOUSING

Gardena's attractive, family-oriented neighborhoods provide a wide variety of housing options for all residents. There are 22,393 residential units available in the City. About one-half of the residential units are single family units. The City has 280 subsidized senior housing units in three senior communities. The apartments/multi-family housing have very livable densities. About 15% of the housing stock in the City was built in the last 25 years. The majority of the residential neighborhoods are mature with lush landscaping, well maintained buildings, and large family-sized yards. The persons per household ratio is 2.78. The City has a 3.6% vacancy rate.

## LABOR POOL

Home to a large labor pool, Gardena can provide employers with qualified and well educated workers. Nearly 27% of adults age 25 and older have four years' college. The work force is extremely diverse, including men and women with a wide variety of job capabilities, from entry-level to technical and to supervisory and management skills. The city's One Stop Employment and Training Center can assist employers in filling a variety of jobs customized to their specific needs including, but not limited to, clerical, office administration, accounting, computer operators, retail sales, truck drivers and other technicians.



## Memorial Hospital of Gardena

### MISSION STATEMENT

*"We provide affordable, high-quality healthcare services to our communities with consistency and compassion. Memorial Hospital of Gardena is the only hospital located in the Gardena area and has proudly offered high-quality health care to the community for more than 70 years. We are designated as a Primary Stroke Center and accredited as a Geriatric Emergency Department, making us your hospital of choice for emergencies."*

**70**

YEARS OF SERVICE

**175**

IN-PATIENT BEDS

**170**

PHYSICIANS

For more than 70 years, Memorial Hospital of Gardena provides affordable, high-quality healthcare services to our communities with consistency and compassion. Memorial Hospital of Gardena is the only hospital located in the Gardena, and also serves the surrounding South Bay communities.

With 175 in-patient beds, services include Cardiology, Critical Care, an Emergency Department, Gastroenterology, Orthopedics, a Primary Stroke Center, Pulmonary, Radiology and Imaging, Rehabilitation, Surgical services and Urology.

# Employment Hubs

The city of Gardena, has a diverse array of industries, including manufacturing, healthcare, retail, and hospitality. One of the largest employers in Gardena is the Memorial Hospital of Gardena, which provides healthcare services to the city and surrounding areas. Other major employers in the city include several manufacturing companies, such as Pacific Industrial Co. and Precision Dynamics Corporation, which produce a range of products including aerospace components, medical equipment, and identification wristbands. The city also has a strong retail sector, with several shopping centers and strip malls throughout the city. Popular retail destinations in Gardena include the Gardena Valley Shopping Center and the Pacific Square Shopping Center.

MEMORIAL HOSPITAL

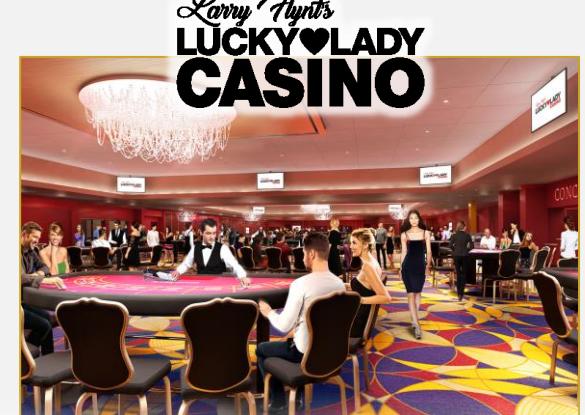
735

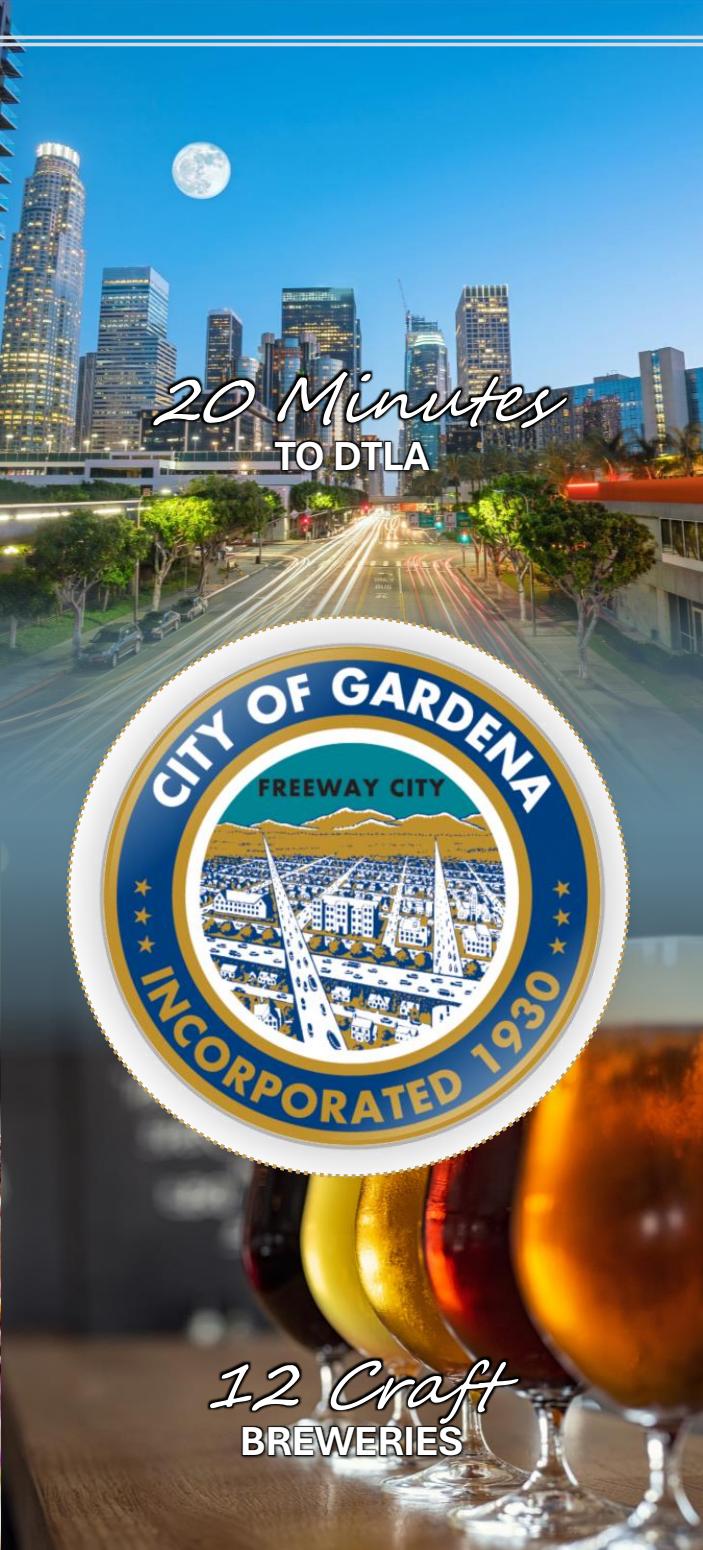
HUSTLER CASINO

712

LUCKY LADY CASINO

410





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