

# 825 W. Gardena Blvd

Gardena, CA 90247 | North Gateway Corridor

**\$2,300,000****7.00% Cap Rate (Actual)****5-UNIT MIXED-USE — RETAIL + HOSPITALITY****\$160,089**

NET OPERATING INCOME

**10.70x**

GROSS RENT MULTIPLIER

**100%**

OCCUPIED

**8,532 SF**

BUILDING SIZE

**\$269.57**

PRICE / SF

## Investment Overview

Sage Real Estate Group is pleased to present 825 West Gardena Boulevard, a fully leased, two-story mixed-use asset offering an exceptional blend of stable retail income and hospitality revenue with minimal landlord responsibilities. The property features five fully occupied units across two floors — four ground-floor retail suites with direct street frontage along Gardena Blvd, and one 15-room hotel occupying the entire second floor. Three units are on new leases with contractual annual rent increases, while two month-to-month tenancies present a compelling owner-user opportunity with SBA financing potential. With a diversified income stream, a strong in-place cap rate, and a lease structure built for long-term stability, this offering is purpose-built for the passive investor seeking durable cash flow in a supply-constrained Southern California market.

## Investment Highlights

- ◆ **7.00% cap rate** on actual in-place income — above typical mixed-use trades in the Gateway Cities submarket
- ◆ **Diversified income mix** — four retail tenants plus a 15-room hotel reduce reliance on any single use type
- ◆ **Minimal landlord burden** — ownership limited to taxes, insurance, and exterior maintenance
- ◆ **Contractual rent growth** — 3 of 5 leases carry built-in annual increases
- ◆ **Owner-user / SBA upside** — two month-to-month units allow a buyer to occupy and finance via SBA
- ◆ **100% occupied** with direct frontage on the high-traffic Gardena Blvd corridor

## Unit Mix

UNIT	USE	MONTHLY RENT
1	Hotel (15 Rooms)	\$12,000
2	Electrical Reseller (Retail)	\$1,170
3	Salon (Retail)	\$1,250
4	Office (Retail)	\$1,500
5	Medical Reseller (Retail)	\$2,000

## FINANCIAL SUMMARY

Gross Scheduled Income	<b>\$215,040</b>
Vacancy Allowance (3%)	<b>\$6,451</b>
Operating Expenses	<b>\$48,500</b>
<b>Net Operating Income</b>	<b>\$160,089</b>

## PROPERTY DETAILS

Year Built	<b>1905</b>
Lot Size	<b>4,293 SF</b>
Zoning	<b>LAC2</b>
Levels	<b>2</b>
Units	<b>5</b>

## LOCATION

NORTH GATEWAY — GARDENA, CA

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## SAGE REAL ESTATE GROUP INC.

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