



PRIME INDUSTRIAL WAREHOUSE FLEX OPPORTUNITY IN GARDENA

1927 W. 139TH STREET, GARDENA, CA 90249

EXCLUSIVELY LISTED BY:
MEI REAL ESTATE SERVICES
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PRIME INDUSTRIAL WAREHOUSE WITH PROXIMITY TO FREEWAYS, LAX & PORTS



SITE FEATURES 20,968 SF WAREHOUSE + MEZZANINE ON A 0.94 ACRE LOT



GATED SINGLE-TENANT BUILDING WITH PARKING FOR SALE OR LEASE



DISCLAIMER & CONFIDENTIALITY

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective lessees may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Landlord and Broker and, therefore are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Landlord since the date of preparation of the information

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any entity reviewing this Marketing Package or making an offer to lease space at the Property.

This Marketing Package and its contents, except such information which is a matter of public record are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence and that you will not disclose the Marketing Package or any of the Contents to any other entity (except as necessary, in your reasonable opinion, to assist in your determination of whether or not to make a proposal).

EXCLUSIVE LISTING AGENT:

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SITE
DETAILS

PROPERTY OVERVIEW

ADDRESS:	1927 W. 139th St. Gardena, CA 90249
SALE PRICING:	\$8,350,000 *REDUCED
LEASE PRICING:	\$1.69/SF MG (LL pays property taxes)
BUILDING SIZE:	20,968 SF including mezz. of 1,532 SF
LOT SIZE:	40,788 SF (0.94 Acres)
YEAR BUILT:	1981 (+ subsequent upgrades)
PARKING:	14 parking stalls (includes 1 handicap)
CLEAR HEIGHT:	18 feet
ELECTRICAL:	400 Amps/ 240-120 Volts
IMPROVEMENTS:	New roof, HVAC & new asphalt in the last three (3) years. Painted 8/2023
ZONING:	GAM2



BUILDING FEATURES | FOR SALE OR LEASE

For sale or lease is a strategically located single-tenant industrial flex building in the heart of Gardena. The property features a freestanding flex warehouse of approximately 20,968 SF including 19,436 SF on the ground floor and 1,532 SF of mezzanine, situated on a .94 acre/ 40,788 SF lot. In addition to the warehouse square footage of approximately 16,740 SF, there is office space of approximately 4,228 SF of office space including approximately 2,696 SF on the ground floor and mezzanine space of about 1,532 SF. The offices include an employee kitchen, a conference room, reception area and three restrooms as well as 12 offices and storage rooms.

The property has had a number of capital improvements in the last 3 years including a new roof, a new HVAC system and new asphalt on the site exterior. The building was also just fully painted in August of 2023. The property is fully gated and secured and features fourteen (14) onsite parking spaces including one (1) handicap space in the private gated yard as well as an outdoor storage area of approximately 6,500 SF. It has two curb cuts on 139th street for easy ingress and great curb appeal. The building has a Class III Sprinkler System, 2 loading docks, 1 ground level loading door and can fit up to a 53' trailer. Presently, the building is vacant.

This transit oriented area is in an excellent location less than 2 miles from SpaceX /Tesla near the 105, 110, and 405 freeways and LAX International Airport. For more information or to schedule a tour, please contact agent.



BUILDING PHOTOS | WAREHOUSE EXTERIOR



BUILDING PHOTOS | WAREHOUSE EXTERIOR



BUILDING PHOTOS | WAREHOUSE INTERIOR



BUILDING PHOTOS | WAREHOUSE INTERIOR



BUILDING PHOTOS | WAREHOUSE INTERIOR

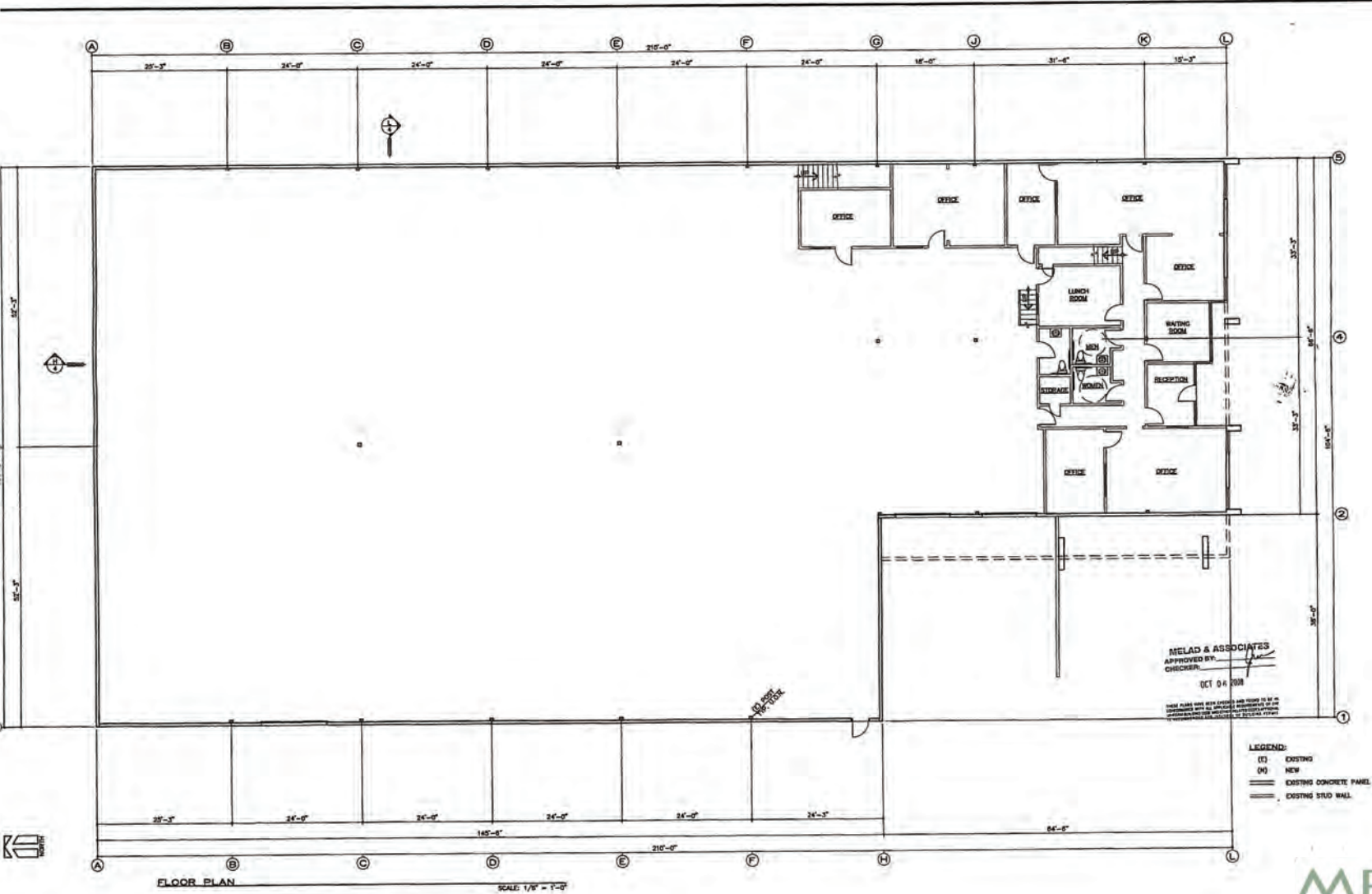


BUILDING PHOTOS | WAREHOUSE INTERIOR



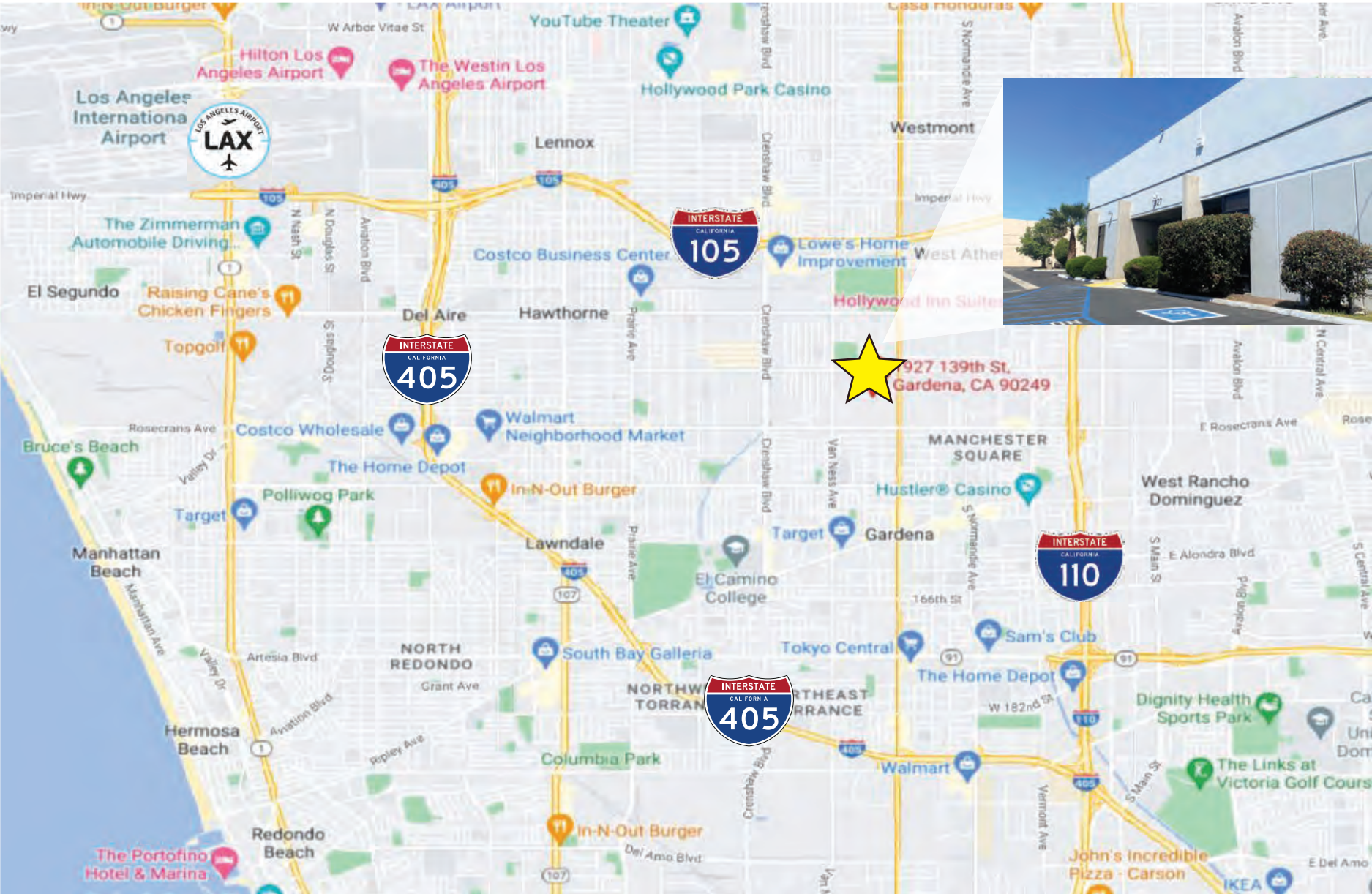
1927

SITE PLAN





LOCATION DETAILS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	29,804	307,732	776,018
2020 Population	30,498	315,688	798,451
2022 Population	30,778	315,014	794,538
2027 Population	30,718	308,028	776,365
2010-2020 Annual Rate	0.23%	0.26%	0.29%
2020-2022 Annual Rate	0.41%	-0.09%	-0.22%
2022-2027 Annual Rate	-0.04%	-0.45%	-0.46%
2022 Male Population	47.4%	48.6%	48.6%
2022 Female Population	52.6%	51.4%	51.4%
2022 Median Age	36.6	34.7	33.7

Median Age

The median age in this area is 33.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	9.5%	12.1%	14.8%
2022 Black Alone	35.3%	25.3%	24.8%
2022 American Indian/Alaska Native Alone	1.4%	1.8%	1.8%
2022 Asian Alone	14.5%	12.6%	9.0%
2022 Pacific Islander Alone	0.6%	0.6%	0.5%
2022 Other Race	27.7%	34.0%	35.5%
2022 Two or More Races	11.0%	13.6%	13.6%
2022 Hispanic Origin (Any Race)	40.8%	51.4%	53.2%

You are solely responsible for independently verifying the information on this Marketing Package. Any reliance on it is solely at your own risk..

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Median Household Income			
2022 Median Household Income	\$61,633	\$64,157	\$65,934
2027 Median Household Income	\$78,791	\$79,955	\$82,049
2022-2027 Annual Rate	5.03%	4.50%	4.47%
Average Household Income			
2022 Average Household Income	\$86,434	\$89,011	\$96,076
2027 Average Household Income	\$109,449	\$110,049	\$116,596
2022-2027 Annual Rate	4.83%	4.33%	3.95%
Per Capita Income			
2022 Per Capita Income	\$29,861	\$29,061	\$30,157
Current per capita income is \$30,157 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$36,740 in five years, compared to \$47,064 for all U.S. households			
Housing			
2022 Housing Affordability Index	49	50	50
2010 Total Housing Units	10,367	102,884	250,821
2010 Owner Occupied Housing Units	4,647	40,242	106,646
2010 Renter Occupied Housing Units	5,277	57,572	130,274
2010 Vacant Housing Units	443	5,070	13,901
2020 Total Housing Units	10,830	106,593	258,732
2020 Vacant Housing Units	342	3,617	8,884
2022 Total Housing Units	10,932	106,758	258,827
2022 Owner Occupied Housing Units	5,127	42,355	111,966
2022 Renter Occupied Housing Units	5,450	60,379	137,271
2022 Vacant Housing Units	354	4,024	9,590

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EXCLUSIVE
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