

2 LEVEL OFFICE BUILDING COMPLEX

ON REDONDO BEACH BOULEVARD

555 REDONDO BEACH BLVD, GARDENA, CA 90248



COMMERCIAL
ASSET GROUP

Jeff Galvan
310.272.7395
jeff@cagre.com
Lic. 01291531



SALES HIGHLIGHTS



PRICE

CONTACT BROKER

BUILDING SIZE

±51,412

LAND SIZE

±91,763

PRICE/BUILDING SQUARE FOOT

\$359.83

PRICE/LAND SQUARE FOOT

\$201.60

PROPERTY INFORMATION

These materials are based on information and content provided by others, which we believe are accurate. No guarantee of accuracy or representation is made by Commercial Asset Group, Inc. or its personnel. Interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinions or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price or withdrawal at any time without notice.



Jeff Galvan of Commercial Asset Group has been selected exclusively to market for sale 555 Redondo Beach Boulevard in Gardena, a 51,412 square foot multi-tenant office building situated on 2.13 acres (91,763 square feet) of land.

555 Redondo Beach Boulevard in Gardena, California. This 2 level office building complex features immense amenities both in location and investment. The property is situated on Redondo Beach Boulevard in between the 110 Freeway and McDonald's at Figueroa Avenue. Irreplaceable Freeway visible land with optimum 110 freeway visibility and access. The property is governed by the City of Los Angeles and is located in the Harbor Corridor Free Enterprise Zone allowing multiple use exemptions and civic benefits.

Built in 1982, the building is approximately 98% leased to a diverse mix of tenants that are regional and community based. Martin Luther King Jr. Community Hospital, Montes Medical Vocational Schools, SEIU Labor Union, EECI and Twinkle Tots just to name a few. The building also has income from cell phone towers on the roof.

This fully stabilized asset boasts a strong history of occupancy with multiple tenants with more than a decade of tenancy, with options to extend for 3 years. Many Tenants have lower than average base rents with potential for extension and upside. All leases are Modified Gross basis with a load factor for common areas of approximately 13%.

AERIAL

PALOS VERDES

PLAYA VISTA

DOWNTOWN LA

INTERIOR PHOTOS



DEMOGRAPHICS/TRANSIT

HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
AVG	\$84.7K	\$30K	\$86.3K
MEDIAN	\$65.8K	\$70.4K	\$66.6K

DAYTIME EMPLOYMENT

	1 MILE	3 MILE	5 MILE
EMPLOYEES	15.8K	91.8K	259.7K
BUSINESSES	1.4K	9.5K	27.5K
EMPLOYEES PER BUSINESS	11	10	9

HOUSING

	1 MILE	3 MILE	5 MILE
MED HOME VALUE	\$680.6K	\$652.7K	\$650.2K
MED YEAR BUILT	1965	1959	1959

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2020	7.4K	72.2K	233.2K
2024	7.3K	68.5K	219.6K
2029 PROJ	7.1K	66K	211.5K

TRANSIT/SUBWAY

HARBOR FWY STATION	 	5 MIN DRIVE	3.3 MI
VERMONT STATION	 	6 MIN DRIVE	3.1 MI
AVALON STATION	 	6 MIN DRIVE	4.1 MI
COMPTON STATION	 	7 MIN DRIVE	3.7 MI
CRENSHAW STATION	 	8 MIN DRIVE	4.9 MI

COMMUTER RAIL

LOS ANGELES		18 MIN DRIVE	13.6 MI
UNION STATION		20 MIN DRIVE	13.8 MI
COMMERCE		24 MIN DRIVE	15.7 MI
NORWALK/SANTA FE SPRINGS		23 MIN DRIVE	16.2 MI
MONTEBELLO/COMMERCE		27 MIN DRIVE	17.2 MI

AIRPORT

LOS ANGELES INTERNATIONAL		17 MIN DRIVE	11.9 MI
LONG BEACH (DAUGHERTY FIELD)		17 MIN DRIVE	11.2 MI



Jeff Galvan

310.272.7395

jeff@cagre.com

Lic. 01291531

Commercial Asset Group

1801 Century Park East, Ste 1550

Los Angeles, CA 90067

P 310.275.8222 F 310.275.8223

www.cagre.com Lic. 01876070

cag

COMMERCIAL
ASSET GROUP