

**Prime Location
Best Investment Opportunity**

*14415 S. Western Ave.
Gardena, CA 90249*



**CONFIDENTIAL
OFFERING MEMORANDUM**



Presented by **Clay Choi**
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Hikari Park
213-512-7018 | Hikari@RockyEstates.com
CalDRE# 02235090

TABLE of CONTENTS

- 3 HIGHLIGHTS
- 4 DEMOGRAPHICS
- 5 NEIGHBORHOOD
- 6 TRAFFIC COUNT
- 7 PROPERTY OUTLINE
- 9 PLAT MAP
- 10 AREA OVERVIEW



INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.



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HIGHLIGHTS

- Prime location
- Best investment opportunity for investors or owner.

PRICE	\$1,200,000
SALE TYPE	Retail or Owner User
PROPERTY TYPE	Commercial
BUILDING SIZE	3,863 SF
YEAR BUILT	1924
UNITS	3
STORIES	1 Story
TENANCY	Multiple Use (4 unit residential and retail)
LOT SIZE	6,160 SF
ZONING	Mixed Use Overlay Zone, Gardena
PARKING	4
APN	4062-004-023



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	33,174	289,265	791,013
WHITE ALONE	3,240	30,810	99,861
BLACK ALONE	6,819	58,167	152,159
ASIAN ALONE	6,433	34,572	66,641
HISPANIC	11,019	112,499	327,731
MEDIAN AGE	40.3	37.8	36.8

HOUSING	1 MILE	3 MILES	5 MILES
HOUSING UNITS	11,707	98,819	259,426
OWNER OCCUPIED HOUSING UNITS	5,219	40,497	112,748
RENTER OCCUPIED HOUSING UNITS	5,931	53,762	134,059
VACANT HOUSING UNITS	557	4,560	12,618

INCOME	1 MILE	3 MILES	5 MILES
MEDIAN HOUSEHOLD INCOME	\$83,390	\$79,845	\$82,138
PER CAPITA INCOME	\$37,343	\$35,606	\$36,776
MEDIAN NET WORTH	\$136,051	\$107,680	\$120,228

BUSINESS	1 MILE	3 MILES	5 MILES
TOTAL BUSINESSES	1,508	9,537	26,011
TOTAL EMPLOYEES	13,498	91,110	287,377

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NEIGHBORHOOD



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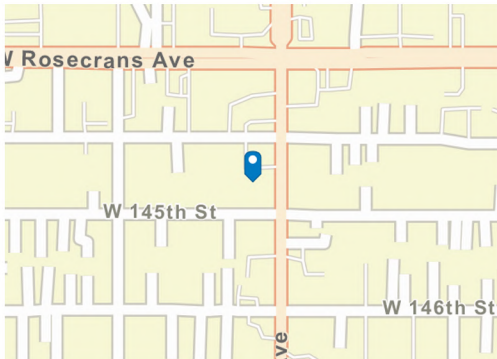


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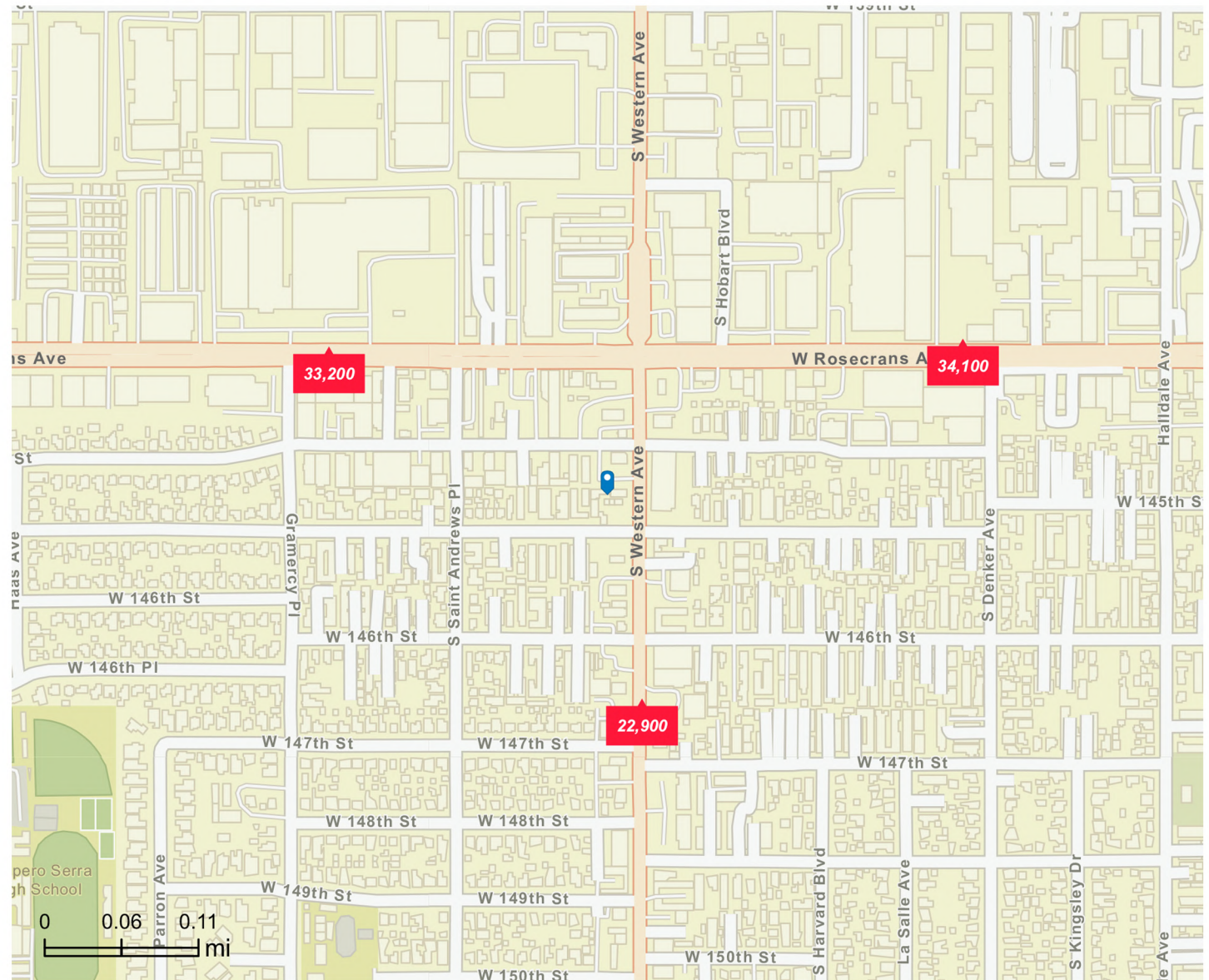
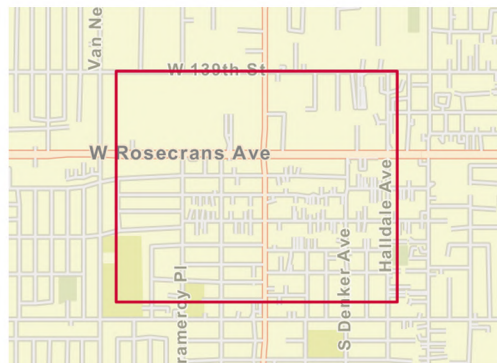
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TRAFFIC COUNT



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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PROPERTY OUTLINE



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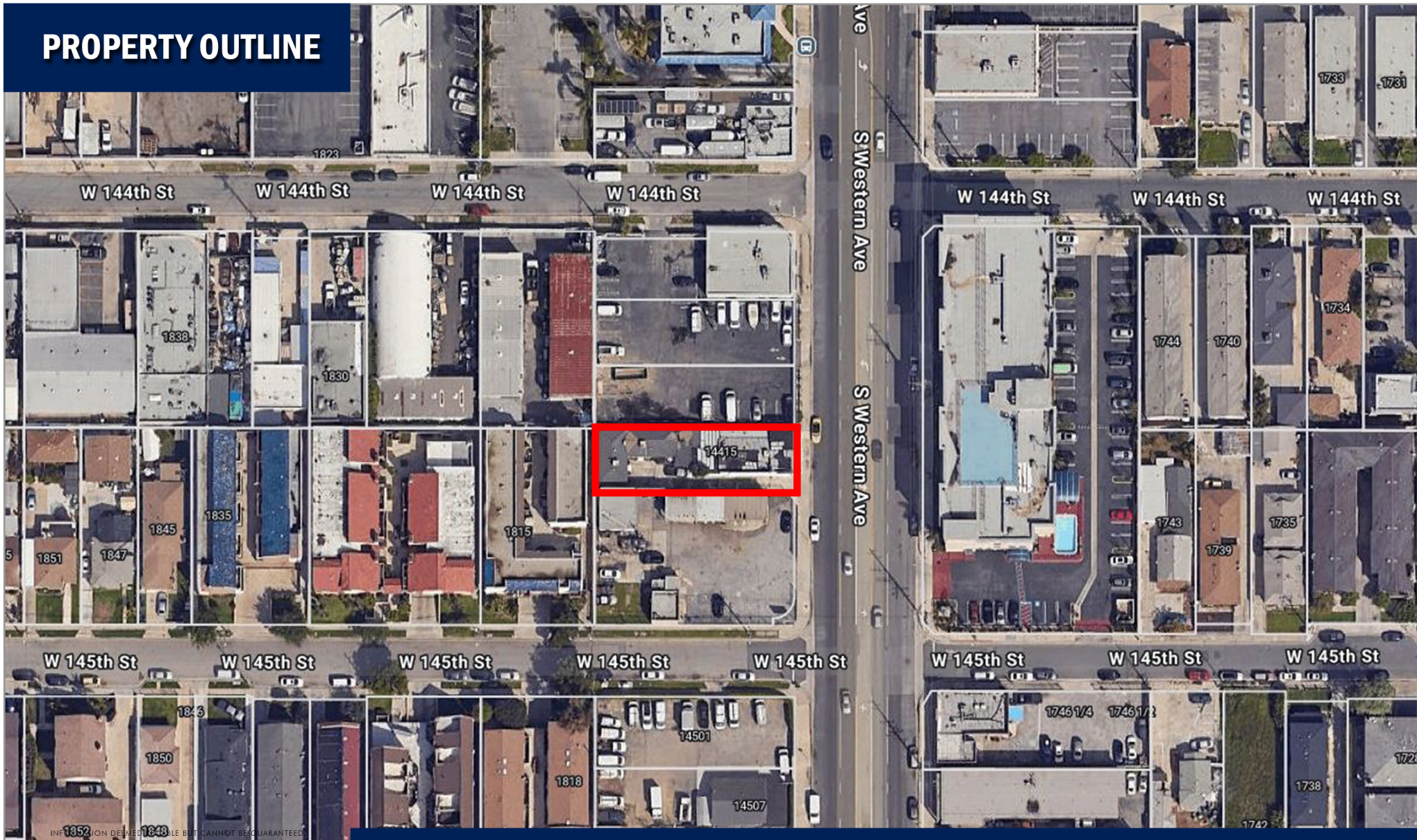


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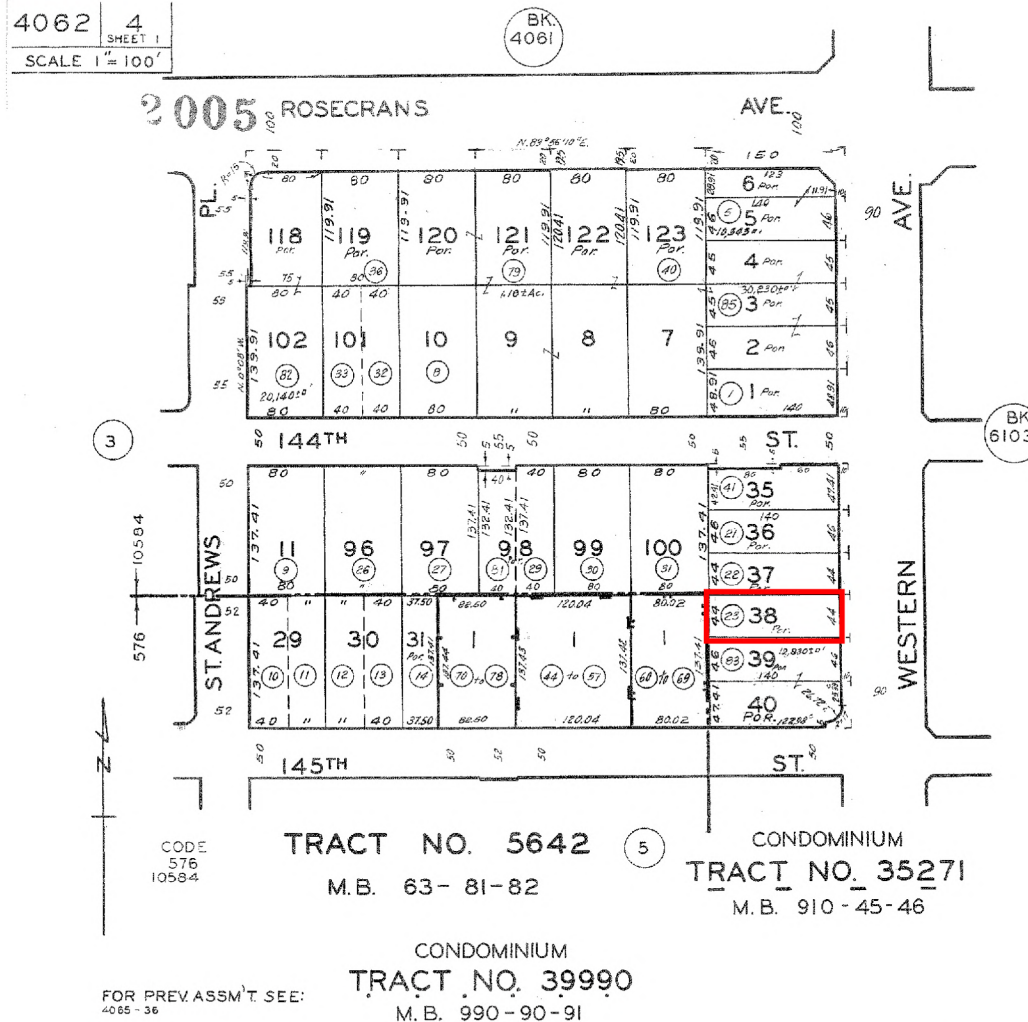


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PLAT MAP



*Diagrammatic depicts approximate dimensions.

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Tract No.	Common Area	Units	Subdivision	Sheet
#747021	6-5-80	35971	1	Sheet 2	
#733154	7-23-81	38249	1	Sheet 2	
#1028590	10-16-81	39990	1	Sheet 3	

REVISED

3-17-55

1-16-56

4-23-56

6-15-56

7-2-56

7-18-56

3-29-57

2-2-61

4-13-61

5-25-62

81028408

810313102

811210592

820507601

700710504

731017804

746808

760516203

790313001

830809104-84

830809105-84

841103604-87

820533605-87

801022

96110604003001-14

98070808000001-14

1057012107000001-14

2001060716000001-14

5-25-62

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2005082902000001-14

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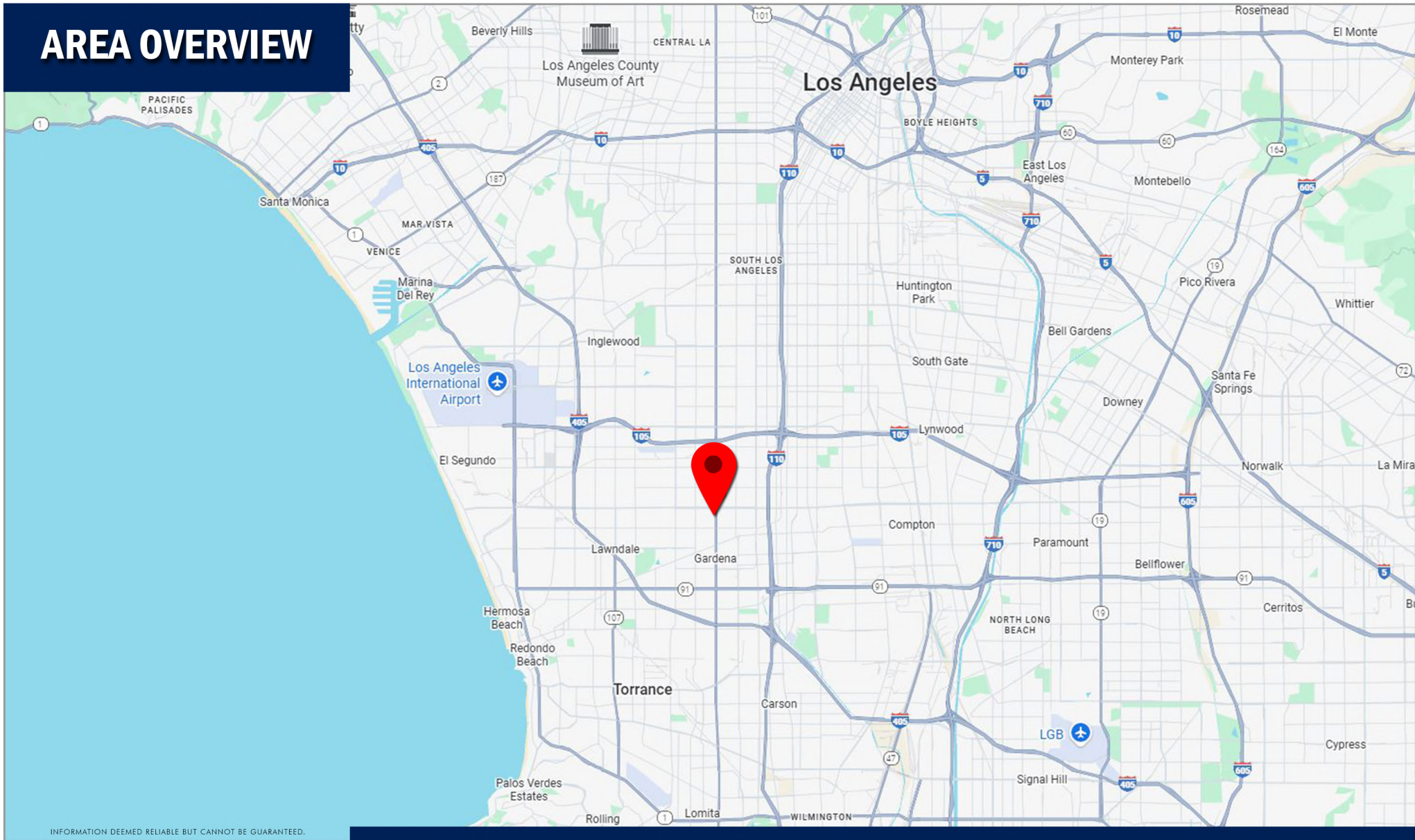


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AREA OVERVIEW



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