



Commercial Real Estate

FOR SALE

14604 CRENSHAW BOULEVARD
GARDENA, CA 90249

\$1,850,000

(\$237 PSF)

*Ideal Gardena Owner-User or
Value-Add Retail Opportunity*





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01

The Property



Commercial Real Estate



Executive Summary

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249

The CREM Group is pleased to present 14604-14612 Crenshaw Boulevard for sale. This prime multi-tenant retail property in Gardena, CA, features five units ranging from approximately 1,000 to 1,900 square feet, totaling 7,800 square feet of rentable space on a 15,613 square foot C-3 zoned lot.

Currently 100% occupied, 14604 Crenshaw Boulevard offers an excellent value-add investment or owner-user opportunity. Three units are rented on a triple-net basis at an average rate of \$2.46 per-square-foot, per-month (including NNN's). The remaining two units are leased on a month-to-month basis nearly 50% below market rents, offering immediate upside through strategic lease negotiations or repositioning.

The existing lease flexibility also allows an owner-user the ability to occupy over 51% of the property and benefit from SBA financing with as little as 10% down, making the bottom-line cost to operate lower than similar available space in the area after offsetting costs with rental income from the other tenants.

The property includes a private, gated parking lot with 15 spaces, accessible from the rear alley, offering convenient access to all units. With 104 feet of frontage along Crenshaw Boulevard, the property enjoys excellent visibility and a daily traffic count of nearly 30,000 vehicles.





Gardena's robust demographics feature a population of over 720,000 within a five-mile radius of the subject property and an average household income exceeding \$83,000 within 2 miles. The area serves as a significant commercial hub with strong demand and proximity to major employers such as SpaceX, Tesla, Northrop Grumman, Boeing, and Ring. Easy access to key markets and transportation hubs further enhances the property's appeal, bordered by the 105, 110, 405 and 91 freeways.





Property Overview

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249

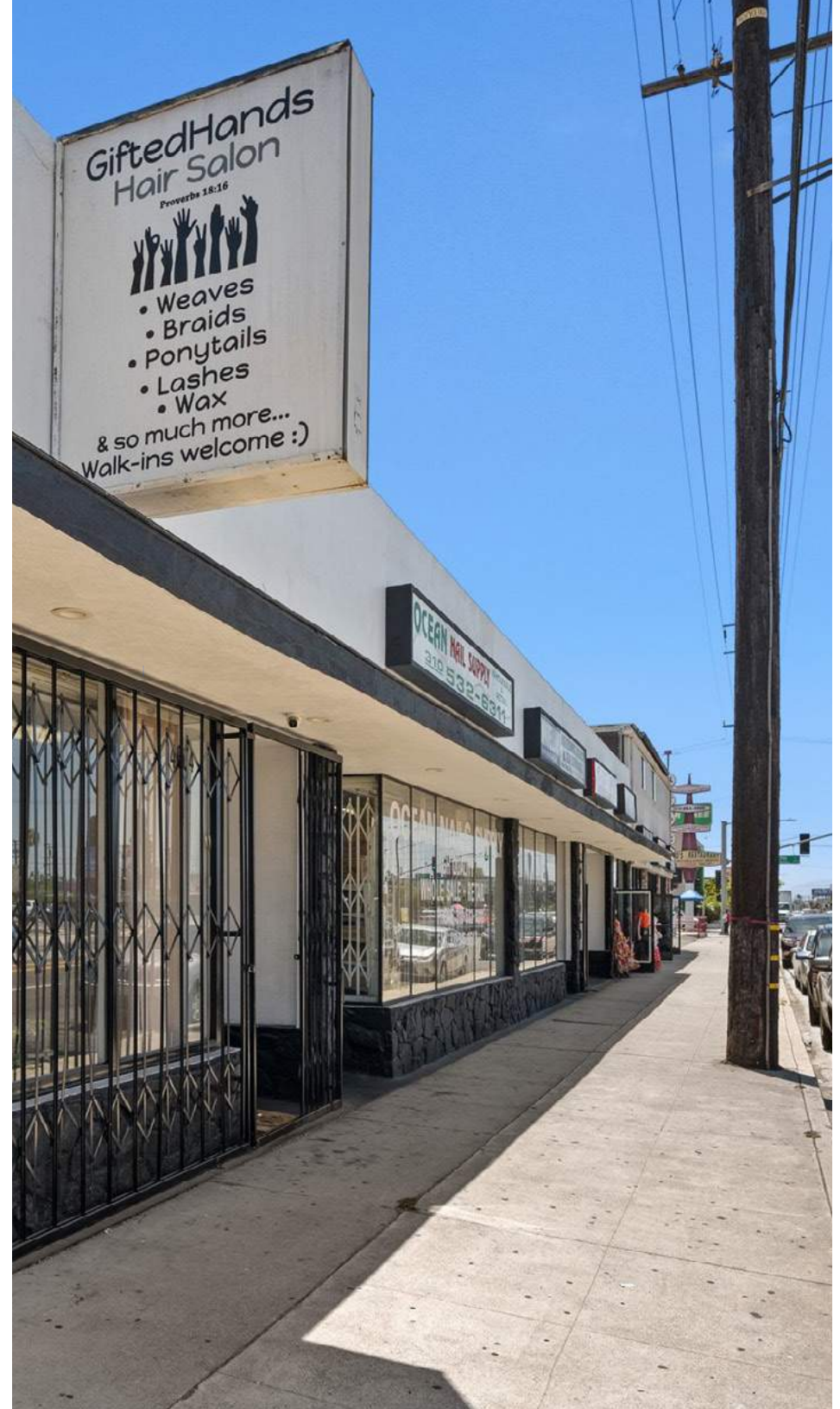
PRICE:	\$1,850,000
PRICE PER SF:	\$237
BLDG. SF:	7,800
LAND SF:	15,613
ZONING:	C-3
YEAR BUILT:	1955
APN:	4064-012-026
UNITS:	5 RETAIL STOREFRONTS
PARKING:	15 SURFACE SPACES (GATED REAR LOT)
FRONTAGE:	104' ON CRENSHAW BLVD
OCCUPANCY:	81%



Investment Highlights

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249






- ✓ 5-unit, 7,800 SF multi-tenant storefront retail on 15,613 SF C-3 lot (gated rear parking lot w/ 15 surface spaces)
- ✓ 100% occupied – Three NNN tenants paying an average rent of \$2.46/SF and two M2M tenants paying 50% below market rents
- ✓ Ideal owner-user opportunity to purchase with as little as 10% down; bottom line cost to operate below cost to lease similar space nearby
- ✓ 104' of frontage along busy Crenshaw Blvd – nearly 30,000 VPD
- ✓ Easy access to major transportation arteries, bordered by the 105, 110, 405, and 91 freeways
- ✓ Robust aerospace, logistics, and tech hub; nearby tenants include SpaceX, Amazon, Tesla, Ring





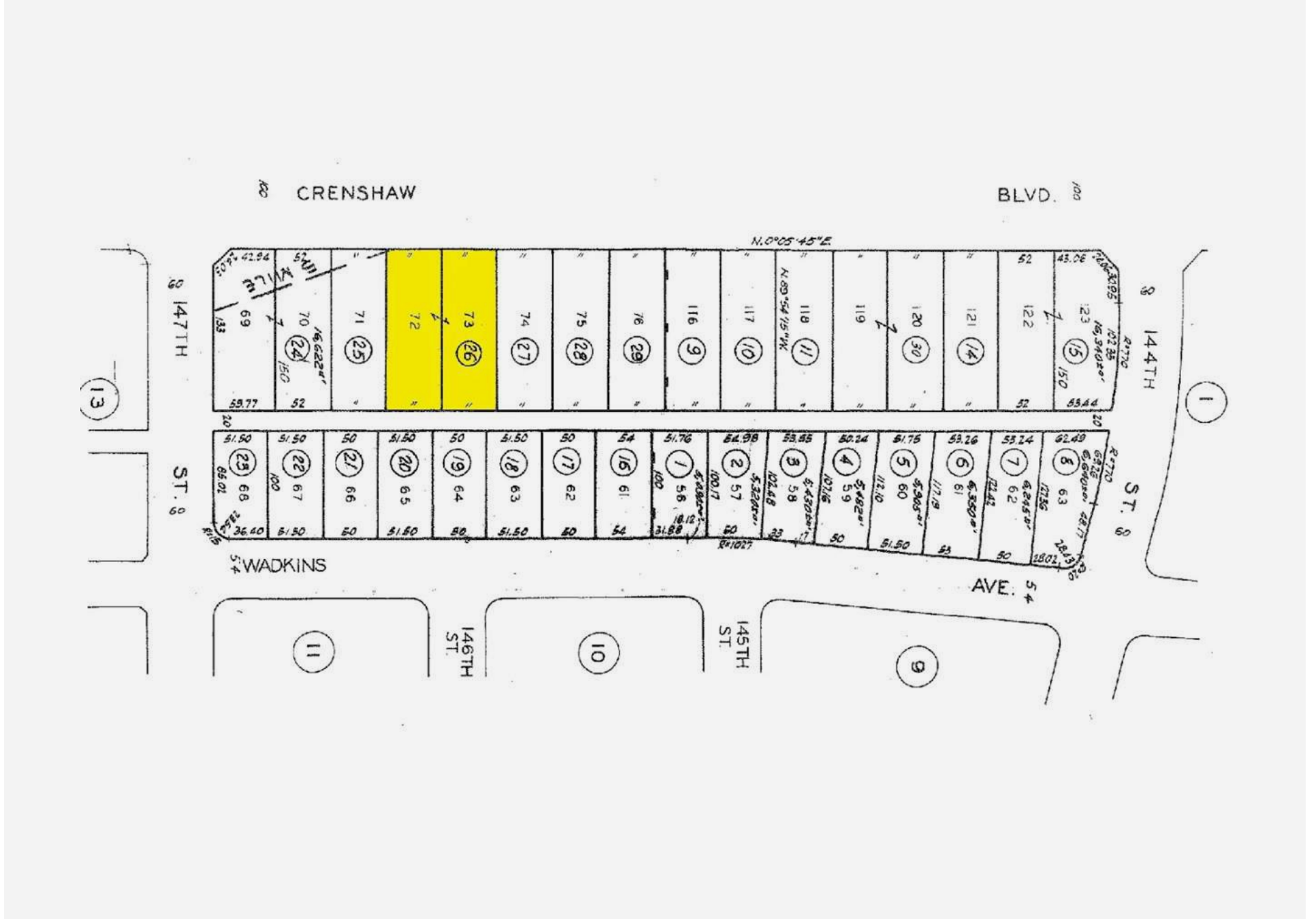
Recent Improvements

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249

-  White boxed 3 of 5 units (drywall, paint, brushed concrete floors, add lighting, updated bathrooms)
-  Added/upgraded exterior lighting
-  New HVAC unit for 14610
-  Rear parking lot overlay, restriping
-  Exterior paint

Parcel Map

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249



Floor Plans

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249



Exterior Photos

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249



Interior Photos

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249



Interior Photos

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249



Aerial Photos

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249



14604 1,912 SF
MONTH TO MONTH

14608 1,446 SF
LEASED

14612 1,085 SF
LEASED

14606 1,910 SF
MONTH TO MONTH

14610 1,135 SF
LEASED

Recently Renovated

Recently Renovated

Recently Renovated

OCEAN RAIL SUPPLY

DONVELLINK INSURANCE AGENCY & TAX SERVICES

WALKING WOUNDS

JUSTA FABRICS

200.000.000

THE 2000000000

Aerial Photos

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249



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**GATED LOT WITH
15 SURFACE SPACES**
and rear access to each unit

Aerial Photos


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Aerial Photos

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02

The Area

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Gardena

Gardena, located in the South Bay region of Los Angeles County, is a vibrant and dynamic submarket known for its strategic significance in various industries. The city's advantageous location offers excellent connectivity and proximity to several major transportation hubs, making it an attractive destination for businesses and residents alike. Gardena is well-connected by a network of major highways, including the I-405 (San Diego Freeway), I-110 (Harbor Freeway), and I-105 (Century Freeway). These highways provide seamless access to the broader Los Angeles metropolitan area, making commuting and logistics highly efficient. Public transit options are abundant, with the Metro Green Line light rail running nearby, connecting to the larger Los Angeles Metro system and providing easy access to downtown Los Angeles, LAX, and other key destinations.

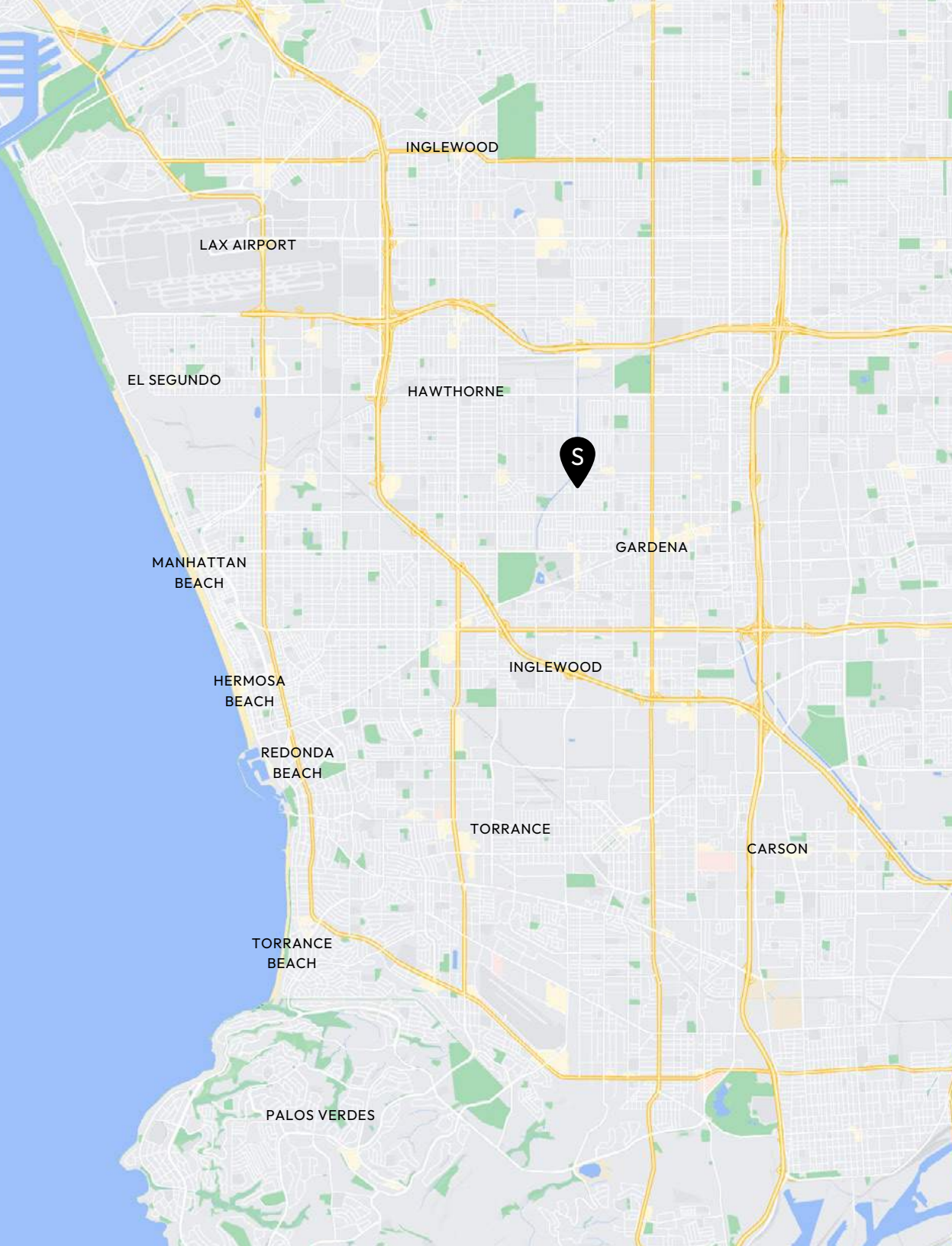
Gardena's proximity to major destinations further enhances its appeal. Los Angeles International Airport (LAX), one of the busiest airports in the world, is just a short drive away, and SoFi Stadium, located in nearby Inglewood, is a state-of-the-art sports and entertainment venue, home to the NFL's Los Angeles Rams and Los Angeles Chargers, and hosts major events and concerts. Additionally, the Port of Los Angeles, one of the largest and busiest ports globally, is crucial for international trade and logistics, offering significant opportunities for businesses involved in shipping and manufacturing.





Economically, Gardena and its surrounding areas are recognized as major hubs for various industries, including manufacturing, logistics, technology, and aerospace. The submarket is home to numerous industrial parks and business centers that support a diverse range of enterprises. Gardena's strategic location near major highways and the Port of Los Angeles makes it an ideal location for manufacturing and logistics companies, with numerous warehouses, distribution centers, and manufacturing facilities. The South Bay region, including Gardena, is renowned for its concentration of aerospace and technology firms. Companies like SpaceX, Northrop Grumman, Tesla, Raytheon, and other major tech firms have a significant presence in the area, contributing to its status as a tech and aerospace hub.

Gardena is characterized by a diverse and growing population, with a mix of residential, commercial, and industrial zones that contribute to its dynamic economic landscape. Key demographic statistics and growth trends include steady population growth, reflecting Gardena's appeal as a residential and business destination. The city boasts a rich cultural diversity, with a mix of ethnicities and cultures that enhance the local community fabric. Continued investment in infrastructure and economic development projects has spurred growth in both the residential and commercial sectors, making Gardena an attractive area for new businesses and residents.



Demographics

GARDENA

POPULATION <i>(within 5-mile radius)</i>	722,400
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AVG. HOUSEHOLD INCOME <i>(within 2-mile radius)</i>	\$83,457
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MEDIAN HOME SALE PRICE <i>(in Gardena in 2024)</i>	\$1,055,338
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DAYTIME EMPLOYMENT <i>(within 5-mile radius)</i>	308,139
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03

Financials & Rent Roll

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Rent Roll

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249

<i>Price:</i> \$1,850,000	<i>Current CAP:</i> 5.71%	<i>ProForma CAP:</i> 7.36%	<i>Square Feet:</i> 7,800	<i>Price per Sq Ft (bldg):</i> \$237	<i>Lot Size:</i> 15,613	<i>Price per Sq Ft (land):</i> \$118
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RENT	CURRENT	PRO-FORMA
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Monthly Rent:	\$11,007	\$ 12,443.20
Annual Rent:	\$132,090	\$ 149,318.40

OPERATING DATA	CURRENT	PRO-FORMA
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Scheduled Lease Income:	\$132,090	\$ 149,318.40
NNN Charges (currently collected):	\$25,536	\$51,044
Effective Gross Income:	\$157,626	\$ 200,361.98
Vacancy:		-\$10,018.10 5%
Expenses:	-\$52,056	-\$54,193
Net Operating Income:	\$105,569	\$136,151

EXPENSES	
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Taxes (1.25%)	\$23,125
Ins.	\$5,750
Trash	\$3,600
Repairs & Maintenance	\$7,800
Management	\$7,881
Misc	\$3,900
	39.41%
Total Expenses:	\$52,056
Expenses Per SF	\$6.67

TENANT INFORMATION												
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Unit #	Tenant	SF	%	Exp	Base Rent	\$/SF	Monthly CAM	Total	Total \$/SF	PF \$	PF \$/SF	PF NNN
14604	Hair Salon	1,912	26%	M2M	\$ 2,303.40	\$ 1.20	-	\$ 2,303.40	\$ 1.20	\$ 2,772.40	\$1.45	\$1,063.37
14606	Beauty Supply	1,910	26%	M2M	\$ 1,799.78	\$ 0.94	-	\$ 1,799.78	\$ 0.94	\$ 2,769.50	\$1.45	\$1,062.26
14608	PTA Finishes	1,446	19%	12/31/2030	\$ 2,895.00	\$ 2.00	\$ 855.00	\$ 3,750.00	\$ 2.59	\$ 2,892.00	\$ 2.00	\$855.00
14610	Barber Shop	1,135	15%	11/30/2025	\$ 2,141.00	\$ 1.89	\$ 658.00	\$ 2,799.00	\$ 2.47	\$ 2,141.00	\$ 1.89	\$658.00
14612	Women's Fashion	1,085	14%	5/31/2027	\$ 1,868.30	\$ 1.72	\$ 615.00	\$ 2,483.30	\$ 2.29	\$ 1,868.30	\$ 1.72	\$615.00
		7,488	100%		\$ 11,007.48	\$ 1.47	\$ 2,128.00	\$ 13,135.48	\$ 1.75	\$ 12,443.20	\$1.66	\$ 4,253.63



04

Sale Comparables

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Sale Comps - Retail

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249



1 3003-3011 W Artesia Blvd
TORRANCE, CA 90504



Price	\$ 1,400,000
Year Built	1955
Building SF	4,998
Building \$/SF	\$ 280.11
Land SF	8,712
Sales Date	6/3/2024

2 3015 Artesia Blvd
TORRANCE, CA 90504



Price	\$ 1,100,000
Year Built	1950
Building SF	5,050
Building \$/SF	\$ 217.82
Land SF	7,841
Sales Date	5/29/2024

3 1569 W Redondo Beach Blvd
GARDENA, CA 90247



Price	\$ 3,174,000
Year Built	1955
Building SF	10,700
Building \$/SF	\$ 296.64
Land SF	17,860
Sales Date	12/18/2023

4 15406 S. Vermont Ave
GARDENA, CA 90247



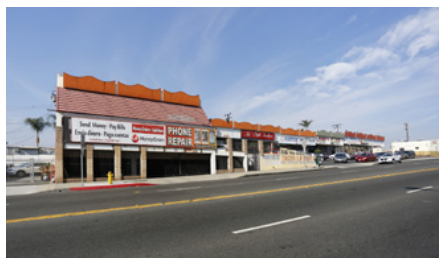
Price	\$ 600,000
Year Built	1928
Building SF	2,028
Building \$/SF	\$ 295.86
Land SF	5,271
Sales Date	9/12/2023

Sale Comps - Retail

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249



5 12829 S Normandie Ave
GARDENA, CA 90249



Price	\$ 3,250,000
Year Built	1967
Building SF	12,139
Building \$/SF	\$ 267.73
Land SF	25,889
Sales Date	8/31/2023

6 841 W Gardena Blvd
GARDENA, CA 90247



Price	\$ 620,000
Year Built	1903
Building SF	1,700
Building \$/SF	\$ 364.71
Land SF	3,049
Sales Date	10/9/2024

7 11854 Avalon Blvd
LOS ANGELES, CA 90061



Price	\$ 1,300,000
Year Built	1989
Building SF	4,028
Building \$/SF	\$ 322.74
Land SF	15,222
Sales Date	9/20/2024

8 14318 Western Ave
GARDENA, CA 90249



Price	\$ 1,135,000
Year Built	1953
Building SF	3,290
Building \$/SF	\$ 344.98
Land SF	14,468
Sales Date	9/17/2024

Sale Comps - Retail

14604 CRENSHAW BOULEVARD, GARDENA, CA 90249



AVERAGE

Price	\$ 1,572,375
Year Built	-
Building SF	5,385
Building \$/SF	\$ 304.33
Land SF	12,289

***14604 CRENSHAW BLVD**

Price	\$ 1,900,000
Year Built	1955
Building SF	7,800
Building \$/SF	\$ 243.59
Land SF	15,613

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 14604 Crenshaw Boulevard (“Property”) and is not to be used for any other purpose.

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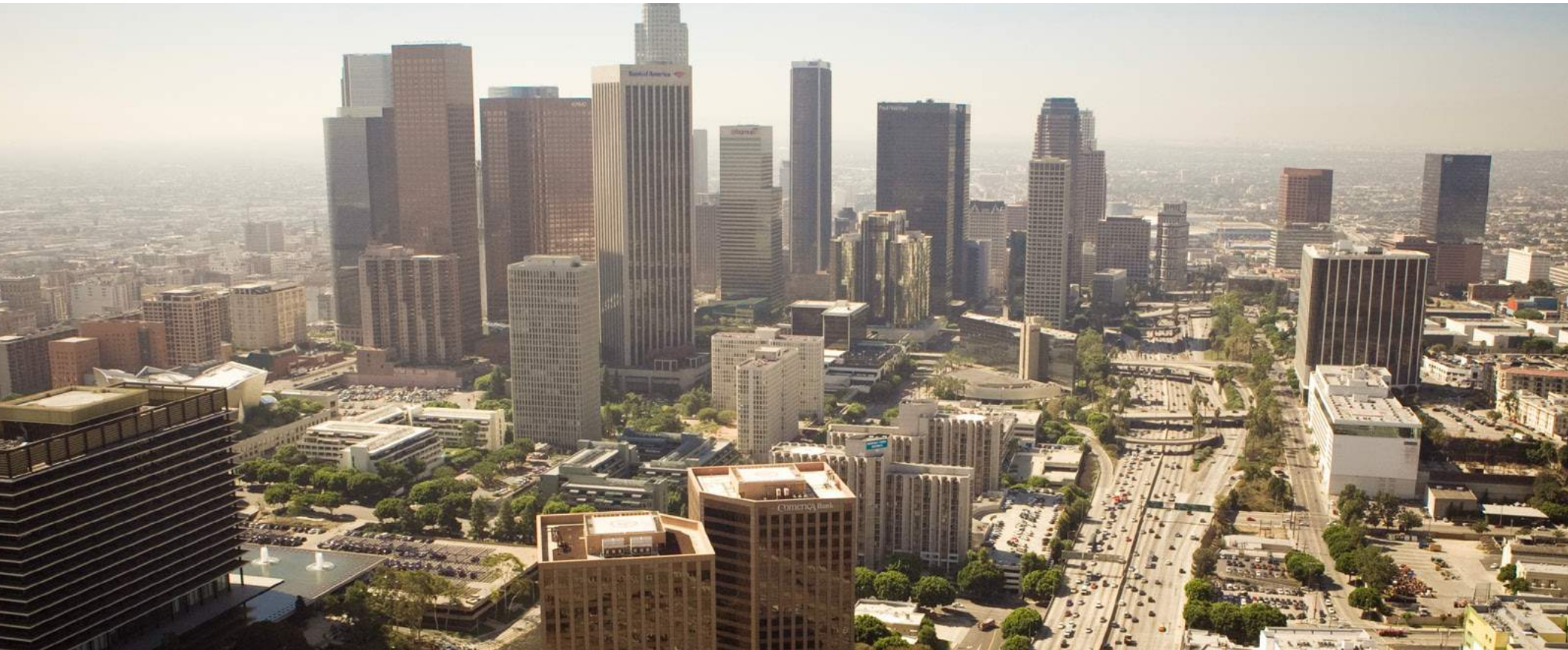
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Get In Touch With Us

FOR MORE INFORMATION



Commercial Real Estate



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