

PRICE REDUCTION:
\$2.49 PSF + NNN

1341

1341
W. Gardena
Blvd.
Gardena,
CA



CONTACT

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New Retail Row **FOR LEASE**

CBRE



HIGHLIGHTS

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Brand new development with approximately 1,800 SF of ground floor retail space and 14 apartment units. Asking rate: \$2.49 PSF + NNN



Flexible delivery conditions (grey shell with TI Allowance or vanilla shell delivery.)



Highly visible street frontage on Gardena Boulevard with easy customer/employee parking in front of the property.



Ground floor retail space can be demised into two units.



Restaurant-ready space on ground floor comes with a grease interceptor and a vent shaft for hood installation.

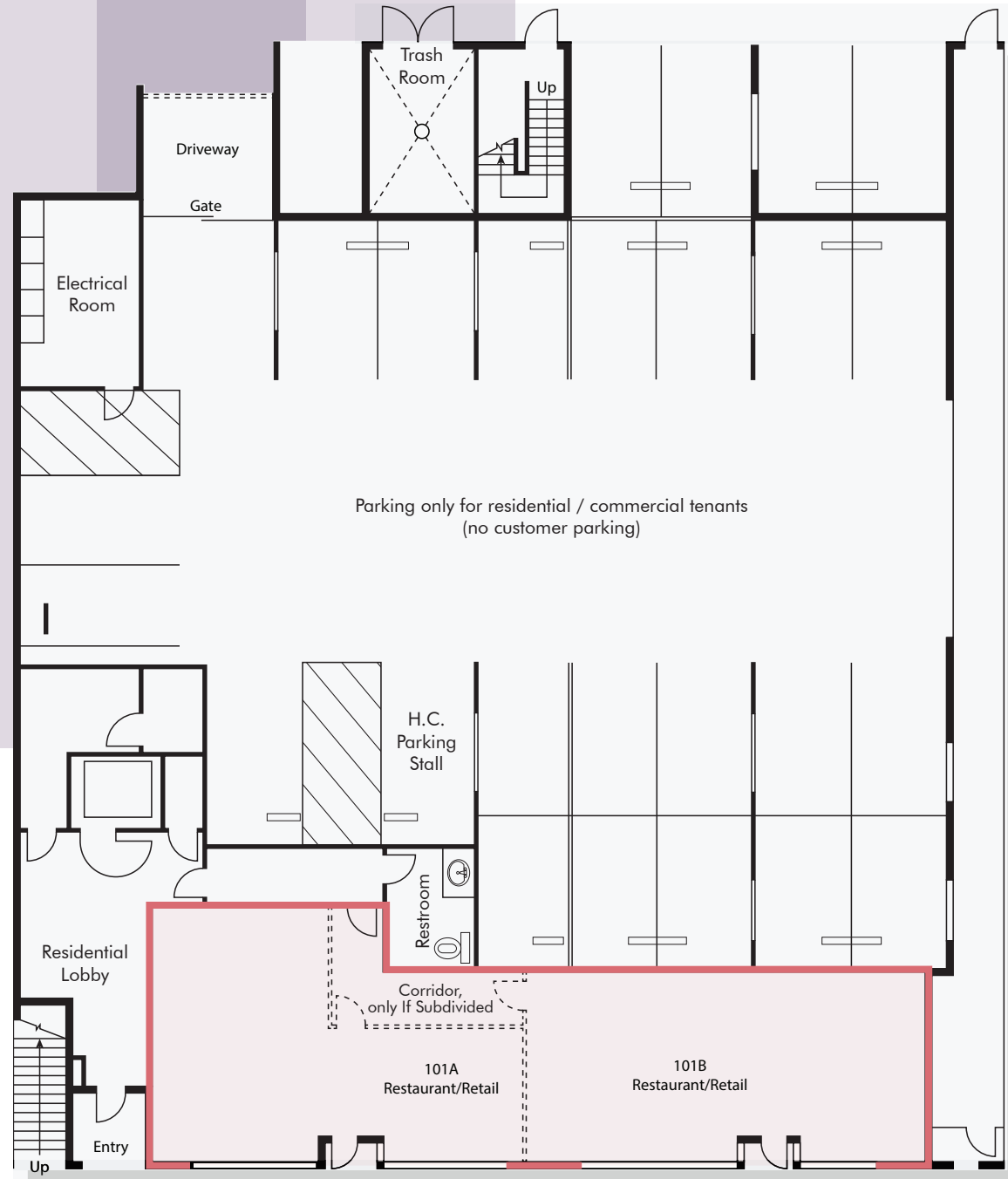


Attractive floor-to-ceiling glass storefront and high ceilings.



FLOORPLAN

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WELCOME TO GARDENA

Gardena is a diverse community with rich cultural heritage. The city boasts a wide range of amenities including parks, shopping centers and diverse culinary scene. With its convenient location and easy access to major freeways, Gardena is an ideal place for both residents and visitors.



359,758

POPULATION
Within 10 Minutes



1,022,143

DAYTIME POPULATION
Within 15 Minutes

2023	5 Minutes	10 Minutes	15 Minutes
Daytime Population	71,005	375,301	1,022,143
Population	64,579	359,758	1,092,385
Households	23,005	116,407	338,241
Avg. Household Income	\$102,080	\$100,462	\$104,690

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AREA OVERVIEW

DOWNTOWN LA

TOKYO CENTRAL

ALDI

STARBUCKS

WALGREENS

BLINK FITNESS

VONS

MEMORIAL HOSPITAL OF GARDENA

PEARY MIDDLE SCHOOL

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RETAIL STRIP CENTER

OFFICE TENANT

JEHOVAH'S WITNESS CHURCH

OFFICE TENANT

Normandie Ave 21,735 VPD

Gardena Blvd 7,800 VPD

GARDENA PRESBYTERIAN CHURCH





Normandie Ave 21,735 VPD

Gardena Blvd 7,800 VPD

AREA
OVERVIEW



E Compton Blvd



- Landmark
- Dining
- Retail

RETAIL MAP



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