

FOR LEASE: RETAIL PROPERTY

8 2 5
W E S T
GARDENA BLVD.
GARDENA, CA 90247



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825 WEST GARDENA BLVD.

G A R D E N A , C A L I F O R N I A 9 0 2 4 7



**COLDWELL BANKER
COMMERCIAL**
BLAIR

| | | |
|-----------------------|---------------------------------------|--------|
| Retail Spaces: | Unit B: | 550 SF |
| | Unit C: | 700 SF |
| | Unit D1: | 594 SF |
| | Unit D2: | 683 SF |
| Lease Rate: | \$2.25 - \$3.00 PSF Modified Gross | |
| Zoning: | LBCCP | |
| Parking: | Onsite Parking | |

HIGHLIGHTS

- High Traffic Corridor
- Great Visibility
- In the Heart of Gardena's Retail District
- Walking distance to Giuliano's Delicatessen Bakery
- Surrounded by residential neighborhoods and retail shops

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present 825 W. Gardena Blvd., Gardena, CA 90247, a versatile ground-floor retail opportunity within a two-story mixed-use building. Multiple units are currently available, ranging from approximately 500 SF to 1,277 SF, offering flexibility to accommodate a variety of business types including retail, service oriented, or professional office uses. Each unit features prominent storefront windows, excellent street visibility, and open layouts designed to suit diverse tenant needs. Strategically located just west of Vermont Avenue, the property benefits from strong street frontage, consistent pedestrian activity, and steady vehicle traffic. The second floor is occupied by an operating hotel, which further contributes to daily foot traffic and visibility for ground-floor tenants. The property is surrounded by established neighborhood favorites such as Giuliano's Delicatessen, Young's Market, and Ensenada Restaurant, enhancing its appeal. Additionally, the location offers excellent connectivity to the 110, 91, and 405 Freeways, making it easily accessible to both customers and employees. Ample street parking is available, and the property is situated within a densely populated trade area that benefits from a strong mix of residential and commercial synergy.

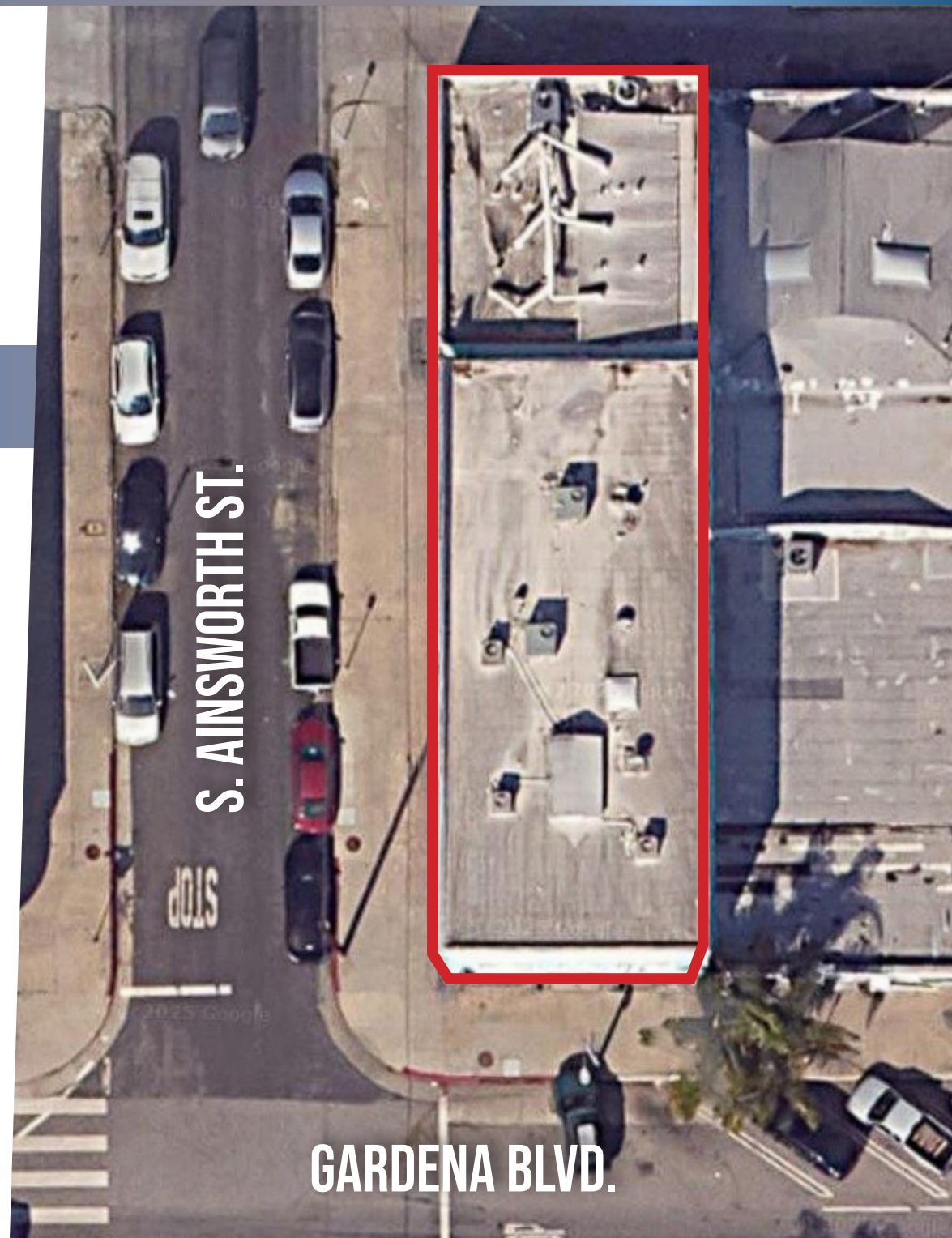
ZONING

The C-2 commercial zone is intended for retail commercial uses. Except as specifically provided elsewhere in this chapter, any and every building and premises or land in the C-2 zone shall be used for, or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained and moved into and within the C-2 zone, exclusively, and only in accordance with the regulations set forth in this chapter. Buildings, structures, and land shall be used, and buildings and structures shall be erected, structurally altered, or enlarged, only for the following uses. All uses shall be subject to the property development standards set forth in Section 18.30.050

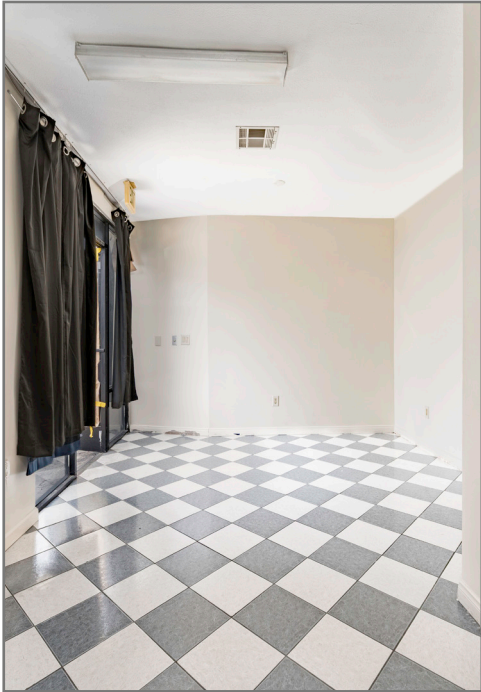
825 WEST GARDENA BLVD. Gardena, CA 90247

BUSINESS DISTRICT

Located in Gardena's established commercial hub, 825 W. Gardena Blvd. is situated within a busy and vibrant business district that serves a diverse and growing community. The area features a strong mix of local businesses, national retailers, restaurants, and service providers, contributing to consistent foot and vehicle traffic. With quick access to major freeways, including the 110, 91, and 405, the location offers convenience for customers and employees traveling from throughout the South Bay, Los Angeles, and surrounding areas. Gardena's pro-business environment, coupled with the property's central location, makes this an ideal space for businesses seeking visibility, accessibility, and growth potential.



825 WEST GARDENA BLVD.



825 WEST GARDENA BLVD.



825 WEST GARDENA BLVD. DEMOGRAPHICS

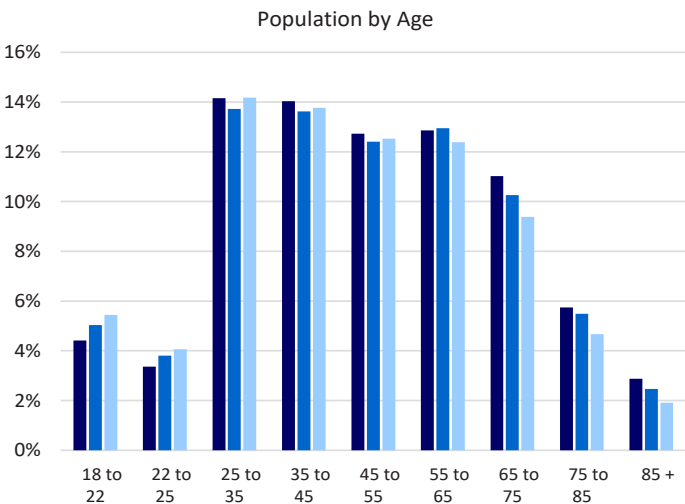
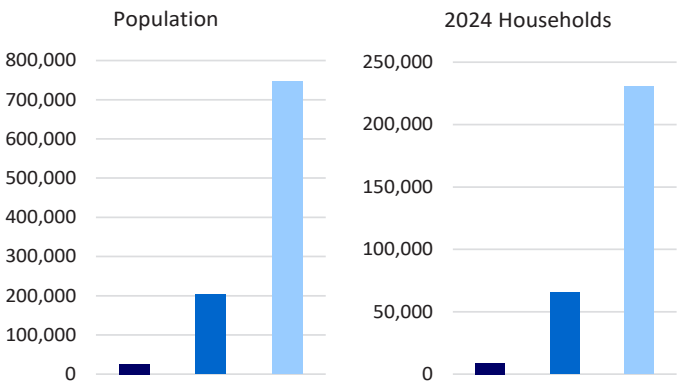
Demographics for 825 W Gardena Blvd, Gardena, California 90247, United States



Consumer Profile Report

STI: PopStats, 2024 Q4

| | 1 Mile | | 3 Miles | | 5 Miles | |
|--------------------------------|--------|-------|---------|-------|---------|-------|
| Current | | | | | | |
| 2024 Population | 26,170 | --- | 202,821 | --- | 746,040 | --- |
| 2029 Projected Population | 26,638 | --- | 206,165 | --- | 756,691 | --- |
| Pop Growth (%) | 1.8% | --- | 1.6% | --- | 1.4% | --- |
| 2024 Households | 9,001 | --- | 65,559 | --- | 230,441 | --- |
| 2029 Projected Households | 9,163 | --- | 66,617 | --- | 233,674 | --- |
| HH Growth (%) | 1.8% | --- | 1.6% | --- | 1.4% | --- |
| Census Year | | | | | | |
| 2010 Population | 25,506 | --- | 195,817 | --- | 721,570 | --- |
| 2020 Population | 26,481 | --- | 203,942 | --- | 745,819 | --- |
| Pop Growth (%) | 3.8% | --- | 4.1% | --- | 3.4% | --- |
| 2010 Households | 8,708 | --- | 62,591 | --- | 217,667 | --- |
| 2020 Households | 9,119 | --- | 65,970 | --- | 230,465 | --- |
| HH Growth (%) | 4.7% | --- | 5.4% | --- | 5.9% | --- |
| Total Population by Age | | | | | | |
| Average Age (2024) | 42.1 | | 41.0 | | 39.4 | |
| Children (2024) | | | | | | |
| 0 - 4 Years | 1,428 | | 11,119 | | 42,075 | |
| 5 - 9 Years | 1,311 | | 10,760 | | 42,591 | |
| 10-13 Years | 1,051 | | 9,220 | | 36,911 | |
| 14-17 Years | 1,129 | | 9,956 | | 40,066 | |
| Adults (2024) | | | | | | |
| 18 to 22 | 1,155 | 4.4% | 10,214 | 5.0% | 40,616 | 5.4% |
| 22 to 25 | 881 | 3.4% | 7,716 | 3.8% | 30,263 | 4.1% |
| 25 to 35 | 3,703 | 14.2% | 27,842 | 13.7% | 105,755 | 14.2% |
| 35 to 45 | 3,673 | 14.0% | 27,623 | 13.6% | 102,707 | 13.8% |
| 45 to 55 | 3,332 | 12.7% | 25,155 | 12.4% | 93,481 | 12.5% |
| 55 to 65 | 3,366 | 12.9% | 26,269 | 13.0% | 92,424 | 12.4% |
| 65 to 75 | 2,885 | 11.0% | 20,812 | 10.3% | 70,040 | 9.4% |
| 75 to 85 | 1,504 | 5.7% | 11,140 | 5.5% | 34,835 | 4.7% |
| 85 + | 751 | 2.9% | 4,996 | 2.5% | 14,274 | 1.9% |



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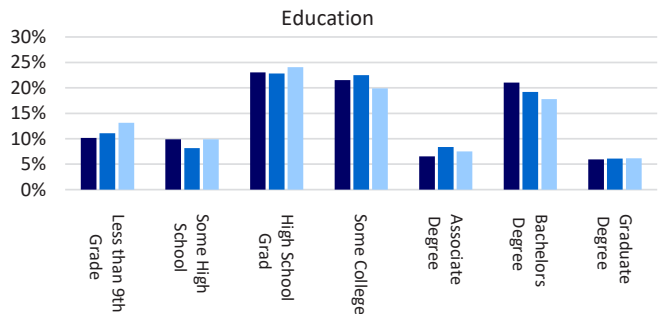
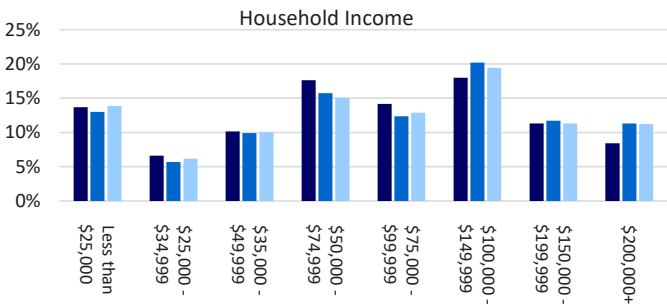
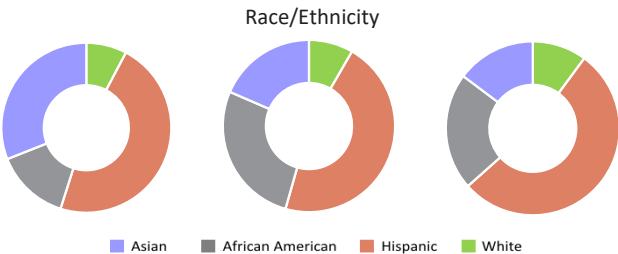
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| | 1 Mile | | 3 Miles | | 5 Miles | |
|-------------------------------------|----------|-------|-----------|-------|-----------|-------|
| | | | | | | |
| Population by Race/Ethnicity (2024) | | | | | | |
| White, Non-Hispanic | 1,941 | 7.4% | 16,116 | 7.9% | 72,073 | 9.7% |
| Hispanic | 11,846 | 45.3% | 88,991 | 43.9% | 380,501 | 51.0% |
| Black | 3,532 | 13.5% | 52,310 | 25.8% | 155,702 | 20.9% |
| Asian | 7,785 | 29.7% | 35,771 | 17.6% | 105,223 | 14.1% |
| Language at Home (2024) | | | | | | |
| Spanish | 8,497 | 34.3% | 66,440 | 34.7% | 304,040 | 43.2% |
| Asian Language | 4,478 | 18.1% | 17,856 | 9.3% | 43,936 | 6.2% |
| Ancestry (2024) | | | | | | |
| American Indian (ancestry) | 24 | 0.1% | 365 | 0.2% | 1,235 | 0.2% |
| Hawaiin (ancestry) | 150 | 0.6% | 1,221 | 0.6% | 4,485 | 0.6% |
| Household Income (2024) | | | | | | |
| Per Capita Income | \$33,457 | --- | \$34,698 | --- | \$33,251 | --- |
| Average HH Income | \$97,279 | --- | \$107,346 | --- | \$107,649 | --- |
| Median HH Income | \$77,939 | --- | \$85,203 | --- | \$83,605 | --- |
| Less than \$25,000 | 1,232 | 13.7% | 8,528 | 13.0% | 31,957 | 13.9% |
| \$25,000 - \$34,999 | 595 | 6.6% | 3,737 | 5.7% | 14,196 | 6.2% |
| \$35,000 - \$49,999 | 914 | 10.2% | 6,506 | 9.9% | 23,078 | 10.0% |
| \$50,000 - \$74,999 | 1,585 | 17.6% | 10,322 | 15.7% | 34,669 | 15.0% |
| \$75,000 - \$99,999 | 1,277 | 14.2% | 8,097 | 12.4% | 29,726 | 12.9% |
| \$100,000 - \$149,999 | 1,618 | 18.0% | 13,256 | 20.2% | 44,813 | 19.4% |
| \$150,000 - \$199,999 | 1,020 | 11.3% | 7,692 | 11.7% | 26,059 | 11.3% |
| \$200,000+ | 759 | 8.4% | 7,422 | 11.3% | 25,944 | 11.3% |
| Education (2024) | | | | | | |
| Less than 9th Grade | 1,952 | 10.2% | 15,944 | 11.1% | 67,370 | 13.1% |
| Some High School | 1,904 | 9.9% | 11,707 | 8.1% | 50,682 | 9.9% |
| High School Grad | 4,430 | 23.1% | 32,852 | 22.8% | 123,554 | 24.1% |
| Some College | 4,136 | 21.5% | 32,329 | 22.5% | 102,073 | 19.9% |
| Associate Degree | 1,253 | 6.5% | 12,052 | 8.4% | 38,409 | 7.5% |
| Bachelors Degree | 4,046 | 21.1% | 27,619 | 19.2% | 91,424 | 17.8% |
| Graduate Degree | 1,137 | 5.9% | 8,806 | 6.1% | 31,518 | 6.1% |



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| | 1 Mile | | 3 Miles | | 5 Miles | |
|------------------------------------|--------|-------|---------|-------|---------|-------|
| Family Structure (2024) | 6,216 | | 47,876 | | 170,154 | |
| Single - Male | 496 | 8.0% | 3,685 | 7.7% | 13,409 | 7.9% |
| Single - Female | 965 | 15.5% | 8,670 | 18.1% | 28,960 | 17.0% |
| Single Parent - Male | 412 | 6.6% | 2,176 | 4.5% | 7,306 | 4.3% |
| Single Parent - Female | 566 | 9.1% | 4,585 | 9.6% | 19,699 | 11.6% |
| Married w/ Children | 1,207 | 19.4% | 11,527 | 24.1% | 45,359 | 26.7% |
| Married w/out Children | 2,570 | 41.3% | 17,233 | 36.0% | 55,421 | 32.6% |
| Household Size (2024) | | | | | | |
| 1 Person | 2,201 | 24.4% | 14,147 | 21.6% | 47,557 | 20.6% |
| 2 Persons | 2,531 | 28.1% | 17,388 | 26.5% | 56,248 | 24.4% |
| 3 Persons | 1,632 | 18.1% | 11,910 | 18.2% | 41,157 | 17.9% |
| 4 Persons | 1,264 | 14.0% | 10,140 | 15.5% | 37,627 | 16.3% |
| 5+ Persons | 1,372 | 15.2% | 11,975 | 18.3% | 47,853 | 20.8% |
| Home Ownership (2024) | 9,001 | | 65,559 | | 230,441 | |
| Owners | 3,786 | 42.1% | 36,277 | 55.3% | 110,925 | 48.1% |
| Renters | 5,215 | 57.9% | 29,282 | 44.7% | 119,516 | 51.9% |
| Components of Change (2024) | | | | | | |
| Births | 262 | 1.0% | 2,063 | 1.0% | 7,951 | 1.1% |
| Deaths | 202 | 0.8% | 1,506 | 0.7% | 4,770 | 0.6% |
| Migration | -206 | -0.8% | -1,873 | -0.9% | -3,532 | -0.5% |
| Unemployment Rate (2024) | 4.9% | | 5.9% | | 6.8% | |
| Employment, Pop 16+ (2024) | 21,798 | | 166,674 | | 604,409 | |
| Armed Services | 8 | 0.0% | 52 | 0.0% | 468 | 0.1% |
| Civilian | 13,954 | 64.0% | 107,334 | 64.4% | 389,832 | 64.5% |
| Employed | 13,289 | 61.0% | 100,959 | 60.6% | 363,335 | 60.1% |
| Unemployed | 665 | 3.0% | 6,375 | 3.8% | 26,497 | 4.4% |
| Not in Labor Force | 7,844 | 36.0% | 59,340 | 35.6% | 214,577 | 35.5% |
| Businesses | | | | | | |
| Establishments | 1,476 | --- | 10,044 | --- | 28,773 | --- |
| Employees (FTEs) | 13,393 | --- | 96,010 | --- | 287,579 | --- |

