



**COMMERCIAL  
REAL ESTATE**  
the sign of a profitable property

# MULTI-TENANT **INDUSTRIAL PROPERTY FOR SALE**

333 W Alondra Blvd., Gardena, CA 90248



**CALEB MORRISON, CCIM**  
(818) 697-9364 | [caleb@illicre.com](mailto:caleb@illicre.com)  
DRE#02137816

**GREG OFFSAY, CCIM**  
(818) 697-9387 | [greg@illicre.com](mailto:greg@illicre.com)  
DRE#01837719

**TODD NATHANSON**  
(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779

**BRANDON PARTIELI**  
(310) 697-5390 | [brandon@illicre.com](mailto:brandon@illicre.com)  
DRE#02126338

**BRIAN WIENER**  
(310) 730-1459 | [brian@illicre.com](mailto:brian@illicre.com)  
DRE#01259067







# TABLE OF CONTENTS

Property Overview	01
Property Photos	02
Aerial View	03
Site Plan	04
Rent Roll	05
Investment Overview	06
Aerial Map	07
Location Overview	08
Demographic Summary	10

# PROPERTY OVERVIEW

333 West Alondra Boulevard, is a fully occupied industrial property located in Gardena, in the highly sought after Southbay submarket of Los Angeles. The property boasts desirable features including high ceilings, multiple dock-high and ground level roll-up bay doors, and abundant gated parking, ensuring it remains an attractive option for a variety of businesses.

The property contains three long-term tenants, all on a net basis, allowing a buyer to pass through operating expenses. Versafab has operated on-site for approximately 40 years, Saati Americas Corporation over 16 years, and Quality Menswear for over 30 years. Saati and Quality Menswear have recently executed lease renewals, with Saati having 4 years remaining and Quality Menswear having 1 year remaining. Versafab is currently month to month. 333 Alondra presents an opportunity for an investor to enjoy both stable immediate cash flow and short-term upside through renegotiation or re-letting one or more units, or for an end user to occupy a considerable portion of the property, with income from the other units.



**SIZE**  
± 54,000 SF RBA  
± 2.32 AC LOT



**PRICE**  
\$ 14,949,000  
\$ 277 / SF

## PROPERTY DETAILS

Address	333 West Alondra Blvd., Gardena, CA 90248
APN	6125-001-011
Year Built	1969
Zoning	M-1-IP
Construction	Reinforced Concrete
Clear Heights	14.5' - 16'
Roll-up Doors	2 Dock-High 12'x10', 4 Ground-Level 12'x12'
Power	1800A Total, Combo of Single and 3-Phase
Fire Sprinklers	Yes

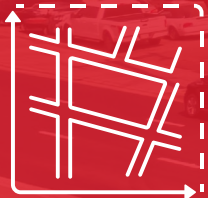




# PROPERTY PHOTOS



RENTABLE AREA  
±54,000 SF



TOTAL LOT SIZE  
±101,146 SF  
±2.32 AC





# AERIAL VIEW



# SITE PLAN

ALONDRA BLVD



LAYOUT AND MEASUREMENTS ARE APPROXIMATE ONLY, AND BROKER DOES NOT GUARANTEE THEIR ACCURACY. TENANTS ARE SUBJECT TO CHANGE, AND BROKER MAKES NO REPRESENTATION WRITTEN OR IMPLIED THAT THE FEATURE TENANTS WILL BE OCCUPYING THE SPACE THROUGHOUT THE DURATION OF THE LESSEE'S TENANCY. LESSEE IS TO CONDUCT THEIR OWN DUE DILIGENCE BEFORE SIGNING ANY FORMAL AGREEMENTS.

# RENT ROLL

UNIT #	TENANT	SF	LEASE TO	LTR	MONTHLY RENT	ANNUAL RENT	RENT PSF	LEASE TYPE	PRO FORMA RENT PSF	MONTHLY PRO FORMA RENT	ANNUAL PRO FORMA RENT
A	QUALITY MEN'S WEAR, INC.	14,400	10/31/2026	1 YRS, 0 MOS	\$ 18,288.00	\$ 219,456.00	\$1.27	NNN	\$1.50	\$ 21,600.00	\$ 259,200.00
B-C	SAATI AMERICAS CORPORATION	17,080	12/31/2029	4 YRS, 2 MOS	\$ 23,750.00	\$ 285,000.00	\$1.39	NNN	\$1.43	\$ 24,462.23	\$ 293,546.79
D-E-F	VERSAFAB	22,520	MTM	NONE	\$ 34,906.00	\$ 418,872.00	\$1.55	NNN	\$1.50	\$ 33,780.00	\$ 405,360.00
TOTAL		54,000			\$76,944.00	\$ 923,328.00				\$ 79,842.23	\$ 958,106.79

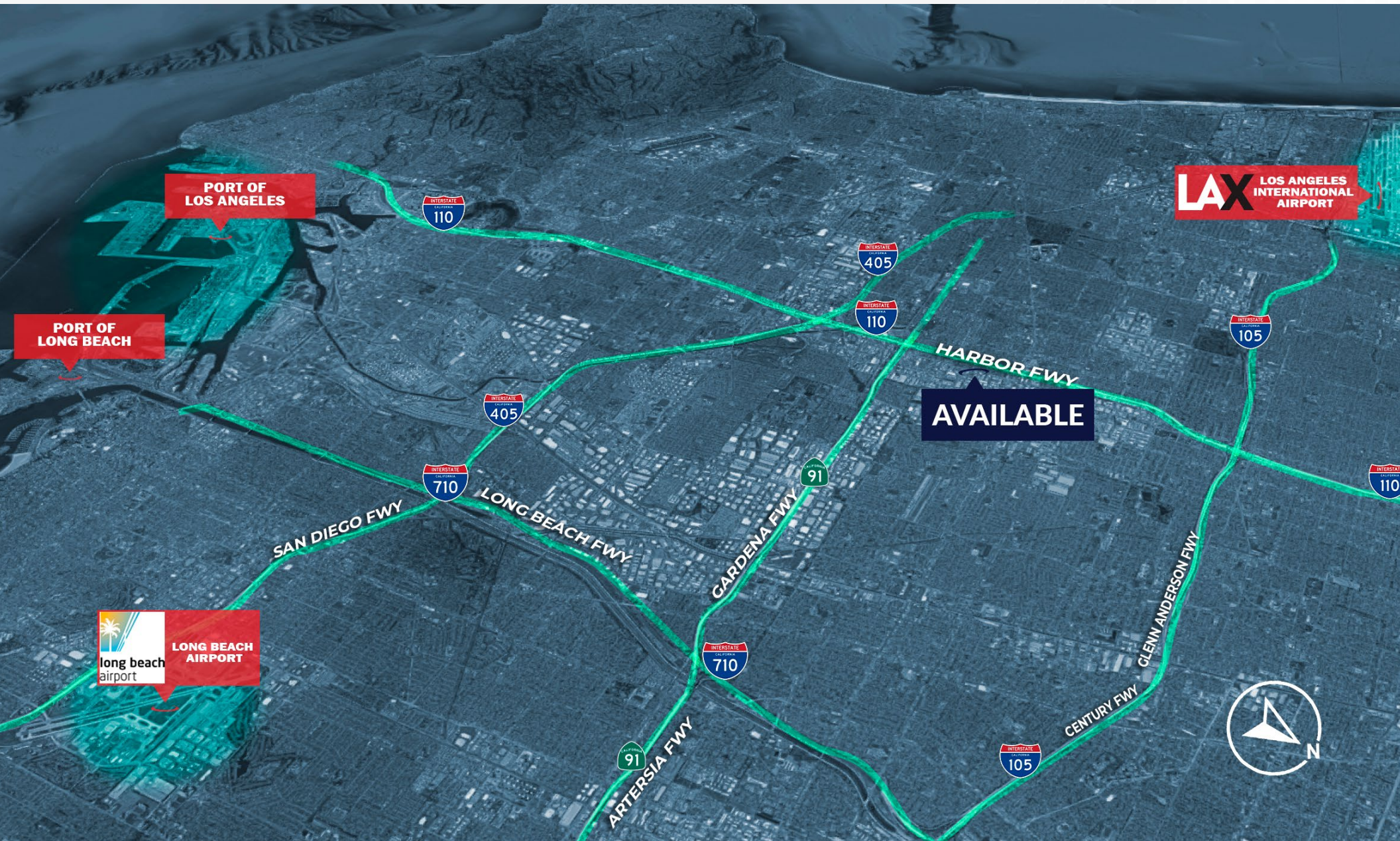
# INVESTMENT OVERVIEW

DESCRIPTION	AFTER CLOSING		PRO FORMA	
INCOME				
BASE RENT	\$923,328		\$958,107	
CAM RECOVERY	\$301,702		\$303,441	
LESS: ADJUSTMENTS	\$(61,251)	5.00%	\$(63,077)	5.00%
EFFECTIVE GROSS REVENUE	\$1,163,778		\$1,198,470	
EXPENSES				
		PSF		PSF
RE TAXES + ASSESSMENTS (1.25%)	\$186,863	3.46	\$186,863	3.46
INSURANCE	\$43,643	0.81	\$43,643	0.81
FIRE & SAFETY SERVICE	\$12,935	0.24	\$12,935	0.24
LANDSCAPING	\$4,470	0.08	\$4,470	0.08
UTILITIES	\$5,139	0.10	\$5,139	0.10
PEST CONTROL	\$875	0.02	\$875	0.02
PLUMBING	\$1,611	0.03	\$1,611	0.03
MANAGEMENT FEES (5% OF RENT)	\$46,166	0.85	\$47,905	0.89
TOTAL	\$301,702	\$5.59	\$303,441	\$5.62
TOTALS				
NET OPERATING INCOME (NOI)	\$862,077		\$895,029	
CAP RATE	5.77%		5.99%	

THIS DATA IS BASED ON INFORMATION DEEMED TO BE RELIABLE HOWEVER BROKER MAKES NO REPRESENTATION AS TO ITS ACCURACY. TENANCY AND FUTURE PROJECTIONS ARE SUBJECT TO CHANGE. BUYER TO RELY SOLELY ON ITS OWN INVESTIGATION AND UNDERWRITING.



# AERIAL MAP





# LOCATION OVERVIEW

## Gardena, CA

### KEY LOCATION IN THE ALAMEDA CORRIDOR

Located in the heart of the South Bay—with some of the region’s highest population densities and strongest per capita retail sales—Gardena is known as a top-tier business environment. Its foundation in manufacturing and industry continues to drive economic growth under forward-thinking leadership.

Gardena’s industrial community benefits from its proximity to the Ports of Los Angeles and Long Beach, as well as LAX and Long Beach Airport, making it an ideal hub for logistics, distribution, and global trade. Its central location allows businesses to easily operate across Southern California, the U.S., and international markets.

The city supports businesses with a unique hometown atmosphere and actively attracts high-quality companies committed to growth, job creation, and community partnership. Gardena’s commercial sector features national credit tenants and well-known manufacturers—including one of California’s largest printing companies and one of the country’s oldest carbon composite providers.

A few of Gardena’s quick-link business “connections” include:

- 11 miles to Los Angeles International Airport
- 12 miles to Long Beach Municipal Airport
- 13 miles to Downtown Los Angeles
- 15 miles to the Ports of Los Angeles and Long Beach





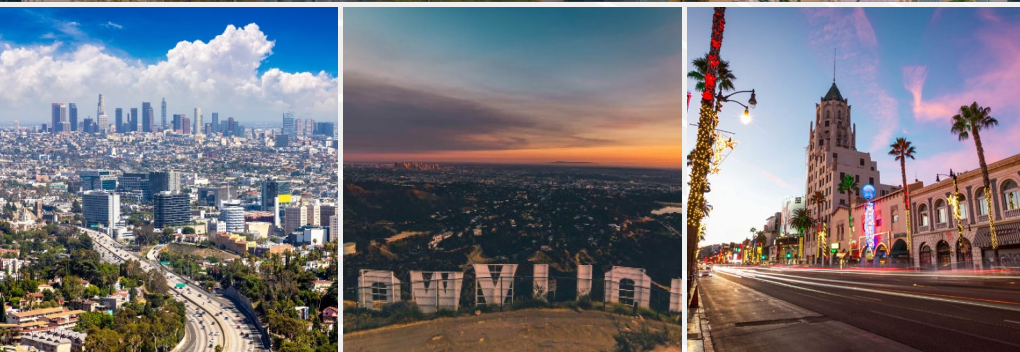
# LOCATION OVERVIEW

## Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



# DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
Estimate	16,926	196,074	717,971
Daytime Population	13,879	158,624	571,215
Avg HH Income	\$87,163	\$94,175	\$88,032
Avg HH Size	3.00	3.10	3.20
Median Home Price	\$688,614	\$659,028	\$647,325

TRAFFIC COUNTS	ALONDRA BLVD	BROADWAY
Cars per Day	±10,584	±8,750





**COMMERCIAL**  
REAL ESTATE

**CALEB MORRISON, CCIM**  
*Senior Associate*

(818) 697-9364 | [caleb@illicre.com](mailto:caleb@illicre.com)  
DRE#02137816

**GREG OFFSAY, CCIM**  
*Executive Vice President*

(818) 697-9387 | [greg@illicre.com](mailto:greg@illicre.com)  
DRE#01837719

**TODD NATHANSON**  
*President*

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779

**BRANDON PARTIELI**  
*Associate*

(310) 697-5390 | [brandon@illicre.com](mailto:brandon@illicre.com)  
DRE#02126338

**BRIAN WIENER**  
*Associate*

(310) 730-1459 | [brian@illicre.com](mailto:brian@illicre.com)  
DRE#01259067



THE INFORMATION CONTAINED IN THIS MARKETING BROCHURE IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED TO BE REVIEWED ONLY BY THE PARTY RECEIVING IT FROM ILLI COMMERCIAL REAL ESTATE AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF ILLI COMMERCIAL REAL ESTATE OR THE OWNER OF THE PROPERTY ("OWNER"). THIS MARKETING BROCHURE HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE TENANTS AND PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND FROM THE OWNER, ILLI COMMERCIAL REAL ESTATE OR OTHERWISE. SUCH INFORMATION IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. NEITHER ILLI COMMERCIAL REAL ESTATE NOR OWNER HAS MADE ANY INVESTIGATION, AND NEITHER MAKES ANY WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB'S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY. NEITHER ILLI COMMERCIAL REAL ESTATE NOR OWNER HAS VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS ILLI COMMERCIAL REAL ESTATE OR OWNER CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS. NO REPRESENTATION OR WARRANTY WHATSOEVER IS MADE BY OWNER OR ILLI COMMERCIAL REAL ESTATE REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS AND TENANTS MAKE AND RELY ON THEIR OWN INDEPENDENT INVESTIGATION AND TAKE APPROPRIATE MEASURES TO VERIFY ALL INFORMATION SET FORTH HEREIN. THE SUBJECT PROPERTY CONTAINS OPERATING BUSINESSES. DO NOT DISTURB TENANTS OR SPEAK WITH STAFF OF BUSINESSES ABOUT THIS OFFERING