

# For Lease

# 209 W 134th Street Gardena | CA



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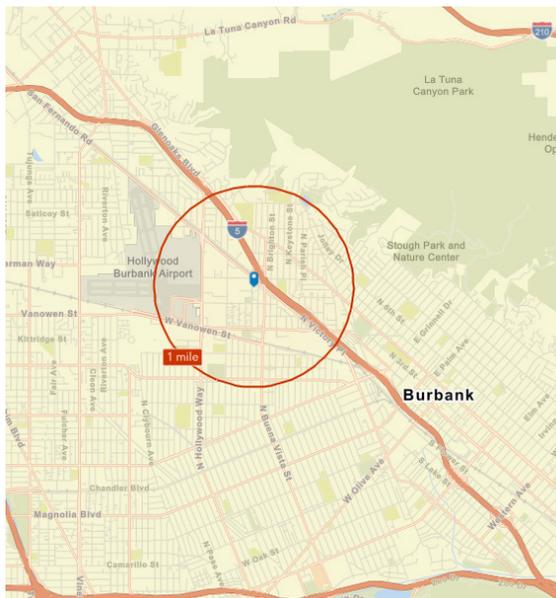
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# Property Information

Available SF:	12,036 SF	› 16 Foot Clearance
Asking Price:	\$17,452 (\$1.45/SF)	› 2 Ground Loading Doors
Lease Type:	Industrial Gross	› 2,600 Square Feet of Offices
Power:	400 A; 208V; 3 Ph	› ±1,000 SF Bonus Mezzanine
Zoning:	M-1.5-IP	› Concrete Tilt Construction
Parking:	20+	› Gated Parking & Yard
Built:	1978	› Air Conditioned Offices



20,238

Population



Average Household Size

39.8

Median Age

\$98,065

Median Household Income

7.6%

No High School Diploma



18.2%  
High School Graduate



28.5%  
Some College/  
Associate's Degree



45.7%  
Bachelor's/Grad/  
Prof Degree

## BUSINESS



1,124

Total Businesses



19,941

Total Employees

## EMPLOYMENT



White Collar



Blue Collar



Services

10.8%

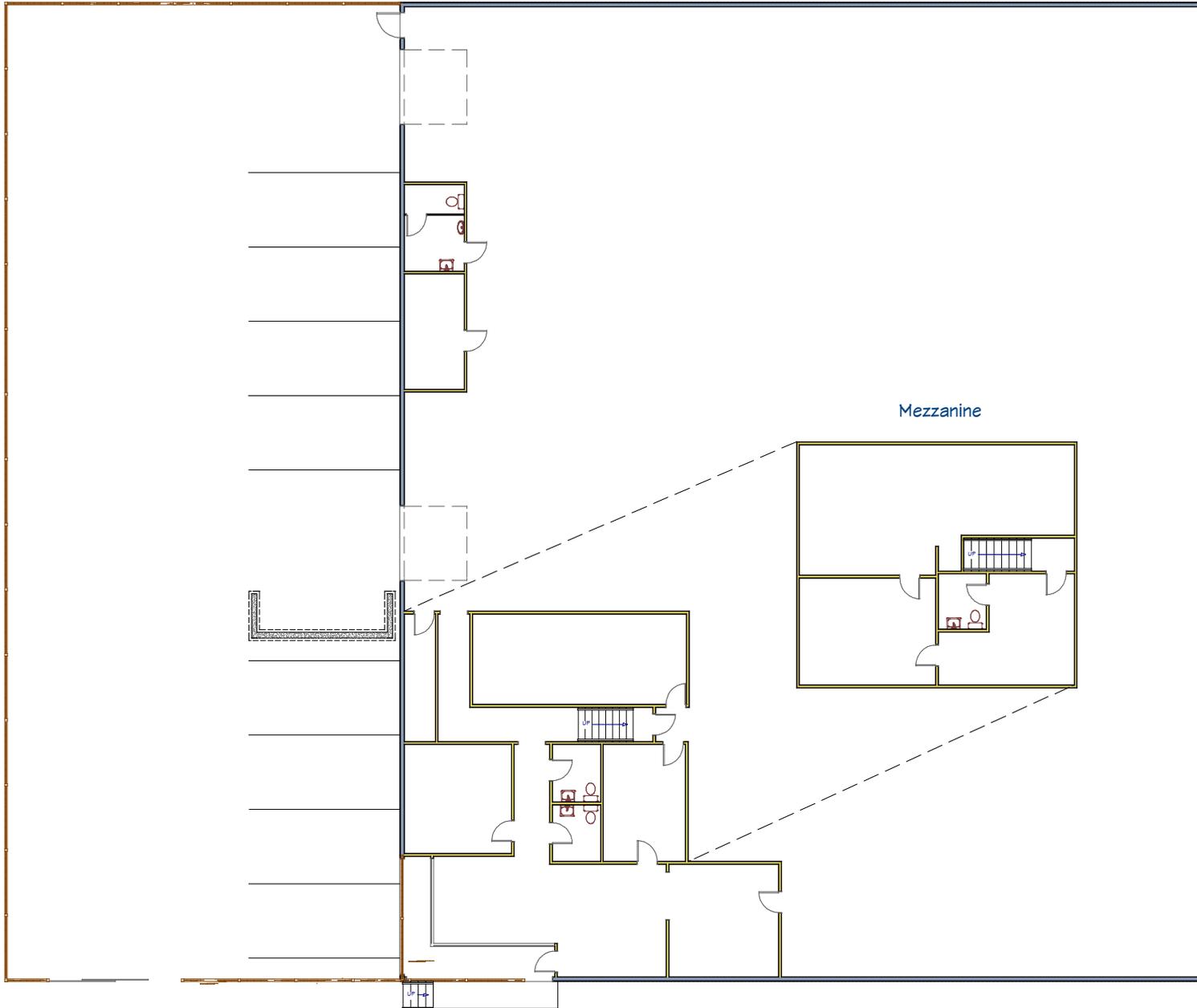
14.6%

5.7%

Unemployment Rate

The facts contained herein, while not guaranteed as to accuracy, are accurate to the best of our knowledge and belief.

# Floor Plan



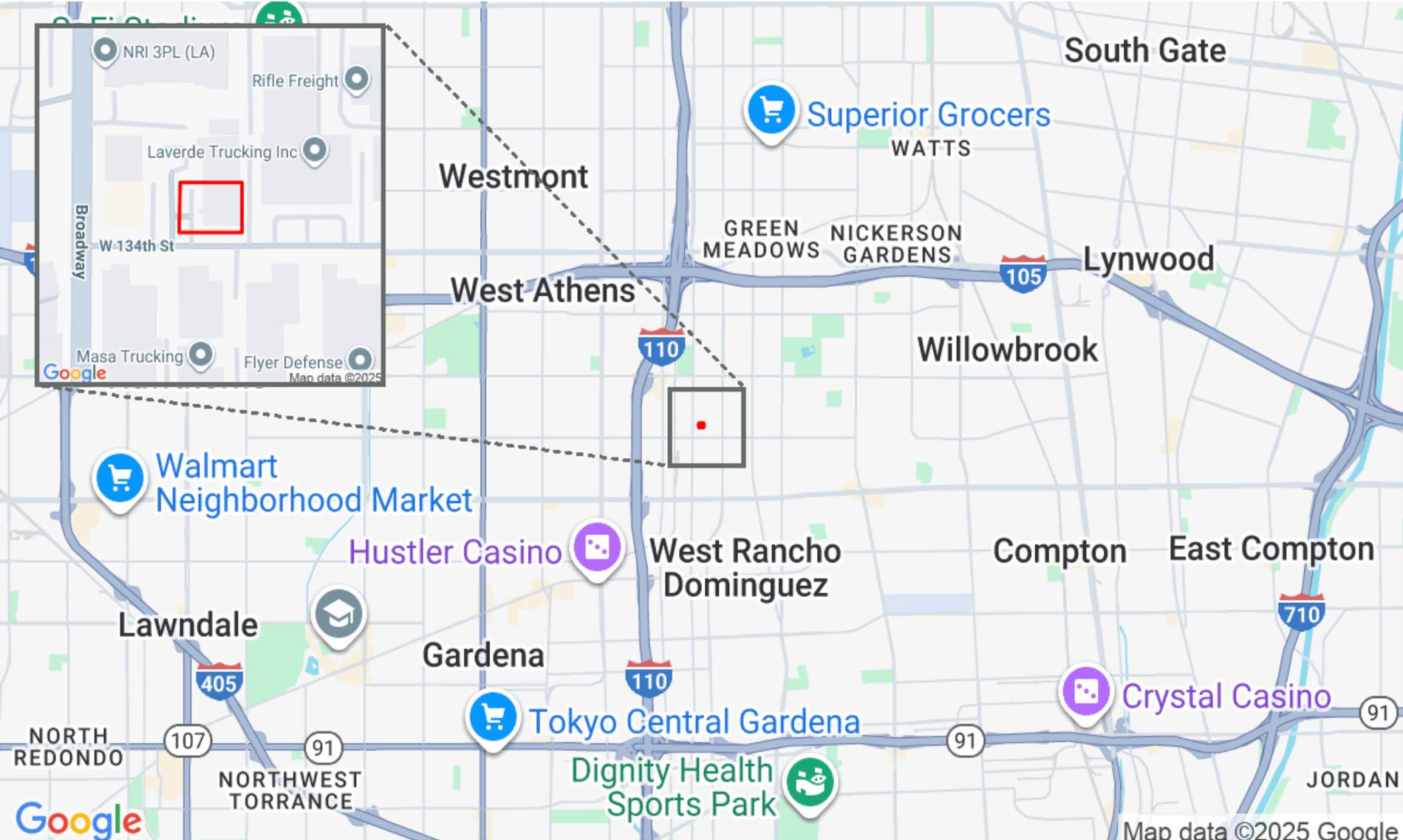
# Map Location



## 209 W 134th St

Pacific West Business Properties, Inc.

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# Photos



Certain photos may be digitally enhanced by AI