



For Lease

1401 W Artesia Blvd
Gardena, CA

Property Specifications

SPACE AVAILABLE

- ± 3,200 SF Pad Drive-Thru
- ± 952 - 1,653 SF
- ± 1,367 SF - 2,200 SF (2nd floor)

2025 Demographics

1 MILE

26,785	25,420	\$110,250	10,043
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

191,882	222,525	\$115,493	66,495
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

681,121	664,470	\$124,121	227,801
Population	Total Daytime Population	Average Household Income	Total Households



About the Property

- ±3,200 SF Drive-thru restaurant opportunity
- Located within Gateway Plaza (65,955 SF) neighborhood shopping center
- Excellent visibility on W. Artesia Blvd & S. Normandie Ave
- Convenient access to the 91, 110, & 405 Freeways

Traffic Counts

Hwy-91	56,812 CPD
Normandie Ave	24,106 CPD
Year: 2025 Source: Costar	

Contact

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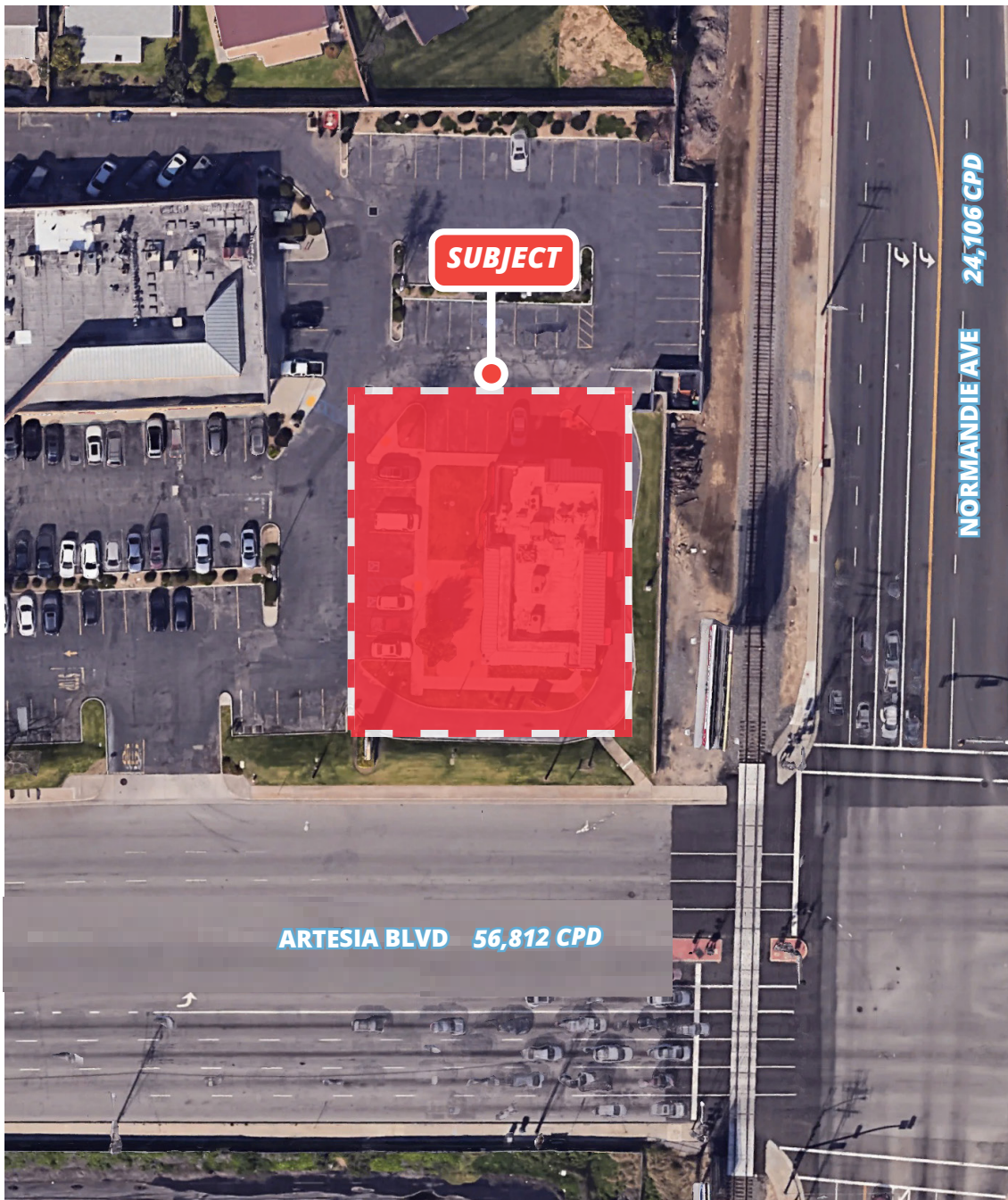
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Availabilities

Suite 26	952 SF
Suite 9A	1,653 SF
Suite (2nd Floor)	1,367 SF
Suite (2nd Floor)	2,200 SF
Pad Drive Thru	3,200 SF





Pad Drive-Thru Opportunity

± 3,200 SF
AVAILABLE

= 0.38 AC (16,370 SF of Land)

APN 6106-034-001