

GARDENA MARKET BUSINESS-ONLY OFFERING

NO REAL ESTATE INCLUDED



1253 W EL SEGUNDO BLVD, GARDENA, CA 90247 | BUSINESS-ONLY OFFERING - NO REAL ESTATE INCLUDED

DISCLAIMER



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DISCLAIMER

This Marketing Brochure has been prepared by Realty Investment Advisors solely for informational purposes in connection with the proposed sale of the operating business known as Gardena Market at 1253 W El Segundo Blvd, Gardena, California. No fee interest in the land or real property is included in the offering. The business is being offered subject to a new NNN lease with the lease terms summarized herein. All information, including financial results, sales, expenses, square footage, lease terms, condition of the premises, licenses, permits, fixtures, equipment, and business prospects, is seller-provided or obtained from sources believed to be reliable but has not been independently verified by Broker. Broker makes no representation or warranty, express or implied, as to the accuracy or completeness of any information. This brochure is not a substitute for independent due diligence. Prospective buyers and their advisors must independently verify all information and investigate the business, premises, lease, financials, licenses, permits, equipment, and any other matters material to a purchase decision. Financial information has been adjusted by Seller/Broker for marketing presentation purposes and does not represent audited or CPA-reviewed financial statements. Offering terms are subject to change, withdrawal, or prior sale without notice.

SECTION 01

Executive Summary

1253 W El Segundo Blvd | Gardena, CA 90247

Realty Investment Advisors is pleased to present Gardena Market, an opportunity to acquire the operating business located at 1253 W El Segundo Blvd in Gardena, California. The real property is not included in the offering. The business will be delivered with a new NNN lease at a base rent of \$19,900 per month, before NNN expense reimbursements, with 3% annual base rent increases. The initial lease term will be 10 years with two 5-year extension options.

The business is absentee run and operates from one contiguous market premises. The building historically contained multiple suites, but the demising walls serving the market area have been removed and the former spaces are now connected and operated as a single market. Approximately 900 SF of the building is separately leased by the landlord to another tenant and is not part of the business premises. Legacy exterior signage from prior occupants remains in place. Located on a prominent corner along El Segundo Blvd, the market features an on-site meat market / carniceria concept, ample parking, and significant street frontage in a dense South Bay trade area.



BUSINESS & LEASE SUMMARY



1253 W EL SEGUNDO BLVD

Asking Price \$2,195,000

Offering Type Business Only

Operation Absentee Run

Monthly Base Rent \$19,900

Lease Structure NNN*

Annual Rent Increase 3%

Initial Term 10 Years

Extension Options Two (2) x 5 Years

**Base rent is before NNN expense reimbursements. The market operates as one contiguous premises. Approximately 900 SF of the building is separately leased by the landlord to another tenant and is not part of the business premises. No land or real property is included in the sale.*



INVESTMENT HIGHLIGHTS

Business-Only Acquisition

Acquire the established operating business from one contiguous market premises; no land or real property is included.

Prominent Corner Location

Prominent corner position along El Segundo Blvd with strong visibility, frontage, and convenient on-site parking.

Established, Income-Producing Business

Long-operating neighborhood market and carniceria with a loyal, repeat customer base.

Long-Term Lease Structure

10-year initial term plus two 5-year extension options, with 3% annual base rent increases.

Ample On-Site Parking

Large surface parking lot supports strong customer convenience and turnover.

Absentee-Run Operation

Business is currently operated on an absentee basis.

FINANCIAL SUMMARY

2025 Financial Overview

Total Sales	\$4,516,930
Cost of Goods Sold	\$2,784,643
Gross Profit	\$1,732,287
Total Operating Expenses	\$1,168,721
Operating Income	\$563,566
Other Income	\$2,560
Seller-Adjusted Net Income*	\$566,126

*Seller-Adjusted Net Income is seller-provided and does not reflect the proposed new lease structure. Proposed base rent is \$19,900 per month (\$238,800 annually), plus NNN expense reimbursements, with 3% annual base rent increases. NNN reimbursements are not quantified in this brochure. Certain real-property-related expenses may be reflected in the Seller's current financial presentation. Financial information is unaudited, adjusted for marketing purposes, and subject to buyer verification. Buyer and its advisors should independently verify all financial and lease information.

ASKING PRICE

\$2,195,000

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BASE RENT: \$19,900/MO + NNN



EXTERIOR / SITE PHOTOS



AERIAL SITE CONTEXT



CORNER / LEGACY SIGNAGE



STOREFRONT AND PARKING



PRIMARY MARKET FRONTAGE

Note: Legacy exterior signage from prior occupants remains. The market operates as one contiguous premises; approximately 900 SF of the building is separately leased by the landlord to another tenant.

INTERIOR / OPERATIONS PHOTOS



OPERATING MARKET / PRODUCE DEPARTMENT



GROCERY AND FRESH FOOD DISPLAY



GROCERY AISLES AND COOLERS



PREPARED FOOD / CHECKOUT AREA



All information is seller-provided, summary in nature, and subject to buyer verification. Broker makes no representation or warranty as to accuracy or completeness.

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Please do not disturb employees, ownership, customers, or on-site operators. Tours by appointment only.



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