



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

MULTI-TENANT **INDUSTRIAL PROPERTY FOR SALE**

333 W Alondra Blvd., Gardena, CA 90248



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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. All tenants have recently executed lease renewals, with Saati having 4 years remaining and both Quality Menswear and Versafab having 1 year remaining. 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
\$13,995,000.
\$259 / SF

PROPERTY DETAILS

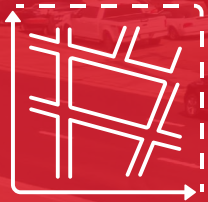
Address	333 West Alondra Blvd., Gardena, CA 90248
APN	6125-001-011
Year Built	1969
Zoning	M-1-IP
Construction	Reinforced Concrete
Clear Heights	14.5' - 16'
Roll-up Doors	2 Dock-High 12'x10', 4 Ground-Level 12'x12'
Power	2000A Total, Combo of Single and 3-Phase
Fire Sprinklers	Yes



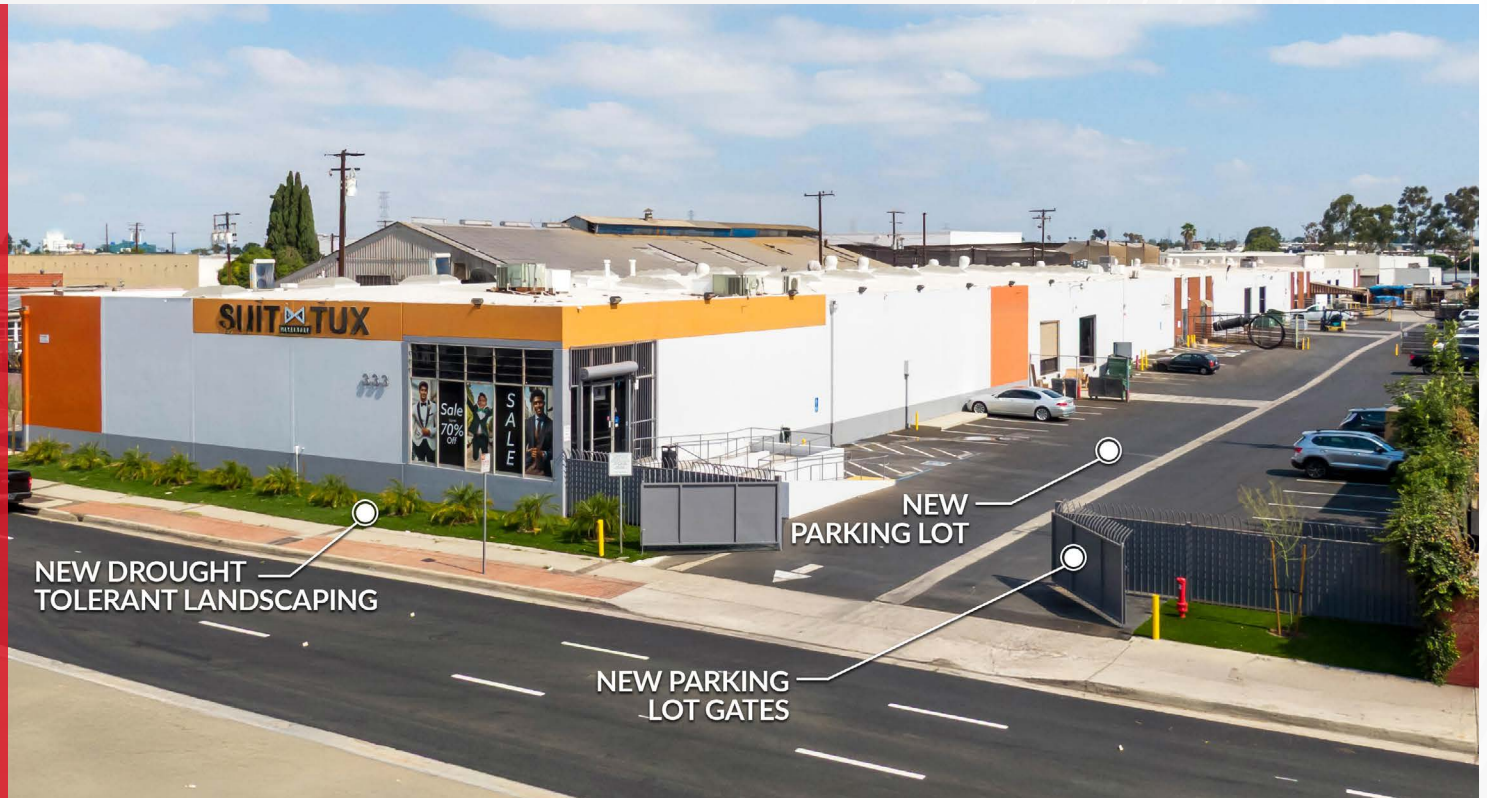
PROPERTY PHOTOS



RENTABLE AREA
±54,000 SF



TOTAL LOT SIZE
±101,146 SF
±2.32 AC



AERIAL VIEW



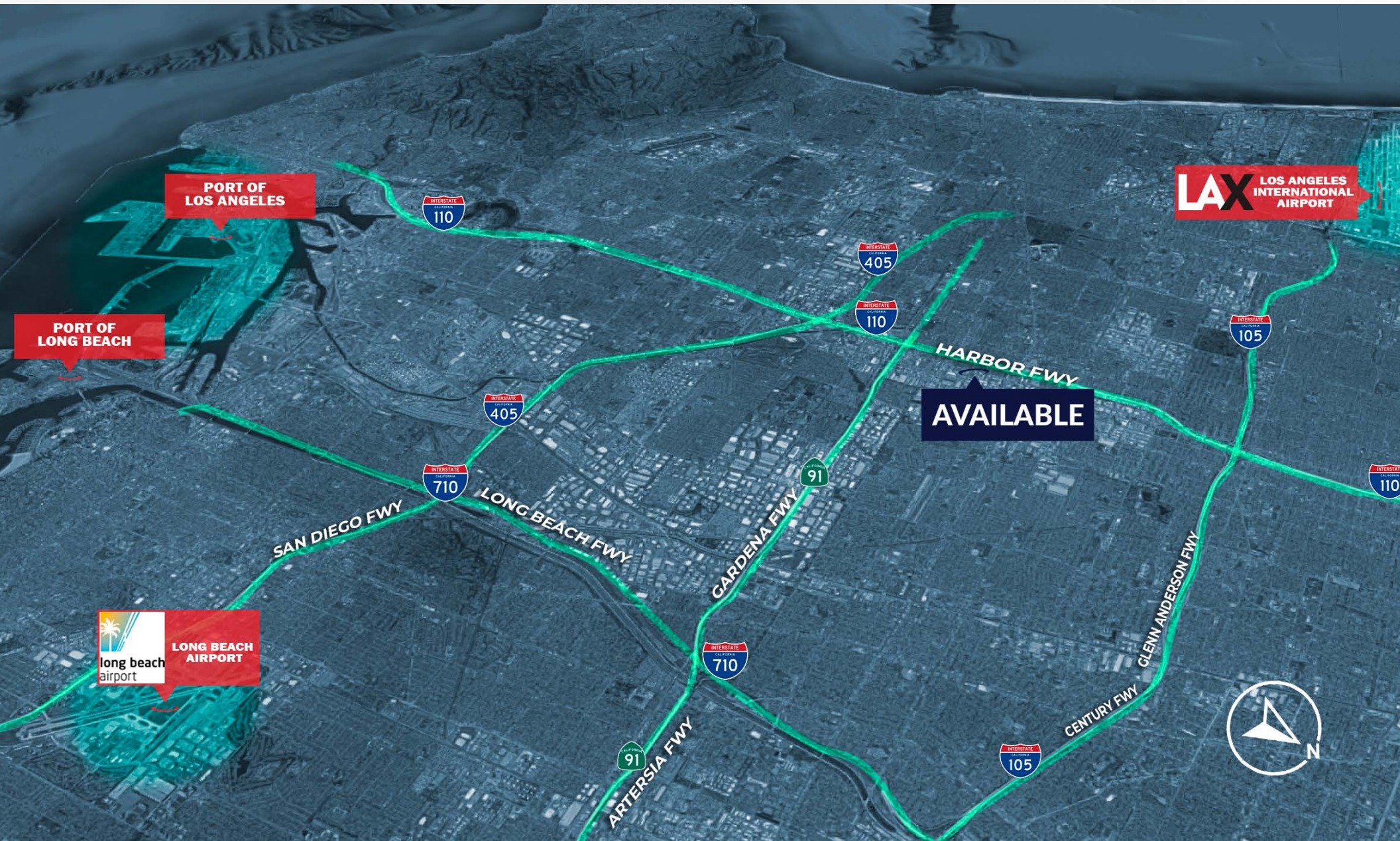
SITE PLAN

ALONDRA BLVD



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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



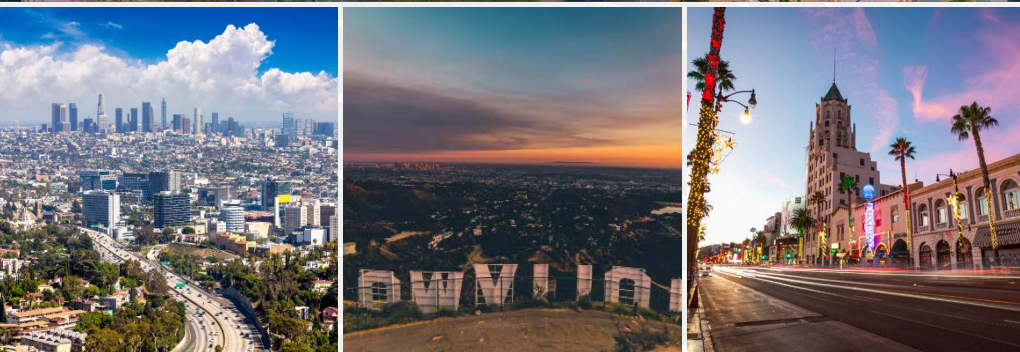
LOCATION OVERVIEW

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



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