



MATTHEWS™

FOR LEASE

14600 South Western Avenue | Gardena, CA 90249

Industrial
Leasing Brochure

14600 South Western Avenue
Gardena, CA 90249

\$1.25 Gross
Price Per SF

±26,960 SF
GLA

±1.2 AC
Lot Size

Mezzanine
Bonus

C3 MUO
Zoning

Sprinklered
Warehouse

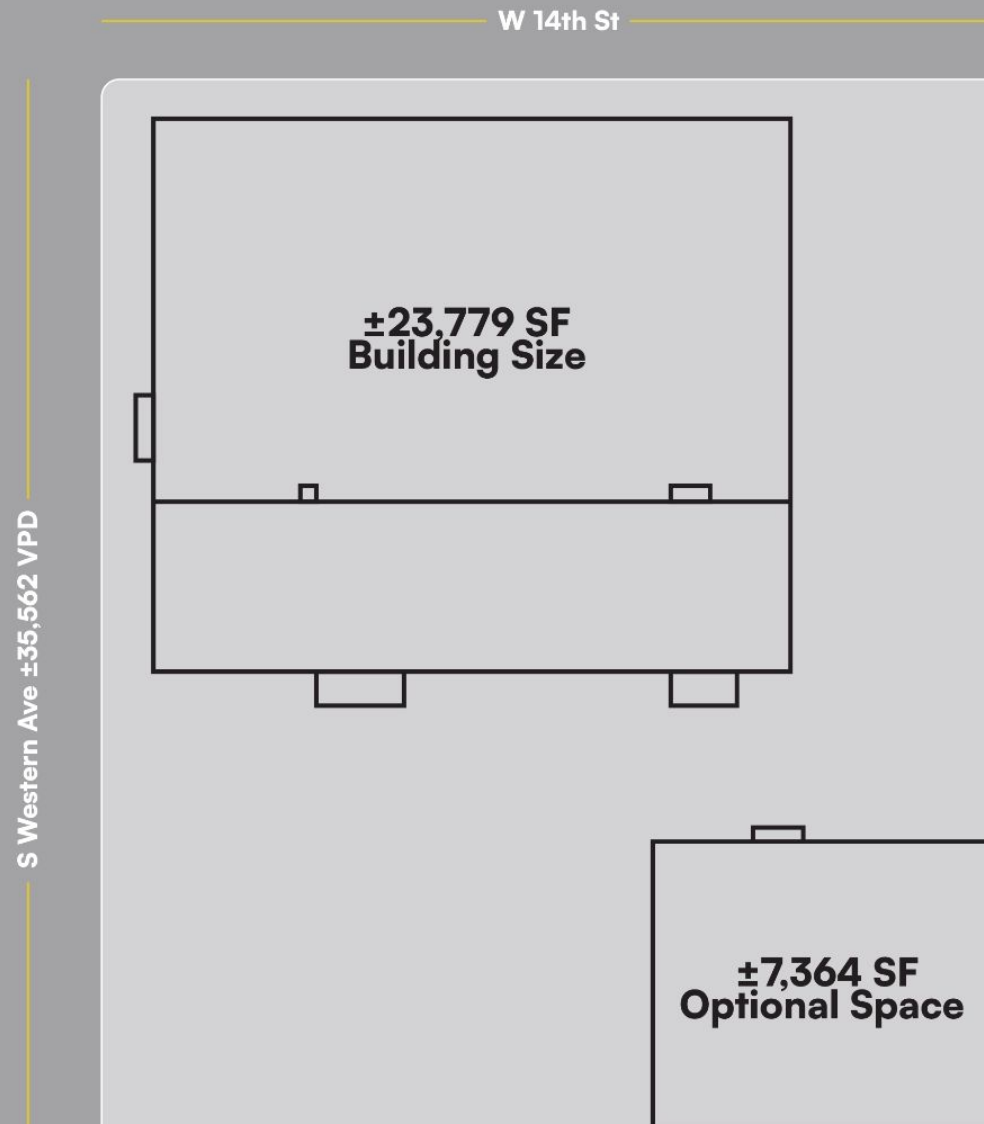
21'
Clear Height

Fenced
Parking

±7,200 SF
Optional Warehouse



Site Plan





Los Angeles International Airport



Hawthorne Municipal Airport

Tesla Design Center



TESLA

amazon

SPACEX

Dense Industrial Corridor



± 242,000 VPD

Subject Property

amazon

± 50,000 VPD

± 257,000 VPD

Google Earth



Alameda Corridor

20-mile freight rail expressway linking the ports to the UP/BNSF network



± 230,000 VPD

Distribution/Warehouse



SENTINEL
TRANSPORTATION

Dense Industrial Corridor



Compton/Woodley Airport

STG Logistics

Dense Industrial Corridor

± 201,000 VPD

Dense Industrial Corridor

Alameda Corridor



Port of Los Angeles

± 14 Miles South

91

107

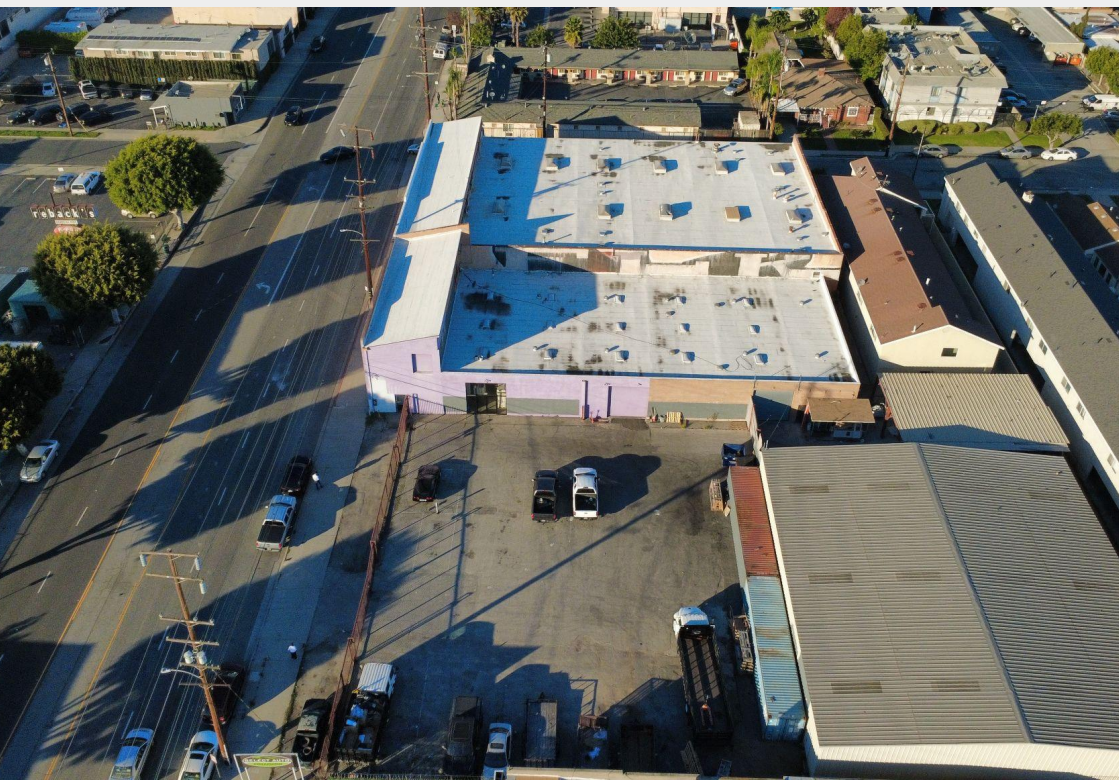
91

91

110



110



Gardena, CA

Located in the heart of the South Bay submarket of Los Angeles, Gardena offers strategic access to major logistical corridors, including proximity to the Ports of Los Angeles and Long Beach, and key freeways such as the I-110 and I-405. This infill industrial location benefits from limited available land and strong regional transportation connectivity, making it ideal for businesses that rely on efficient goods movement across Southern California.

Gardena supports a stable residential base with a population nearing 60,000. The median household income and home values reflect a balanced economic environment with sustained local demand. The surrounding area is well suited for industrial tenants, manufacturers, and last-mile distribution operations due to its blend of urban density and direct highway access.



Greater Los Angeles Industrial Market Overview

The Greater Los Angeles industrial market remains one of the most critical logistics hubs in North America, driven by its proximity to the Ports of Los Angeles and Long Beach, the nation's two busiest container ports. This extensive gateway handles over 40% of all U.S. containerized imports, feeding a highly integrated industrial supply chain that stretches inland through the Inland Empire and across the country. The region's industrial inventory exceeds 1 billion square feet, encompassing a wide range of assets from legacy manufacturing plants to modern high-bay distribution centers. With limited land availability and strict zoning, new development remains constrained, keeping vacancy rates among the lowest in the nation despite recent economic headwinds.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,723	204,239	709,411
Current Year Estimate	12,174	211,618	734,156
2020 Census	12,820	221,293	769,123
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,496	63,305	215,004
Current Year Estimate	3,601	64,860	220,021
2020 Census	3,685	65,713	221,327
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$110,516	\$110,069	\$103,944

MATTHEWS™

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