



# 7-ELEVEN & WINGSTOP CENTER FOR LEASE

15300 S FIGUEROA ST.  
GARDENA, CA 90248

- Dental, Medical, Retail, Restaurant, Office ✓
- Fully Built Restaurant & Inline Available ✓
- 1,000 - 3,200 SF Available ✓
- Hard Corner, Signalized Intersection ✓
- 45,000+ Cars Per Day ✓
- National Tenant Anchors ✓



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# LEASING HIGHLIGHTS

- ✓ **High Traffic Hard Corner Intersection**  
Conveniently Located at the On Ramp Intersection for the 110 Freeway, Trafficked by 258,000+ Cars Per Day
- ✓ **National Tenant Anchor**  
7-Eleven and Wingstop Serve as the Center's Major Retail Anchors, Providing Coveted Exposure and Heightened Customer Traffic for Your Business
- ✓ **Built-In Customer Base**  
Over 218,000+ People Living within 3-mile Radius of the Subject Property with a Median Household Income of \$68,493
- ✓ **Strong Visibility with HUGE Traffic Counts**  
Ideal Frontage with Superior Shopping Center Presence, with Pylon Signage Seen by 45,000+ Cars Daily. Freeway Draws 258,000+ Cars Daily
- ✓ **Dynamic Consumer Spending**  
Located in Strong Economic Activity Area with \$5.5Bn+ In Annual Consumer Spending with 3-Miles
- ✓ **Multiple Use**  
Coveted Standalone Building, Fully Built Restaurant, or Endcap Unit in a Prominent High Traffic Shopping Center with Ample Parking
- ✓ **Proximal to Many Attractions**  
Located Near Larry Flynt's Casino, Compton/Woodley Airport, Hustler Casino, El Camino College, Memorial Hospital of Gardena, Martin Luther King Jr Community Hospital and More

# DENTAL, MEDICAL, RETAIL, RESTAURANT, OFFICE



# FINANCIAL SNAPSHOT

**ADDRESS:** 15300 S Figueroa St., Gardena, CA 90248

**RENTAL RATE:** \$3.50 PSF

**SPACE AVAILABLE:** 1,000 SF, 4,200 SF

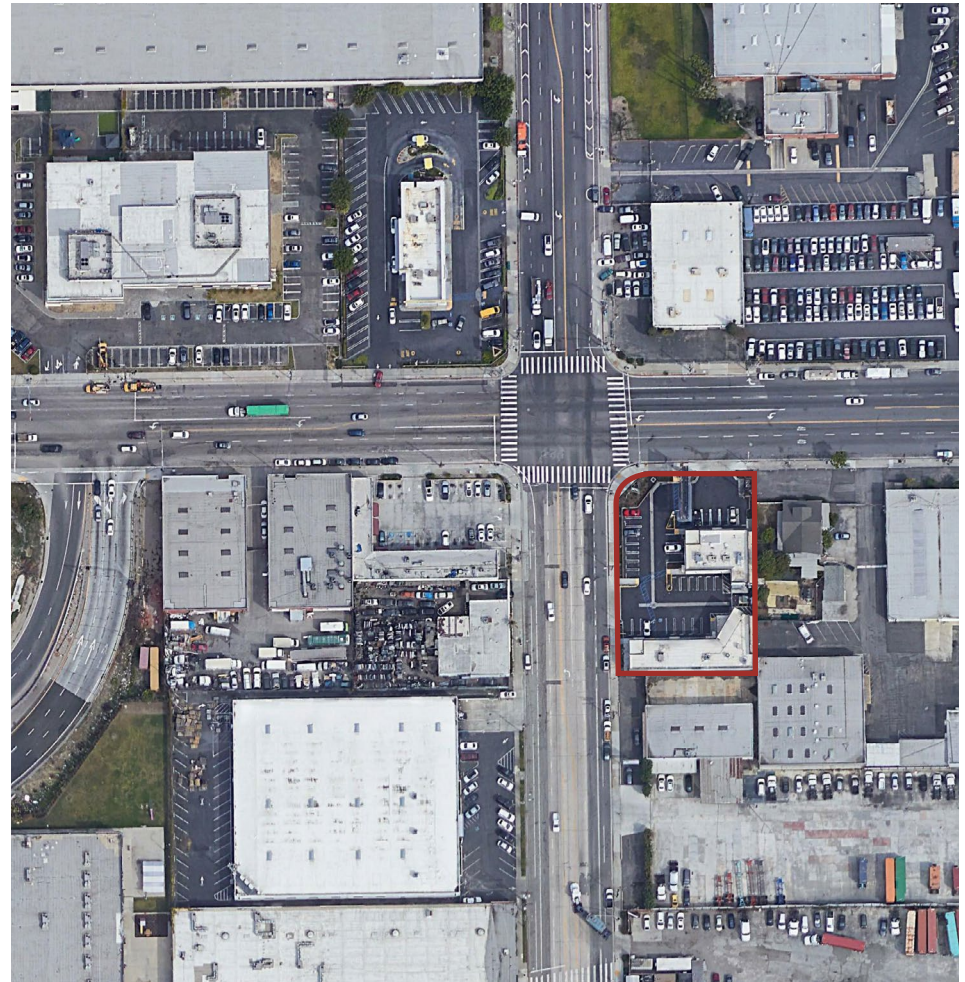
**DAILY VEHICLE COUNT:** 45,000+

# DEMOGRAPHICS

	1 - MILE	2 - MILE	3 - MILE
<b>POPULATION</b>	20,206	90,053	217,862
<b>DAYTIME EMPLOYMENT</b>	17,312	59,340	101,326
<b>MEDIAN HH INCOME</b>	\$65,413	\$66,158	\$68,493
<b>MEDIAN AGE</b>	36.5	36.8	35.2
<b>HOUSEHOLDS</b>	6,457	30,311	70,044

# PROPERTY DESCRIPTION

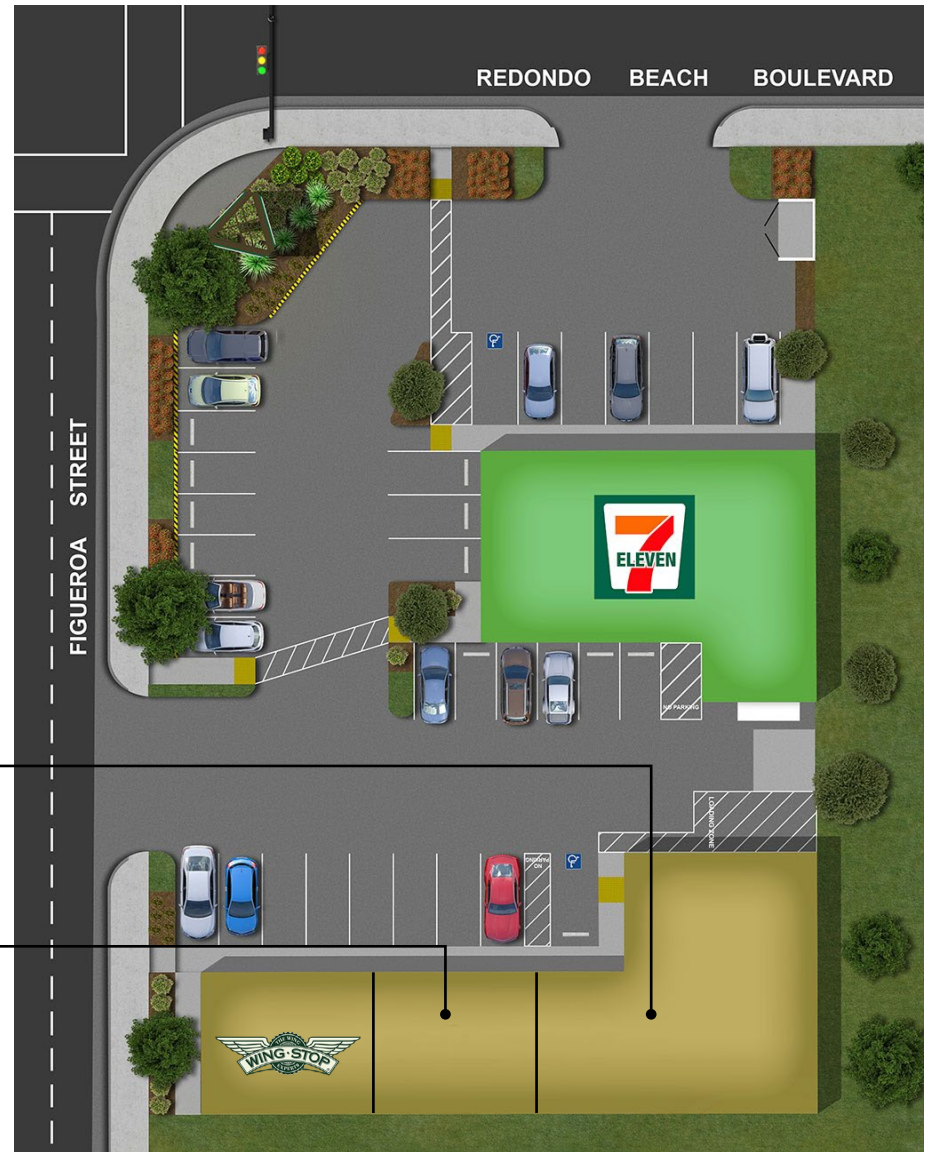
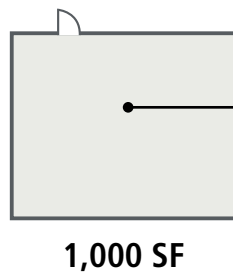
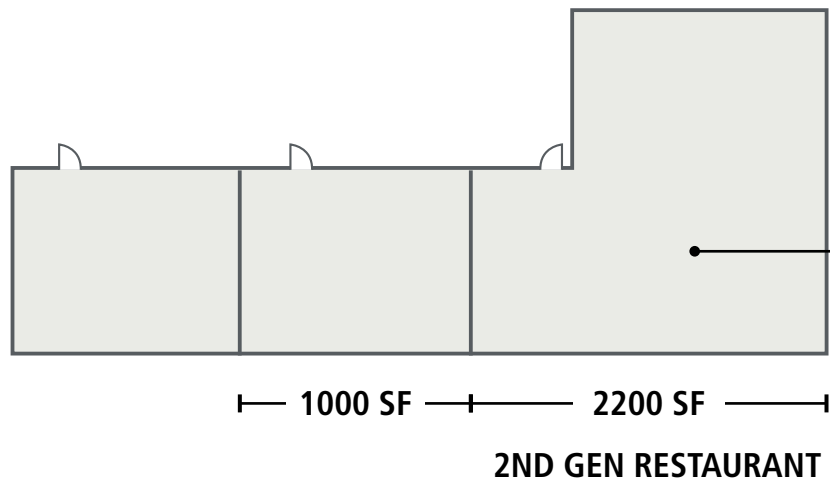
<b>PROPERTY:</b>	Figuroa Shopping Center
<b>ADDRESS:</b>	15300 S Figuroa St. Gardena, CA 90248
<b>CROSS STREETS:</b>	W Redondo Beach Blvd & Figuroa St
<b>TRAFFIC COUNTS:</b>	45,000+
<b>SQUARE FOOTAGE (GLA):</b>	1,000 - 3,200
<b>LAND AREA:</b>	0.56 Acres
<b>YEAR BUILT:</b>	2019
<b>ZONING:</b>	LCM1*
<b>PARKING SPACES:</b>	33
<b>PARKING RATIO:</b>	4.8:1000
<b>APN:</b>	6129-004-039



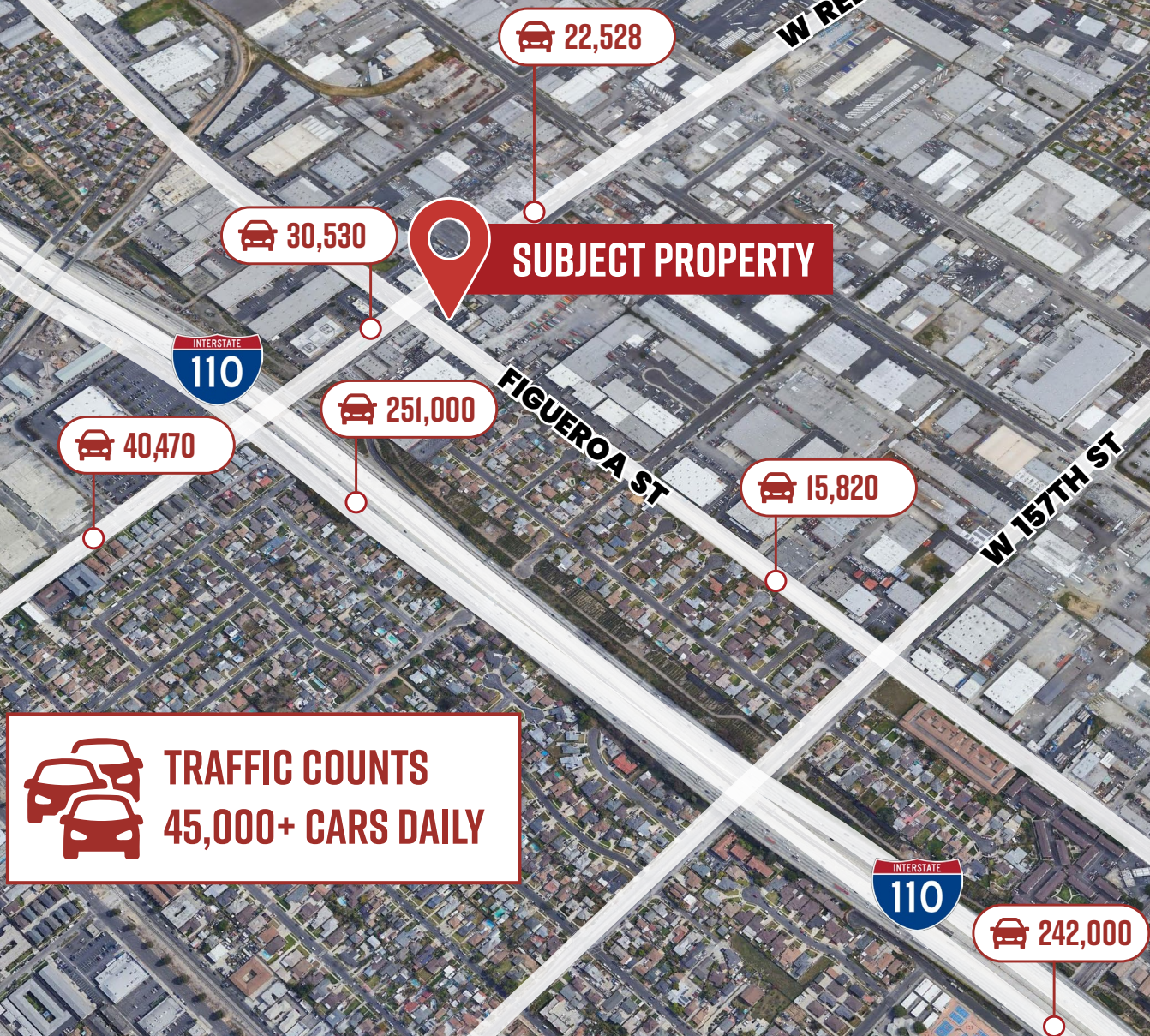
## NEARBY MAJOR RETAILERS



# FLOOR PLAN



# TRAFFIC COUNTS



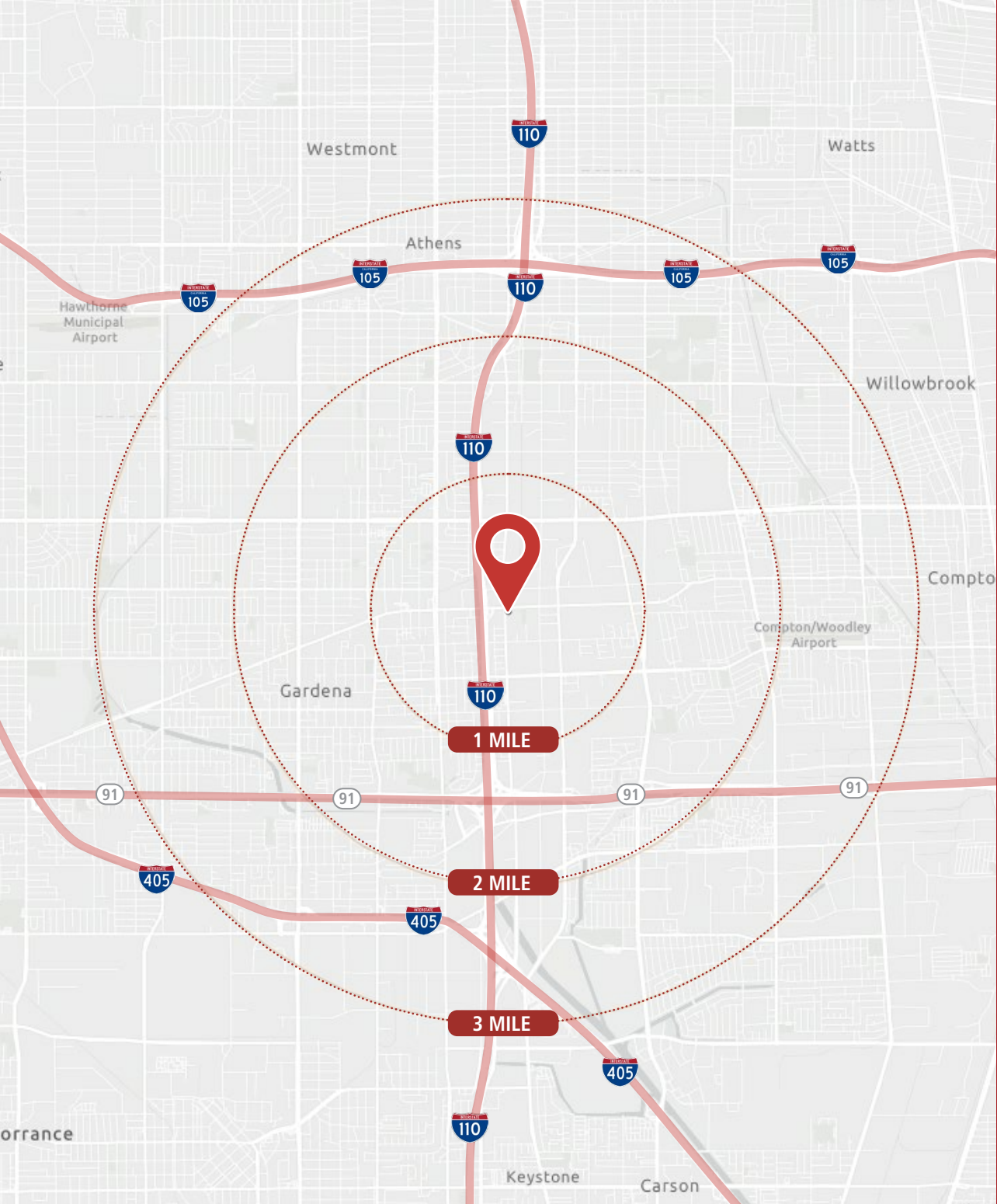
 **TRAFFIC COUNTS**  
**45,000+ CARS DAILY**

# NEARBY RETAILERS




**SUBJECT PROPERTY**


# DEMOGRAPHICS




	1 - MILE	2 - MILE	3 - MILE
POPULATION	20,206	90,053	217,862
DAYTIME EMPLOYMENT	17,312	59,340	101,326
MEDIAN HH INCOME	\$65,413	\$66,158	\$68,493
AVG HH INCOME	\$92,481	\$90,702	\$93,318
MEDIAN AGE	36.5	36.8	35.2
HOUSEHOLDS	6,339	28,545	66,033
AVG HH SIZE	3.14	3.12	3.26
FAMILIES	4,479	20,692	49,468




**9,327**  
TOTAL BUSINESSES



**101,326**  
DAYTIME EMPLOYMENT



**\$5.5BN**  
CONSUMER SPENDING



**\$68,493**  
MEDIAN HH INCOME



# DISTANCE FROM NEARBY ATTRACTIONS

## 0.1 MILES

110 FREEWAY ON-RAMP

## 0.1 MILES

MLK HOSPITAL

## 0.6 MILES

HUSTLER CASINO

## 0.8 MILES

ROSECRANS RECREATION CENTER

## 1.3 MILES

LARRY FLYNT'S LUCKY LADY  
CASINO

## 3.0 MILES

DIGNITY HEALTH SPORTS PARK

## 3.1 MILES

COMPTON/WOODLEY AIRPORT

## 3.7 MILES

CALIFORNIA STATE UNIVERSITY,  
DOMINGUEZ HILLS

## 3.8 MILES

LOS ANGELES SOUTHWEST COLLEGE



# NATIONAL TENANT ANCHOR



## World's Largest Convenience Retailer

Currently, 7-Eleven operates, franchises, or licenses more than 71,100 stores across 18 countries. The chain may best be known for their iconic Slurpees, but is also a prolific retailer of coffee, tobacco products, and prepared foods.

7-Eleven started as a place to pick up everyday staples on the dock of a Dallas icehouse. This made it as easy as possible for a large number of icehouse employees to pick up supplies on their way home after work. The series of "convenience stops" picked up the name 7-Eleven when they changed the hours to 7am to 11pm seven days a week. Since 7-Eleven's founding in 1927, they have been a leader, having established the world's first convenience store. They would go on to become the first convenience store to remain open 24/7 and the first to sell gas.

## Shopping Center Anchor

7-Eleven has a wide variety of high traffic locations, free standing corner locations to small inline strip centers, all very attractive to neighbors. Strip center locations, such as this, are typically located in densely populated areas, attract customers by accessibility and provide an anchor for other retailer(s) in the shopping center.

7-Eleven locations tend to remain in their locations for decades, providing a stable and reliable anchor and traffic draw for your business. 7-Eleven invests heavily in marketing and has strong name recognition providing a steady stream of prospective customers for your business.

While the e commerce revolution has upended many retail businesses, convenience stores have continued to perform well and are a recession proof offering. While customers can find many products cheaply online, c-stores are there when customers demand a product immediately. 7-Eleven anchored properties on average outperforms the rest of the retail sector and also beats out other national convenience store chains such as Circle K and Wawa.



# ADDITIONAL IMAGES



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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Shane Investments Group and High Castle Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Shane Investments Group and High Castle Real Estate has not verified, and will not verify, any of the information contained herein, nor has Shane Investments Group and High Castle Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Shane Investments Group and High Castle Real Estate is not offering any real estate services.

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Like all real estate investments, this investment carries significant risks. Buyer and/or Lessee's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newlyacquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer and/or Lessee is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer and/or Lessee may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer and/or Lessee's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Shane Investments Group and High Castle Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase or lease of this net leased property. Shane Investments Group and High Castle Real Estate is not offering any real estate services.

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Ánimo Compton Charter School  
Where Tomorrow's  
LEADERS Begin



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