



Owner-User Turnkey Restaurant Opportunity in Gardena

15926 South Western Avenue,
Gardena, CA 90247

Building Size

2,865 SF

Lot Size

18,502 SF

Year Built

1968

Parking

41

APN

6105-010-024

Asking Price

Contact Broker

Property Highlights

- Owner-user restaurant opportunity – turnkey space with kitchen ready
- Situated on a high-visibility stretch of S. Western Ave. with excellent traffic exposure
- Features a rare 41-space private parking lot at the rear of the building
- Located in a thriving Gardena community with a strong customer base and surrounding businesses

For information, please contact:

Brent Koo
Sr. Managing Director
t 213-503-0606
brent.koo@nmrk.com
CA RE Lic. #01915382

Lex Yoo
Sr. Managing Director
t 213-537-9691
lex.yoo@nmrk.com
CA RE Lic. #01879695

555 South Flower Street, Suite 3550
Los Angeles, CA 90071

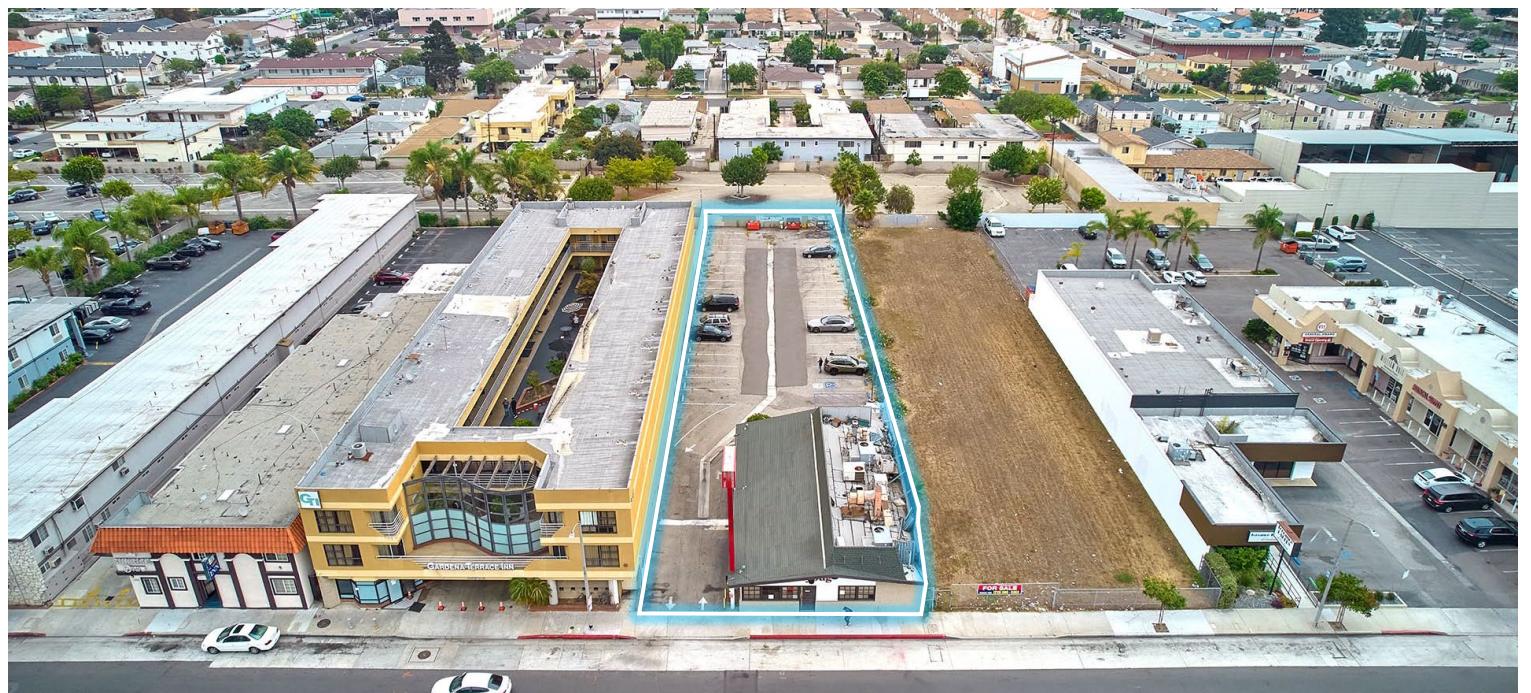


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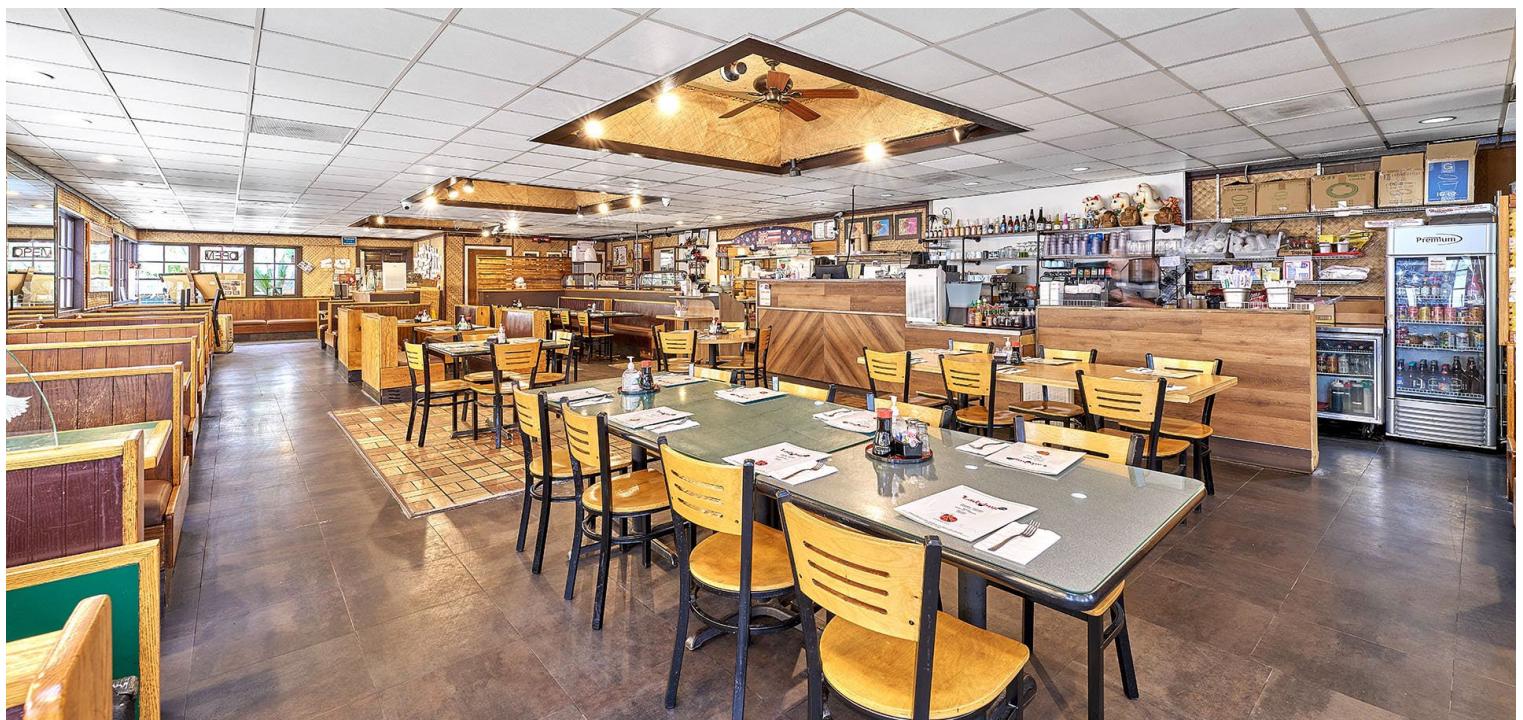
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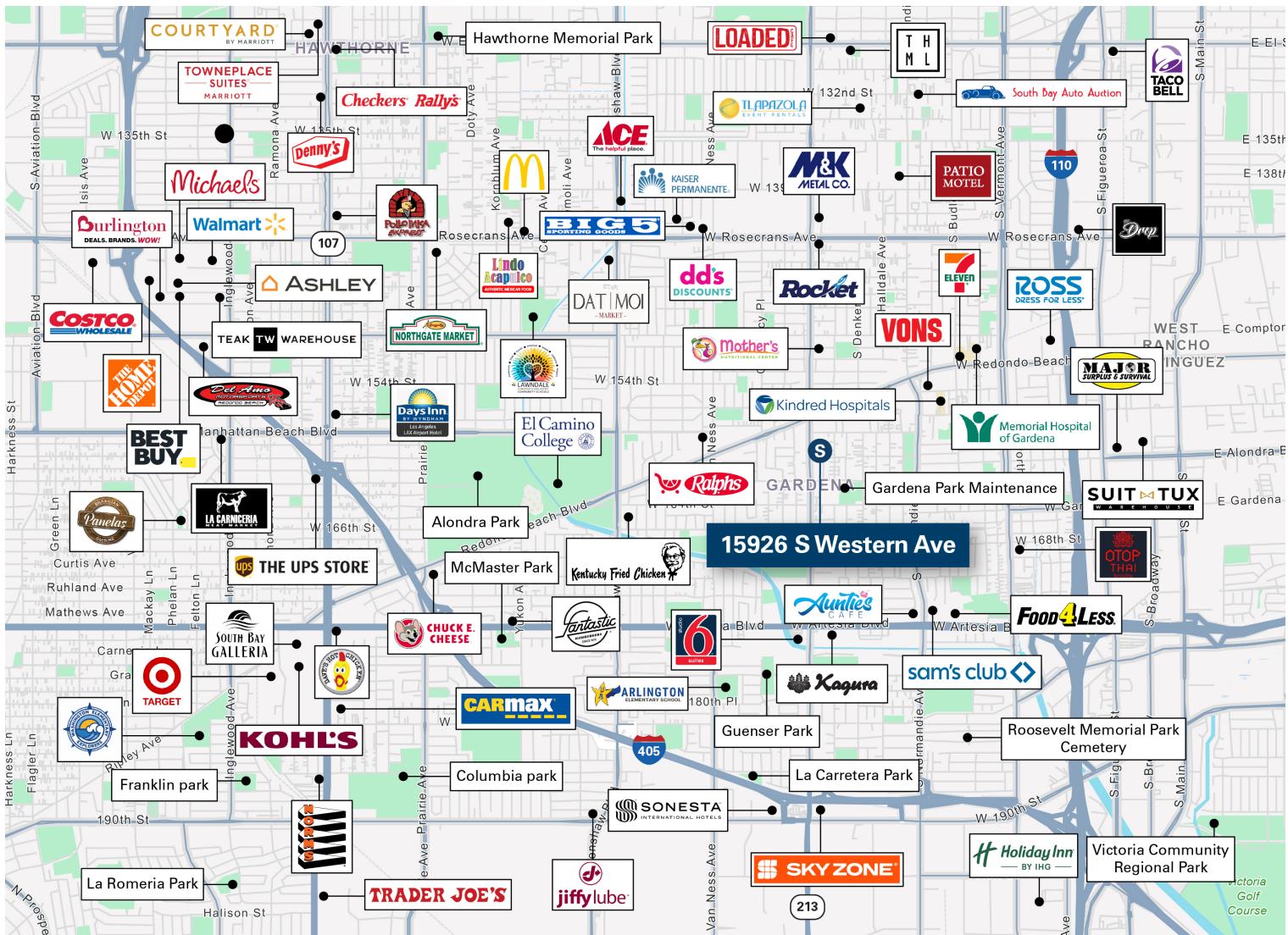
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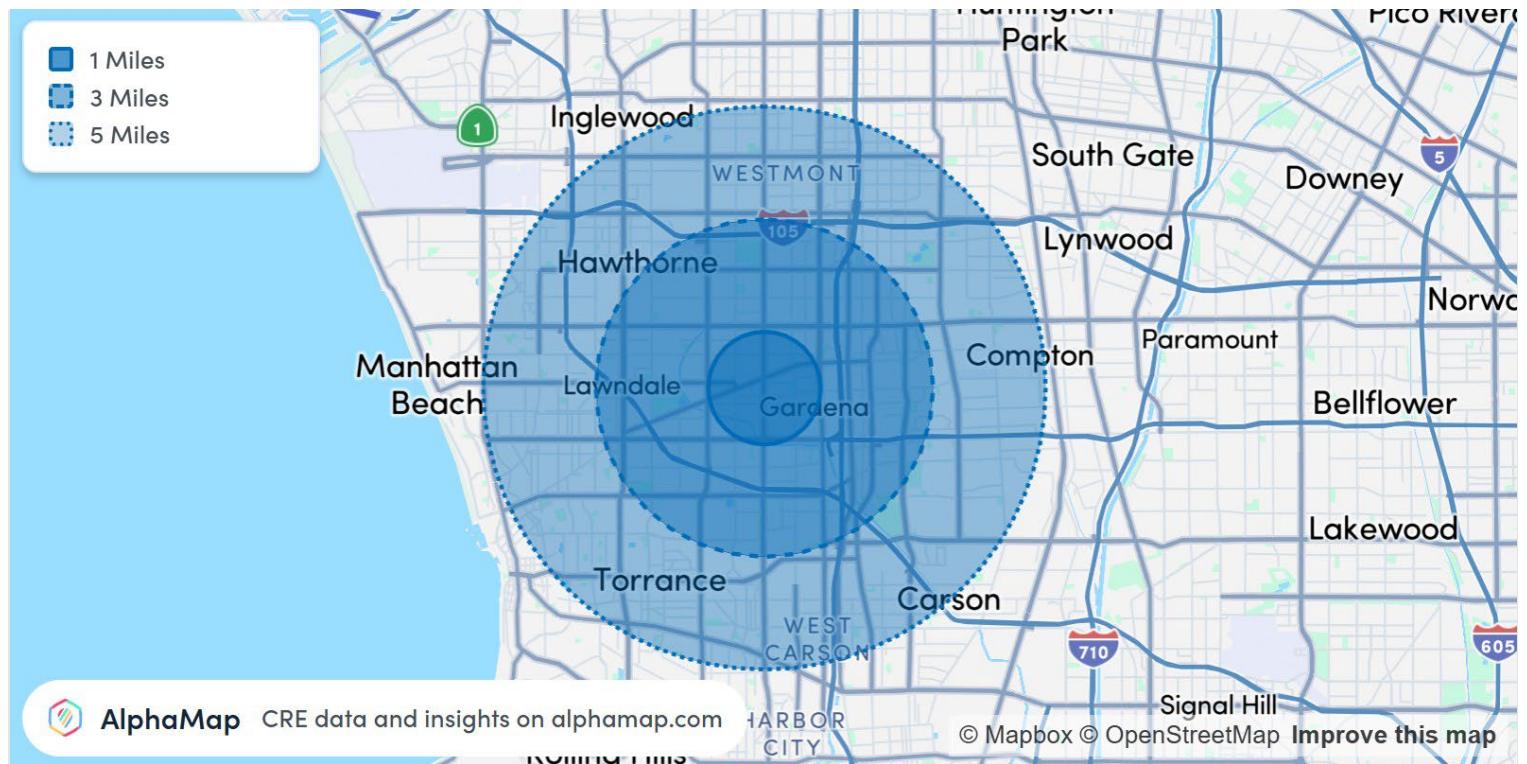
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	1 Mile	3 Miles	5 Miles
Population	35,777	226,706	743,936
Total Households	13,184	76,673	241,969
Average Age	43	40	39
Average Age (Male)	41	39	38
Average Age (Female)	45	41	40
# of Persons per HH	2.7	3	3.1
Average HH Income	\$100,890	\$102,403	\$112,618
Average House Value	\$817,731	\$803,957	\$870,535
Per Capita Income	\$37,366	\$34,134	\$36,328
Population Hispanic	14,223	107,721	366,316
Population Non-Hispanic	21,554	118,985	388,620