

# *Gardena Plaza*

**Planned - Free Standing New Pad Development  
LEASING NOW (approx. 4,150 SF)**

**Property Address:**

12801 S. Western Avenue  
(SWC Western & El Segundo)  
Gardena, CA 90249



**Ideal For:**

Medical, Dental, Retail, Restaurant, Drive-thru, Fast Food,  
Bank, Auto Repair, Gas Station, etc.

For all leasing inquiries contact:

Fred Kia

310-430-2000

[fred.kia@vqv.us](mailto:fred.kia@vqv.us)

Western Ave.

El Segundo Blvd.



**AREA ANALYSIS**

SITE AREA:	±18,080 SF or 0.42 acres±
BLDG. AREA	4,150 SF
TOTAL GLA:	4,150 SF
PARKING REQUIRED:	27.67 STALLS
4,150 RETAIL FOOD (1/150 SF):	27.67
PARKING PROVIDED:	28 STALLS
STANDARD (9X20):	22 STALLS
COMPACT (8X20):	6 STALLS (21% OF TOTAL)
HANDICAPPED:	2 STALLS
MIN. LANDSCAPING REQUIRED:	517 SF
(paved area = 10,331 sf) x 5%	517 SF
LANDSCAPING PROVIDED:	2,048 SF



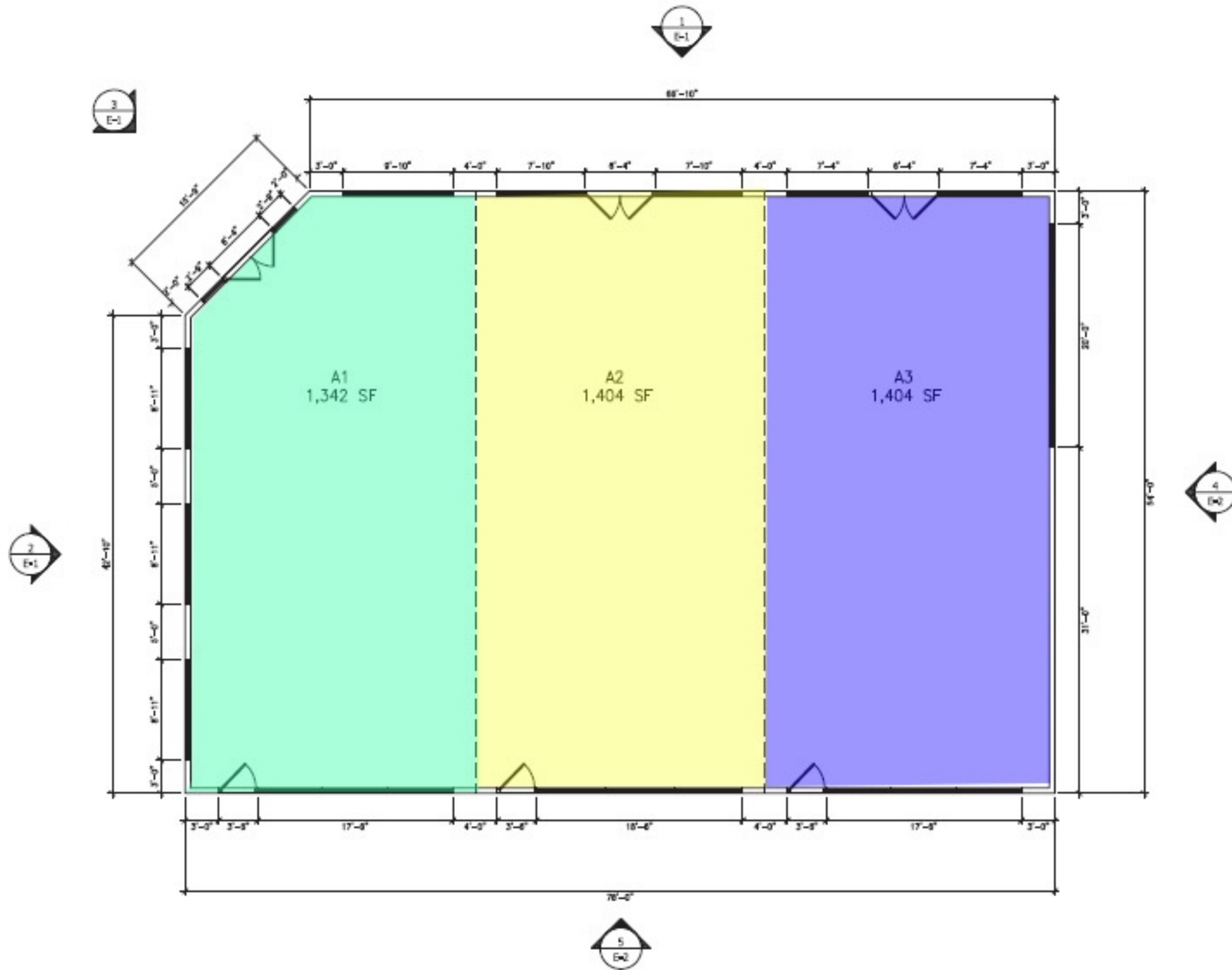
SCALE 1/16" = 1'

NOTES:  
THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY THIRD PARTIES AND WILL BE SUBJECT TO A FINAL SURVEY.



COFFEE

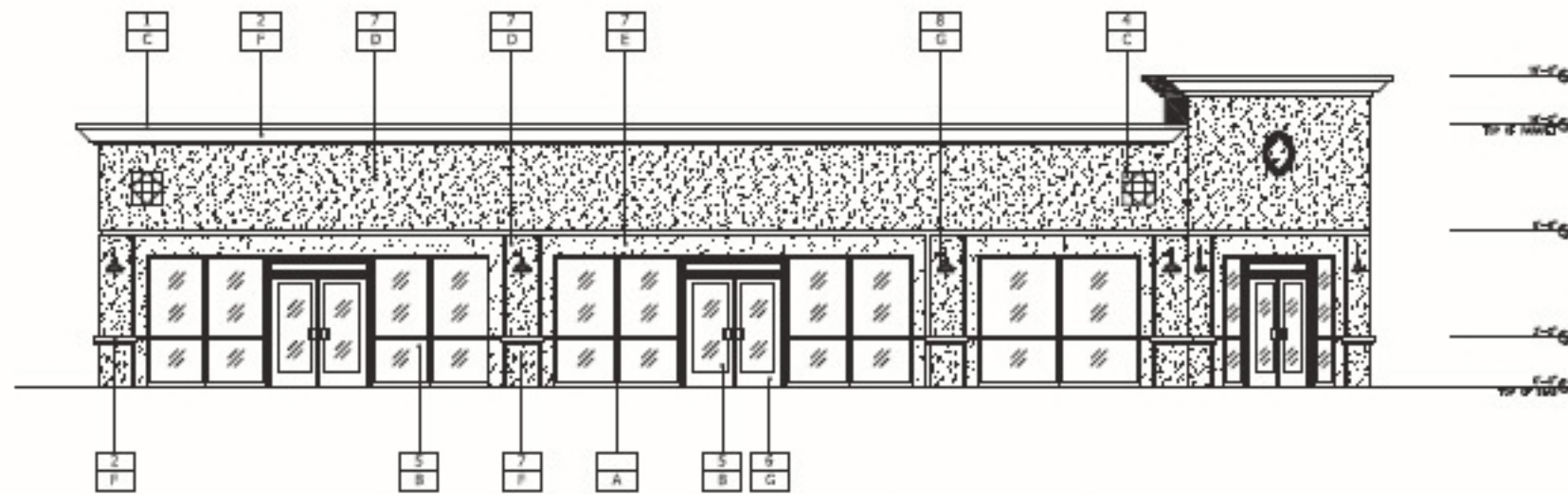




North

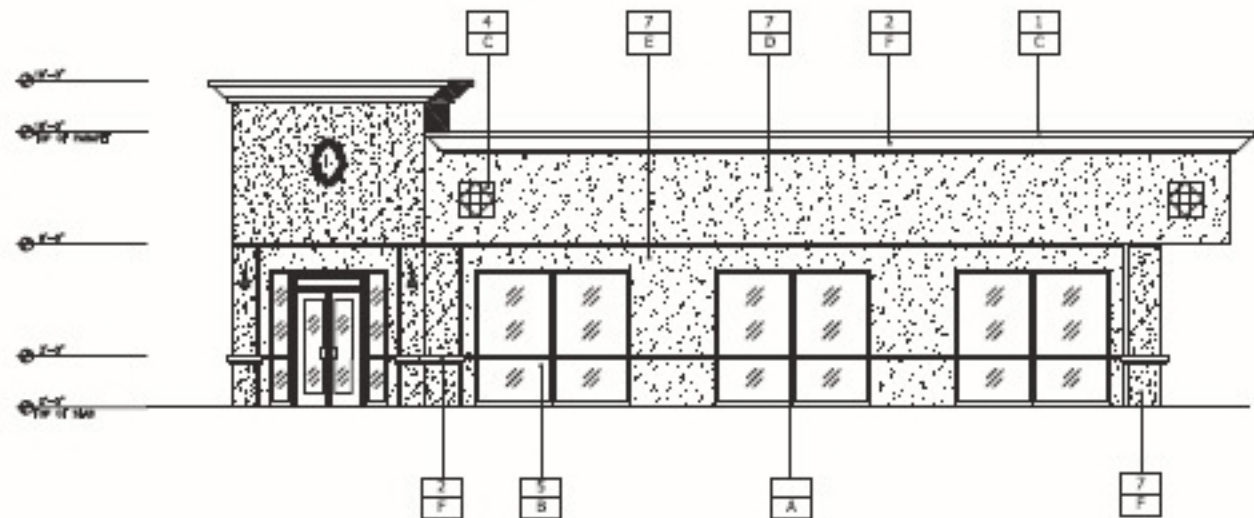
SCALE 3/32"=1'

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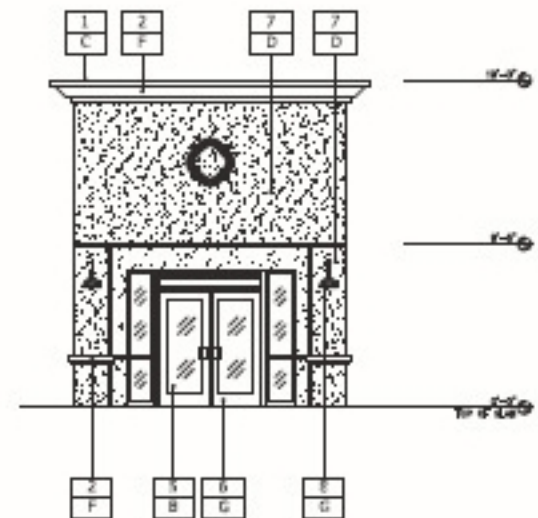


**1 EAST ELEVATION (WESTERN AVE)**

SCALE 3/32"=1'

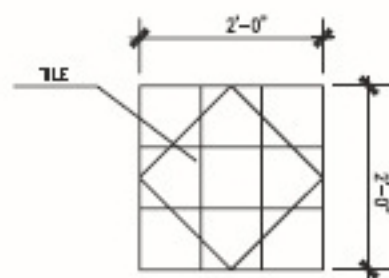


**2 NORTH ELEVATION (EL SEGUNDO BLVD)**

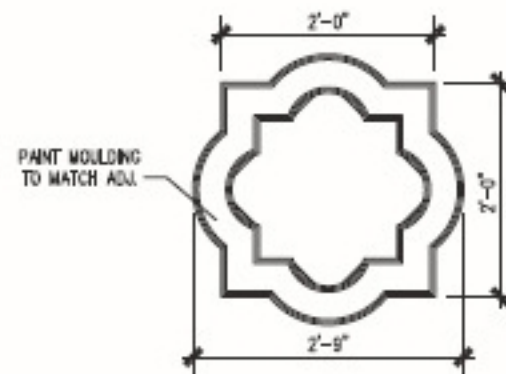


**3 NORTH-EAST ELEVATION**

SCALE 3/32"=1'



**TILE**



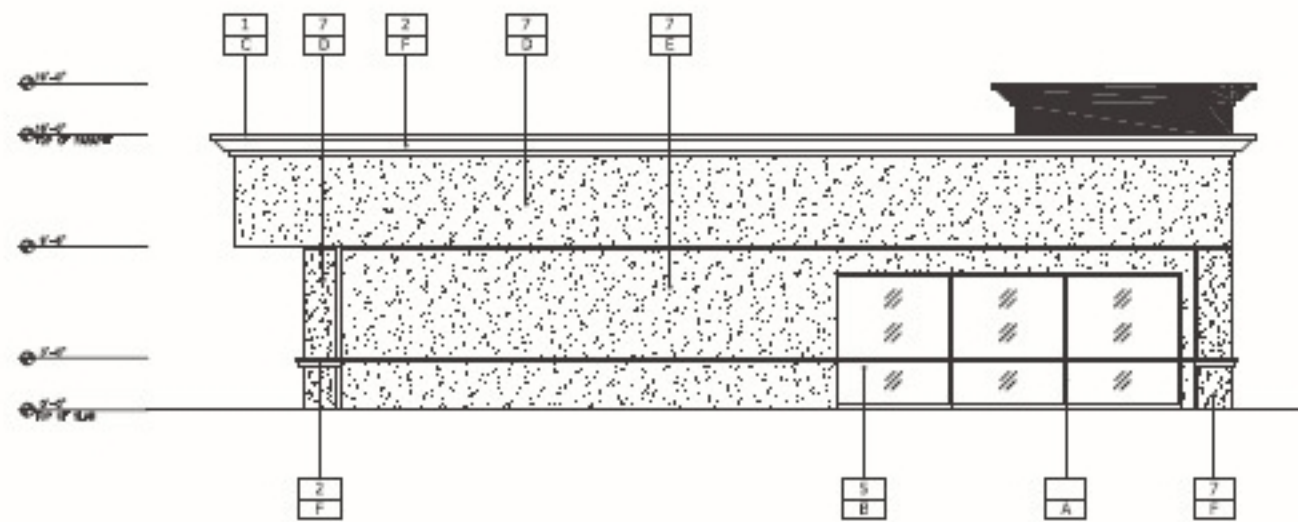
**MEDALLION**

**MATERIAL & FINISH SCHEDULE**

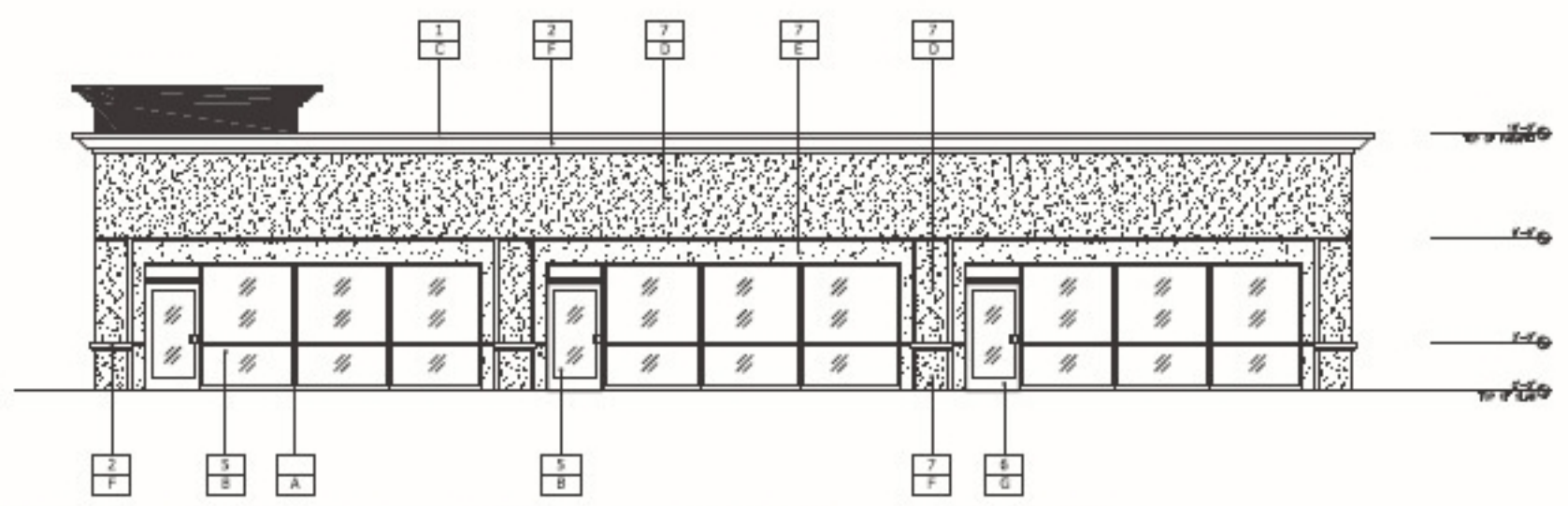
**COLOR SCHEDULE**

1	SHEET METAL COPING	A	ANODIZED BRONZE
2	EXTERIOR CEMENT PLASTER	B	CLEAR
3	STORAGE SUPPLIED BY TENDANT	C	NATURAL COLOR
4	TILE	D	DUNN EDWARDS • COLOR # DES191 • TAN
5	GLAZING	E	DUNN EDWARDS • COLOR # DES190 • OFF WHITE
6	ALUMINUM DOOR	F	DUNN EDWARDS • COLOR # DES124 • MOCHA
7	EXTERIOR PAINT	G	DUNN EDWARDS • COLOR # DES244 • DARK GREEN
8	WEATHERIGHT LIGHTING UNIT WALL MOUNT		

**NOTES**  
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4 SOUTH ELEVATION SCALE 3/32"=1'



5 WEST ELEVATION SCALE 3/32"=1'

MATERIAL & FINISH SCHEDULE		COLOR SCHEDULE	
1	SHEET METAL COPING	A	ANODIZED BRONZE
2	EXTERIOR CEMENT PLASTER	B	CLEAR
3	STORAGE SUPPLIED BY TENANT	C	NATURAL COLOR
4	TILE	D	DUNN EDWARDS • COLOR # DE6191 • TAN
5	GLAZING	E	DUNN EDWARDS • COLOR # DE6290 • OFF WHITE
6	ALUMINUM DOOR	F	DUNN EDWARDS • COLOR # DE6224 • MOCHA
7	EXTERIOR PAINT	G	DUNN EDWARDS • COLOR # DE6244 • DARK GREEN
8	WEATHERTIGHT LIGHTING UNIT WALL MOUNT		

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**SUBJECT**

**Western Ave.**

**El Segundo Blvd**

W El Segundo Blvd

S Western Ave



52°  
AQI 64





WEST ATHENS WESTMONT

2D



105 FWY



Western Ave.

El Segundo Blvd

SUBJECT

HOLLYPARK

Chester Washington Golf Course

Rowley Park

52°

AQI 60