

# FOR LEASE

# HIGH VISIBILITY RETAIL SPACE ON 405 FREEWAY

## 1361 W. 190TH STREET | GARDENA, CA

GREAT  
FREEWAY  
VISIBILITY

**AVAILABLE:**  
25,033 SF  
Retail Space



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## PROPERTY HIGHLIGHTS

- Available: June 1, 2025 (Current 3 Day Suit Broker Space)
- 25,033 square feet of highly versatile space with exceptional visibility and prominent signage along the 405 Freeway.
- Space can cater to a variety of uses including retail, showroom or industrial.
- Surrounded by major retailers, including AutoZone, 4 Wheel Parts, Walmart, 99 Ranch Market, Dollar Tree and Sky Zone.
- Strategically positioned near major freeway on- and off-ramps, offering convenient access for patrons.

## DEMOGRAPHICS (2024 EST.)

### POPULATION



1 Mile	9,620
3 Miles	202,299
5 Miles	617,919

### AVG HH INCOME



1 Mile	\$134,055
3 Miles	\$127,791
5 Miles	\$136,271

### DAYTIME POP



1 Mile	28,740
3 Miles	183,809
5 Miles	482,751

### HOUSEHOLDS



1 Mile	3,550
3 Miles	70,401
5 Miles	212,570

Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography

## TRAFFIC COUNTS



W. 190TH STREET:	±30,335 CPD
405 FREEWAY:	±270,000 CPD



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