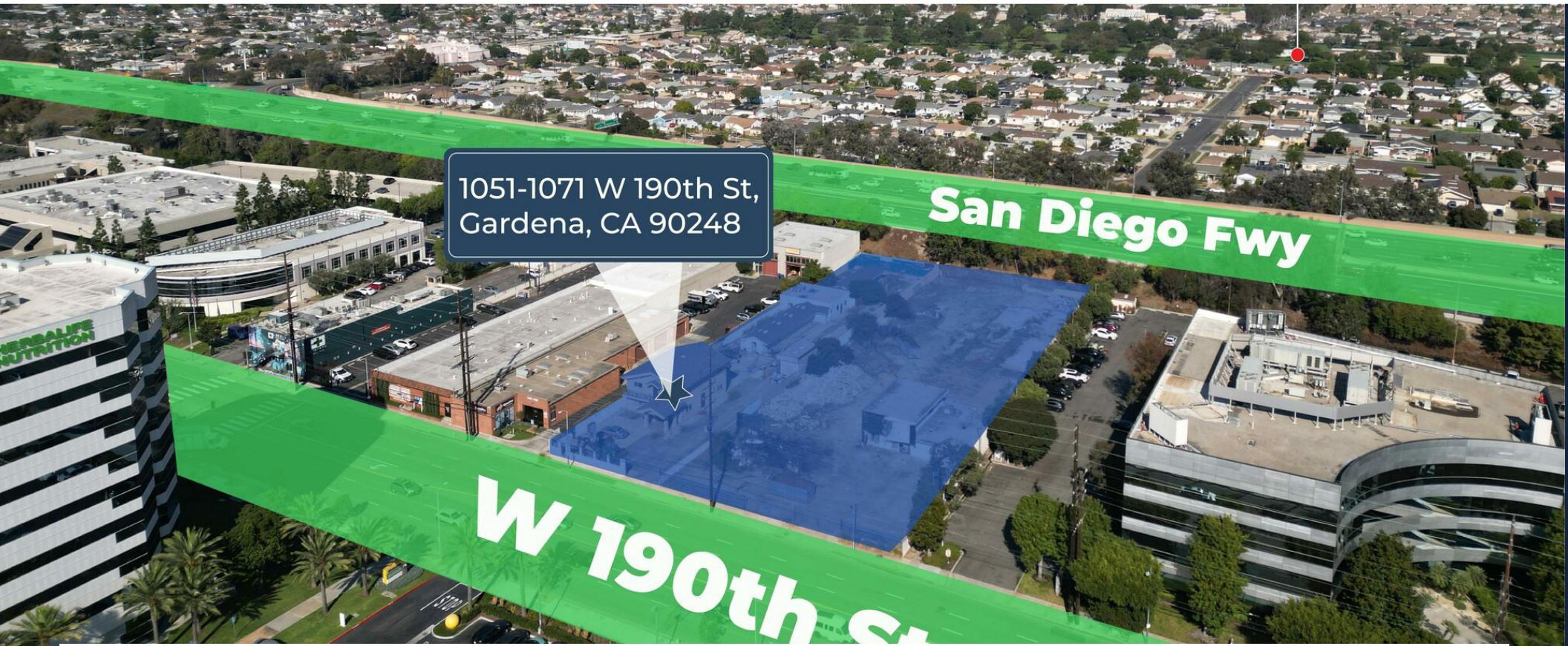


1.57 AC DEVELOPMENT LAND FOR SALE

1051-1071 W 190th St

Gardena, CA 90248



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SECTION 1

Property Information

Property Summary



PROPERTY HIGHLIGHTS

- 1.57 AC development-ready site offering scale for a significant multifamily project
- Proposed zoning change in process to allow high-density residential development
- Large unit count potential supported by strong renter demographics and demand drivers
- Highly visible frontage along the 405 Freeway, ideal for future leasing and branding
- Excellent access to regional transportation, including the 405, 110, and 91 freeways
- Strong walkable amenity base, including the nearby Enclave retail center
- Urban infill location surrounded by established residential and commercial uses
- Limited competing development sites in the South Bay enhance the project's long-term value
- Ideal for developers seeking scale, visibility, and a rare entitlement opportunity in

OFFERING SUMMARY

Sale Price:	\$12,500,000
Number of Lots:	3
Combined Lot Size:	68,432 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	206	547	2,515
Total Population	560	1,508	6,847
Average HH Income	\$108,660	\$117,932	\$124,477

Property Description

CRITIC'S
CHOICE™
AWARDS
2019

San Diego Fwy



PROPERTY DESCRIPTION

The offering comprises an exceptional 1.57-acre development site located at 1051-1071 W 190th St, delivering a rare combination of scale, visibility, and strategic positioning within Harbor Gateway South—a submarket experiencing accelerated investment and tenant demand. With direct 405 Freeway frontage, the property commands continuous exposure to high traffic volumes and provides seamless access to the South Bay, Long Beach, and the greater Los Angeles employment centers.

This site is surrounded by a robust amenity base featuring national retailers, service conveniences, and destination dining—anchored by nearby Enclave, a dynamic retail hub drawing consistent customer traffic. The area's strong fundamentals, combined with steady population and job growth, continue to elevate the submarket's appeal for residential development.

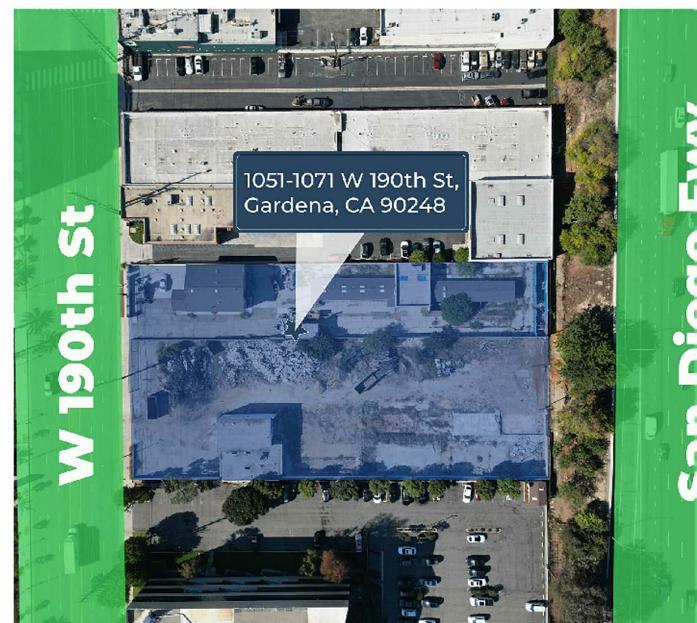
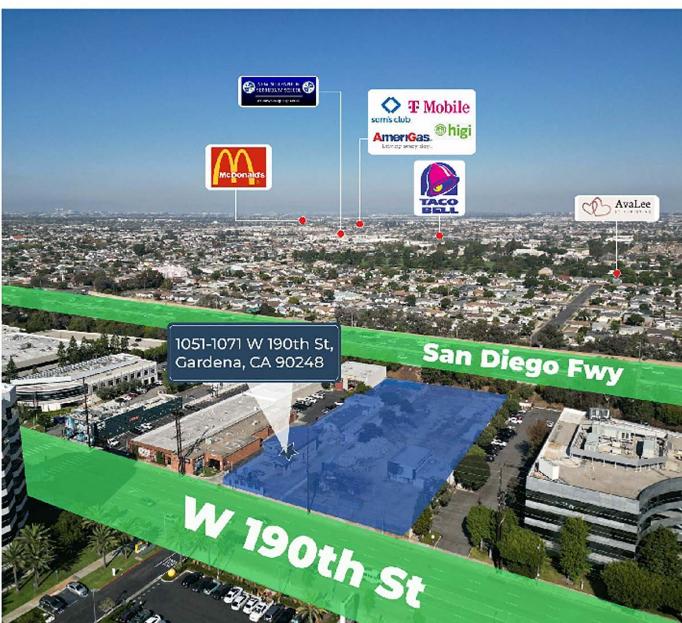
A proposed zoning change currently underway would unlock the ability to develop a large multifamily community, making this a standout opportunity for developers seeking a marquee project with meaningful unit count potential. The parcel's size, infill nature, and proximity to transportation corridors reinforce its competitive advantage in a region where development-ready land is increasingly scarce.

With its compelling combination of visibility, accessibility, consumer demand, and zoning upside, this asset offers investors a best-in-class opportunity to capitalize on one of the South Bay's most strategically positioned development sites.

LOCATION DESCRIPTION

Located in the thriving Harbor Gateway South trade area, the site is surrounded by an active mix of local and national retailers, everyday services, and popular dining destinations. Its strategic position between the South Bay and greater Los Angeles provides strong connectivity and a robust consumer base. Whether planned for commercial, mixed-use, or specialized development, this location delivers a compelling blend of traffic volume, amenities, and long-term growth potential.

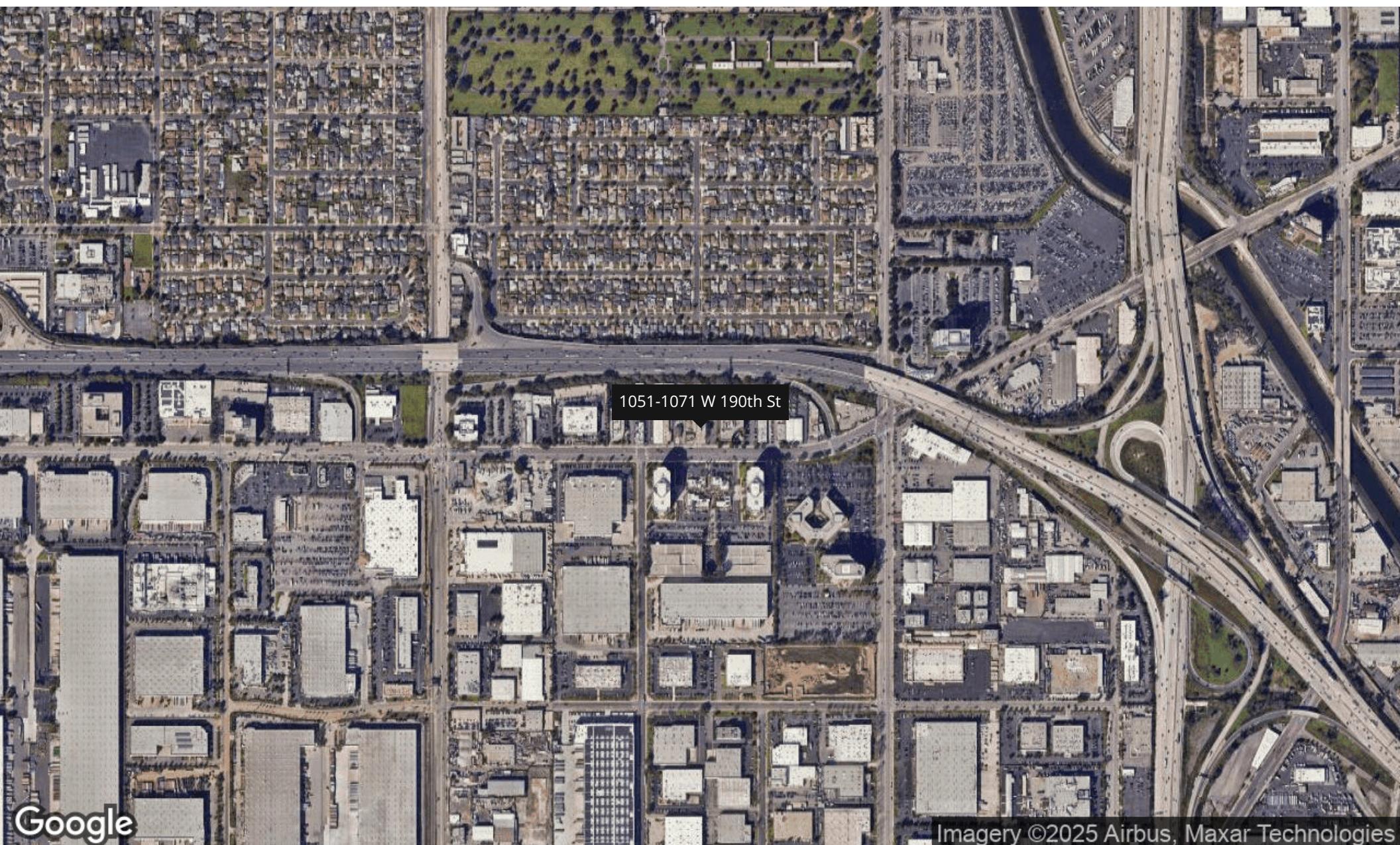
Aerial Photos



SECTION 2

Location Information

Aerial Map



SECTION 3

Demographics

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	560	1,508	6,847
Average Age	46	45	46
Average Age (Male)	45	43	44
Average Age (Female)	48	46	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	206	547	2,515
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$108,660	\$117,932	\$124,477
Average House Value	\$778,708	\$777,446	\$743,391

Demographics data derived from AlphaMap

