

**AVISON
YOUNG**

±3,290 SF Retail Building

14318 S. Western Avenue, Gardena, CA 90249

FOR LEASE

KAMERON GRAYLEE

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AVISON YOUNG

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14318 S. WESTERN AVE, GARDENA, CA

DOWNTOWN
LOS ANGELES

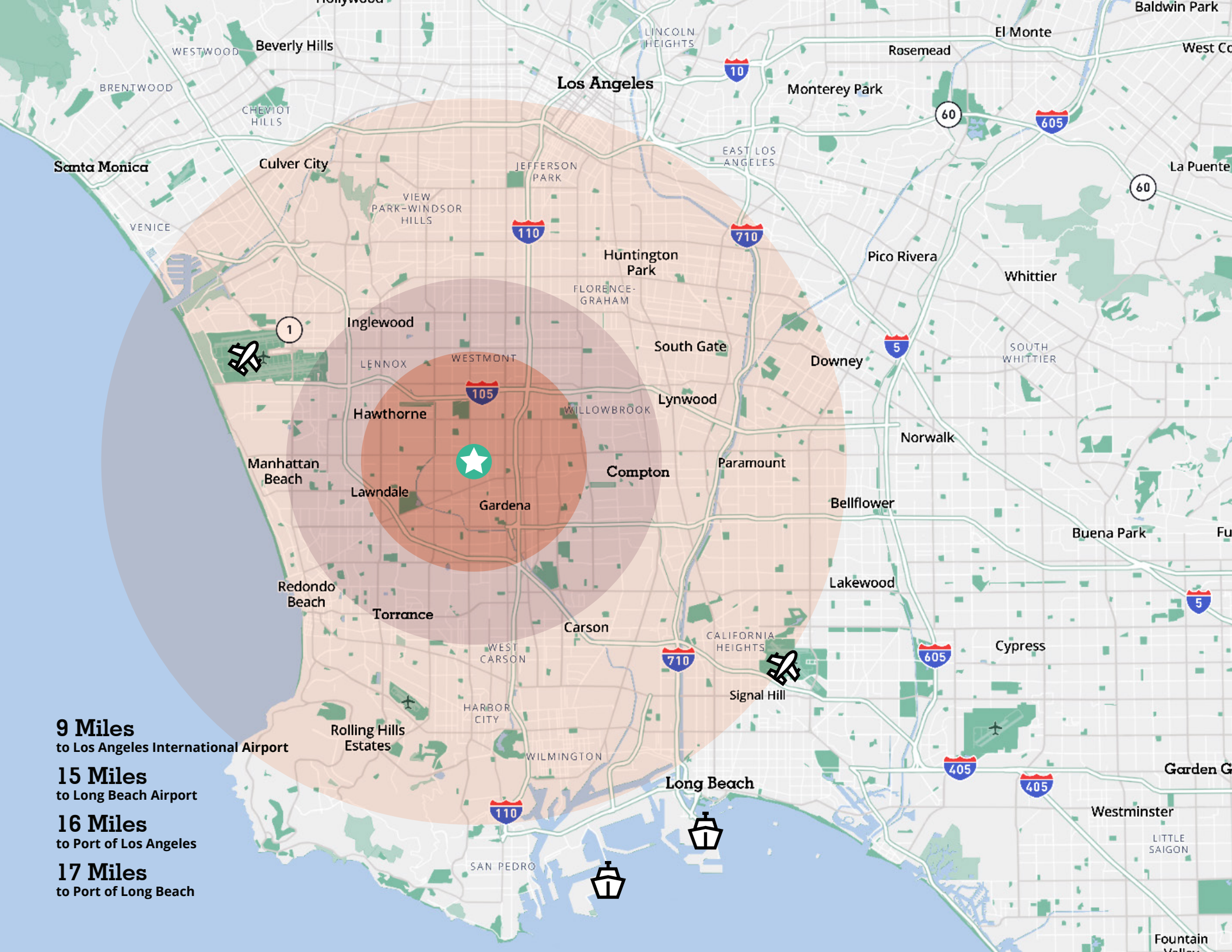


PROPERTY OVERVIEW

BUILDING AREA:	±3,290 SF
LAND AREA:	±0.33 Acre / 14,468 SF
LEASE RATE:	\$2.00 PSF NNN
ZONING:	C-3

HIGHLIGHTS

14318 S. Western Ave, Gardena, CA is a versatile commercial property located in a high-traffic area with excellent visibility. Positioned in the heart of Gardena’s retail and business corridor, the site offers convenient access to major freeways, including I-110, I-405, I-105 and SR-91. This property is ideal for retail, office, or mixed-use tenants, benefiting from strong demographics and a bustling commercial environment. With ample parking and proximity to dining, shopping, and public transit, it presents an excellent opportunity for businesses seeking a strategic location in the South Bay.



Demographics
Gardena, California, is a full-service city of 5.9 square miles with an ethnically mixed population of 61,027. The school age children comprise 15% of the community. Young adults ages 18 to 44 are 37% of the population and 48% of the City's population is age 45 and older. Gardena has active "Sister City" affiliations with Ichikawa, Japan and Huatabampo, Mexico. The City is known for its rich cultural diversity and beautiful landscaping. Gardena is a family-oriented City with many programs to meet the needs of both the family and single population. The City is proud of its high quality of life.

Housing
Gardena's attractive, family-oriented neighborhoods provide a wide variety of housing options for all residents. There are 22,393 residential units available in the City. About one-half of the residential units are single family units. The City has 280 subsidized senior housing units in three senior communities. The apartments/multi-family housing have very livable densities. About 15% of the housing stock in the City was built in the last 25 years. The majority of the residential neighborhoods are mature with lush landscaping, well maintained buildings, and large family-sized yards. The persons per household ratio is 2.78. The City has a 3.6% vacancy rate.

Labor Pool
Home to a large labor pool, Gardena can provide employers with qualified and well educated workers. Nearly 27% of adults age 25 and older have four years' college. The work force is extremely diverse, including men and women with a wide variety of job capabilities, from entry-level to technical and to supervisory and management skills. Our One Stop Employment and Training Center can assist employers in filling a variety of jobs customized to their specific needs including, but not limited to, clerical, office administration, accounting, computer operators, retail sales, truck drivers and other technicians.

[Business Licensing Page](#)

5-MILE RADIUS DEMOGRAPHICS



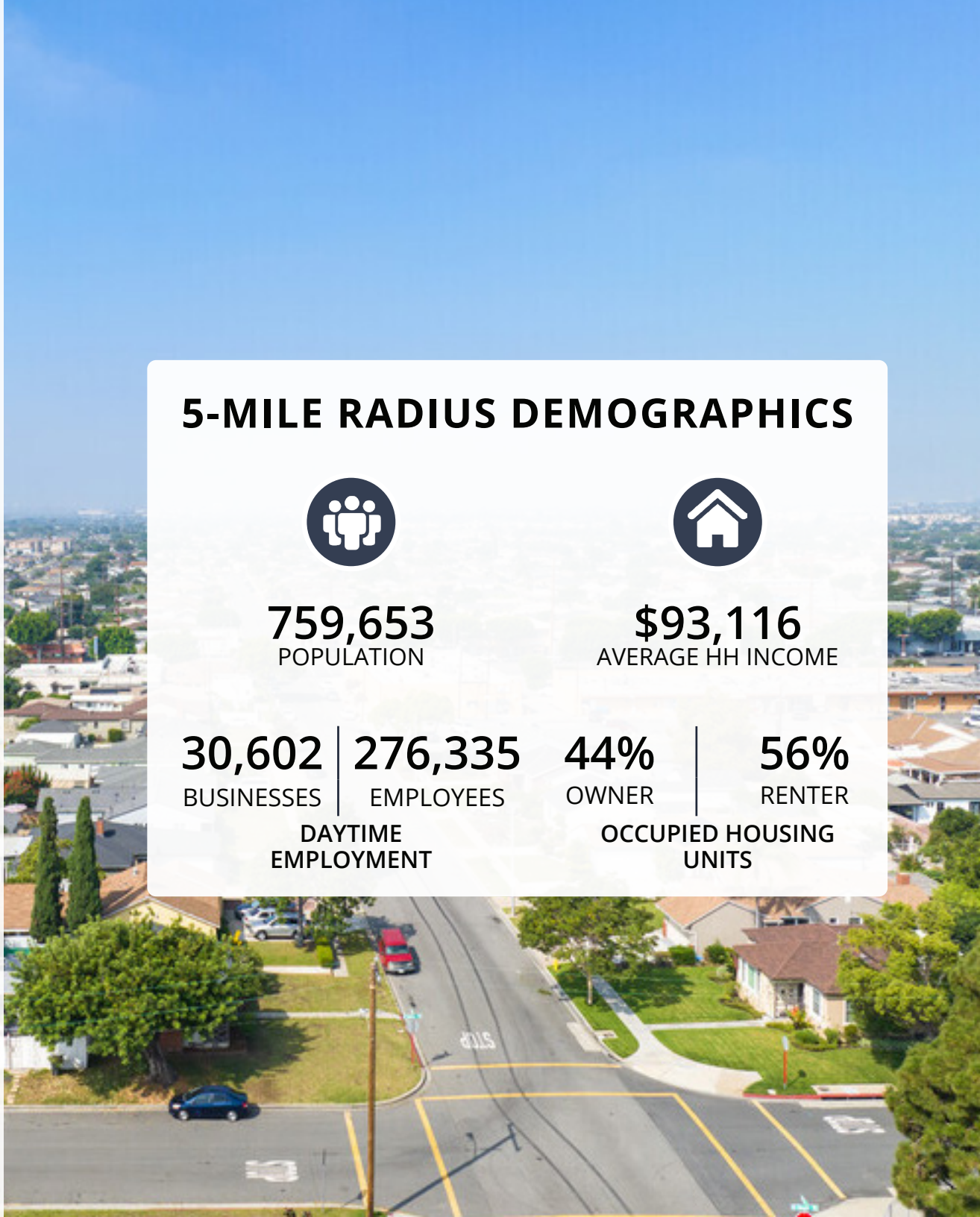
759,653
POPULATION



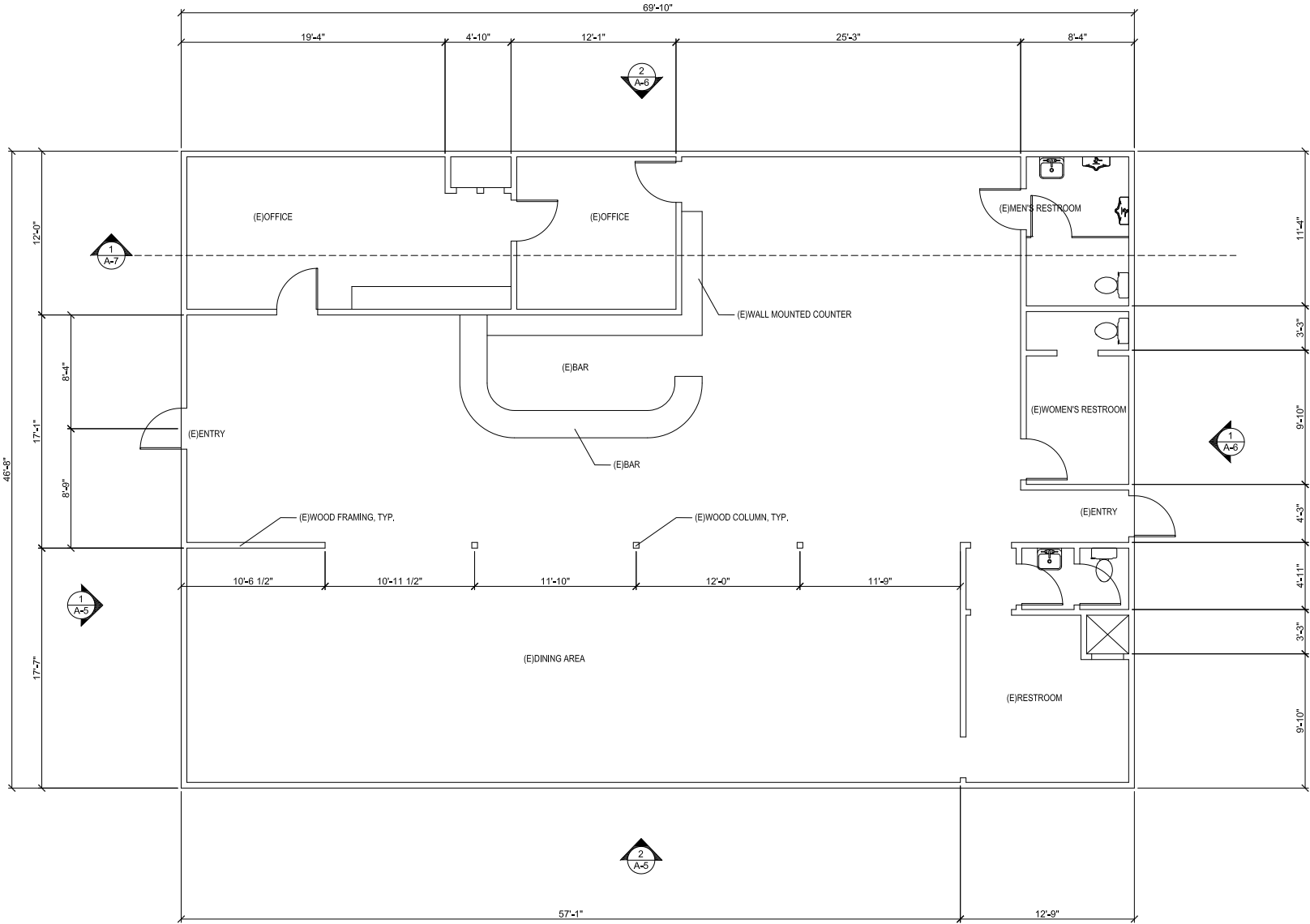
\$93,116
AVERAGE HH INCOME

30,602 | **276,335**
BUSINESSES | EMPLOYEES
DAYTIME
EMPLOYMENT

44% | **56%**
OWNER | RENTER
OCCUPIED HOUSING
UNITS

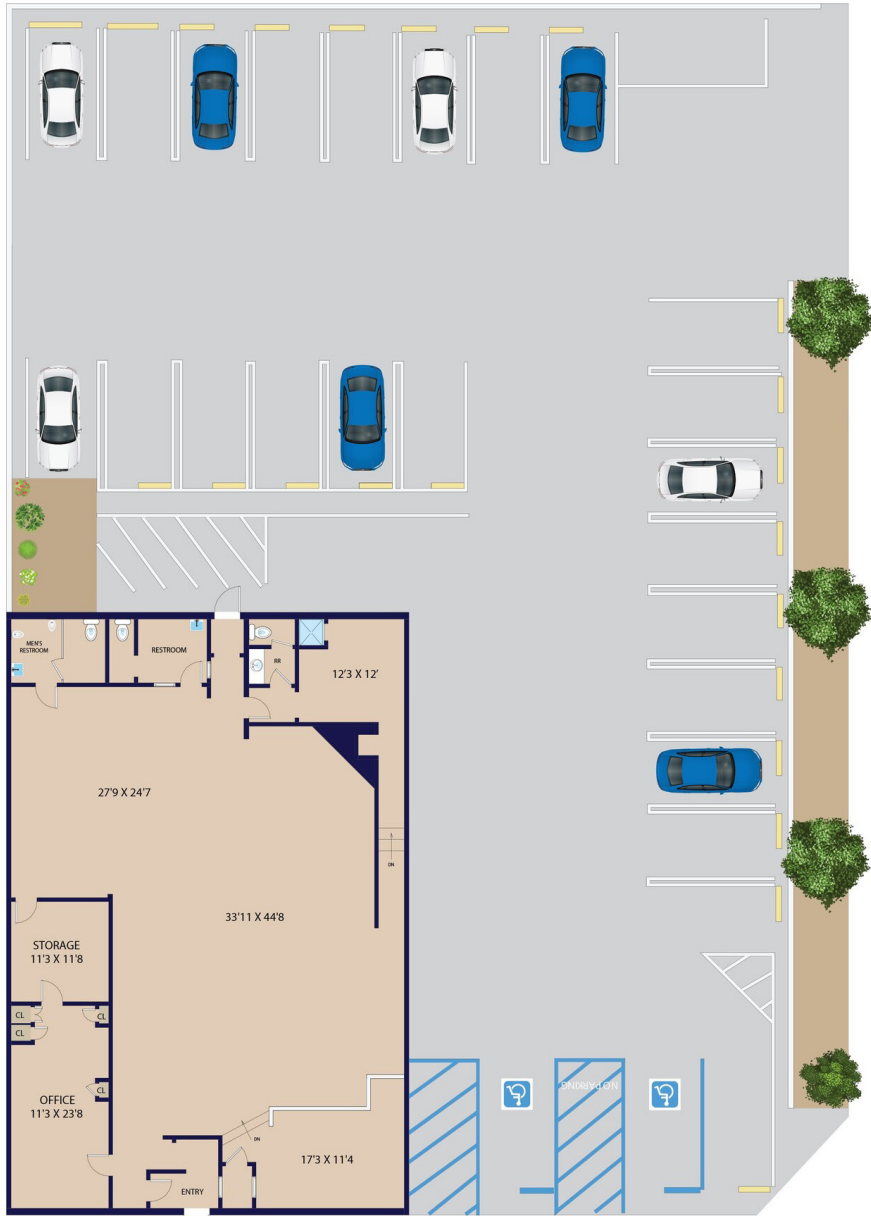


FLOOR PLAN

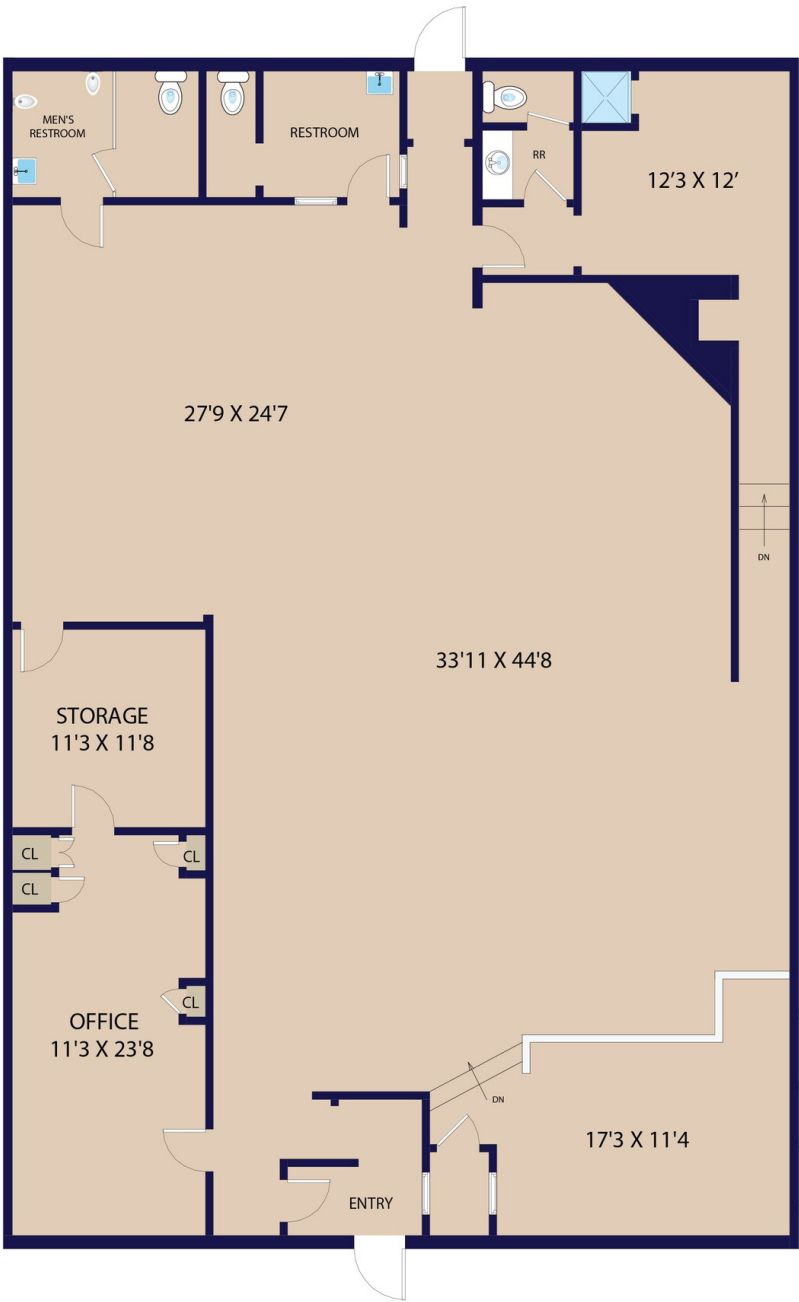


SITE PLANS

14318 SOUTH WESTERN AVENUE, GARDENA



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