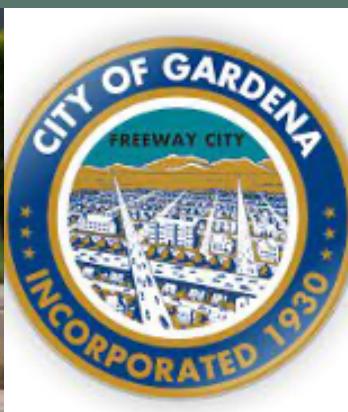


Dynamic Intersection on Prominent Visible Corner



Rare Drive Thru Building For Lease

We are pleased to offer 2,116 SF of prime restaurant space located at 1510 W. Rosecrans Ave in Gardena, CA. High Traffic Count at this corner location with Great Access! This prominent corner location is a rare leasing opportunity with an *existing drive thru and great day time population!*



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ITULE
REAL ESTATE GROUP

**Showings BY APPOINTMENT ONLY
Please Do Not Disturb Current Tenant**



Drive Thru lot on corner of W. Rosecrans & Halldale Ave.



Restaurant with existing
DRIVE THRU



2,116 SF Existing Building
13,009 SF Parcel



\$7,500/Mo + NNN



Excellent Day Time Population
& Vehicle traffic



Ample Parking

Demographics

	3 Mile	5 Mile
2021 Population	274,877	774,184
2026 Population	272,381	764,223
Est. Population Growth 2021-2026	(0.91%)	(1.29%)
Average Age	37	36
Median Household Income	\$61,198	\$61,450

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