

GROCERY MARKET & RESTAURANT | 851-853 W GARDENA BLVD
3,875 SF | RETAIL BUILDING | GARDENA, CA 90247 | \$1,750,000 (\$451/SF)

YOUNGS MARKET & RESTAURANT

WELCOME TO
YOUNGS MARKET & RESTAURANT

CATCH A
BIG WAVE

VINCENT KIM

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CalDRE# 01905008

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real
COMMERCIAL

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EXECUTIVE SUMMARY

CENTRAL GARDENA:
Steady Income and Great Strip Retail Attraction

RARE OPPORTUNITY:
Owner User or Income Property

High Potential for Financial Growth

Close Proximity to Major Retailers

Adjacent Parking Lot for 5 Spaces
(Possible option for 9)



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PRICE	\$1,750,000
PRICE/SF	\$451.60 / SF
SALE TYPE	Investment or Owner User
SALE CONDITION	1031 Exchange
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Storefront Retail/Restaurant
BUILDING SIZE	3,875 SF
LOT SIZE	6,001 SF
YEAR BUILT	1922
OWNERSHIP TYPE	Fee Simple
ZONING	LAC2

DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	26,941	203,411	743,110
WHITE ALONE	2,596	21,571	92,723
BLACK ALONE	2,913	43,456	129,118
ASIAN ALONE	7,523	31,821	89,883
HISPANIC	9,637	70,730	298,315
MEDIAN AGE	38.8	37.5	34.7

HOUSING	1 MILE	3 MILES	5 MILES
HOUSING UNITS	9,679	68,246	238,091
OWNER OCCUPIED HOUSING UNITS	3,726	36,415	110,475
RENTER OCCUPIED HOUSING UNITS	5,516	28,842	116,083
VACANT HOUSING UNITS	437	2,989	11,533

INCOME	1 MILE	3 MILES	5 MILES
MEDIAN HOUSEHOLD INCOME	\$67,101	\$76,232	\$75,115
PER CAPITA INCOME	\$31,585	\$33,816	\$31,958
MEDIAN NET WORTH	\$63,308	\$112,654	\$83,122

BUSINESS	1 MILE	3 MILES	5 MILES
TOTAL BUSINESSES	1,397	9,658	26,185
TOTAL EMPLOYEES	14,374	108,131	287,661

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.

PHOTOS

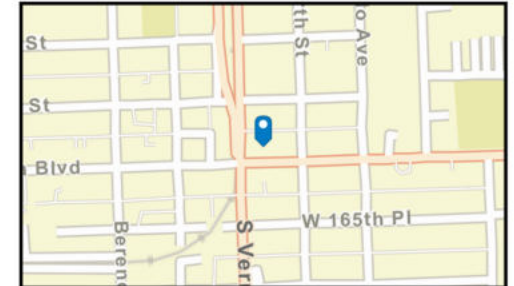
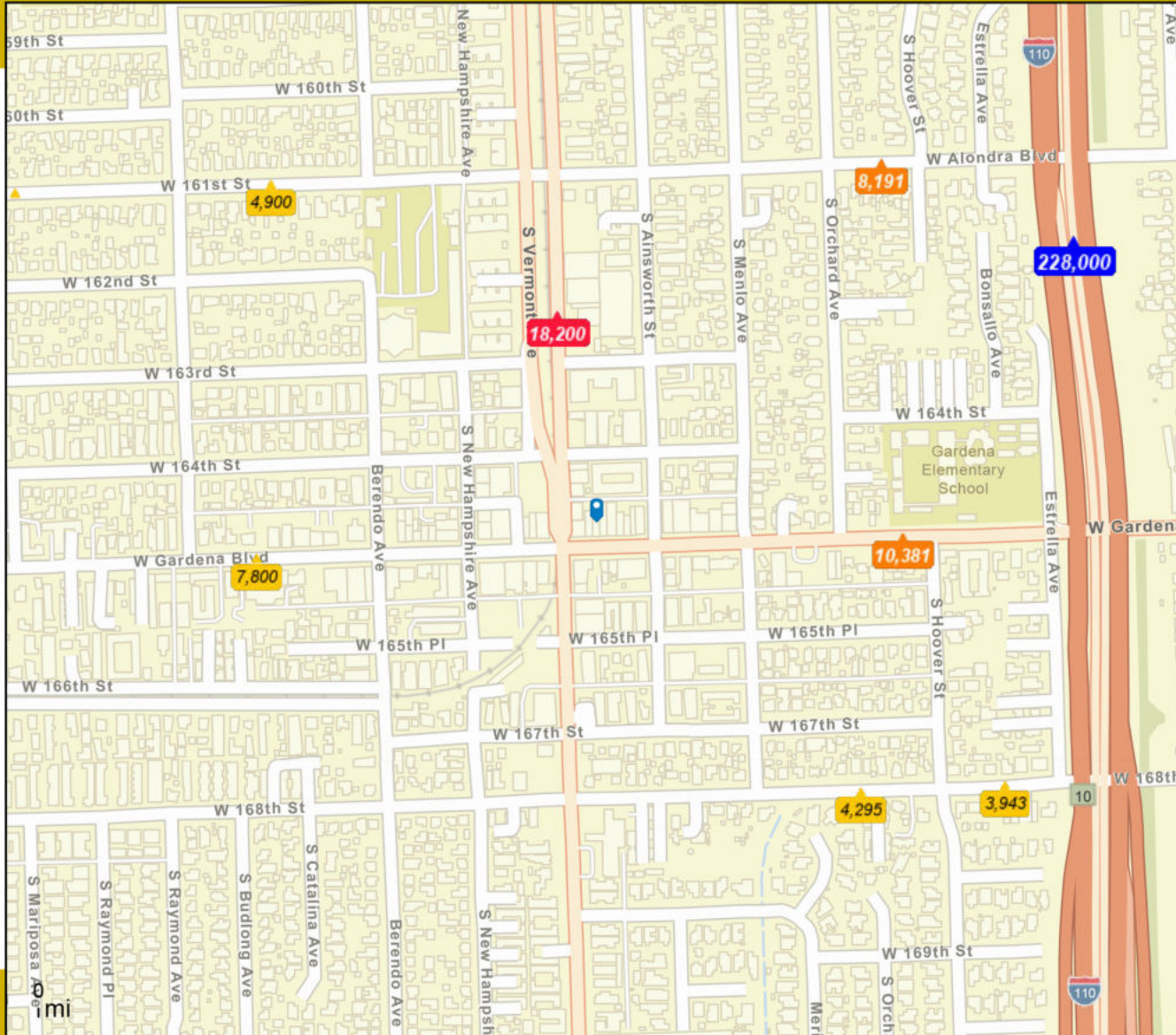
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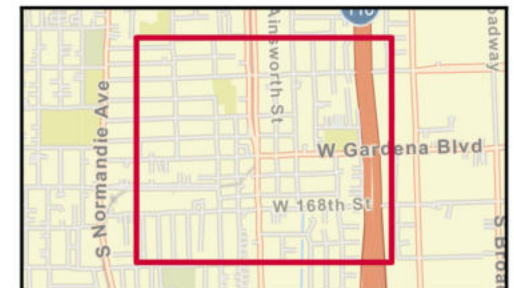


TRAFFIC COUNT

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

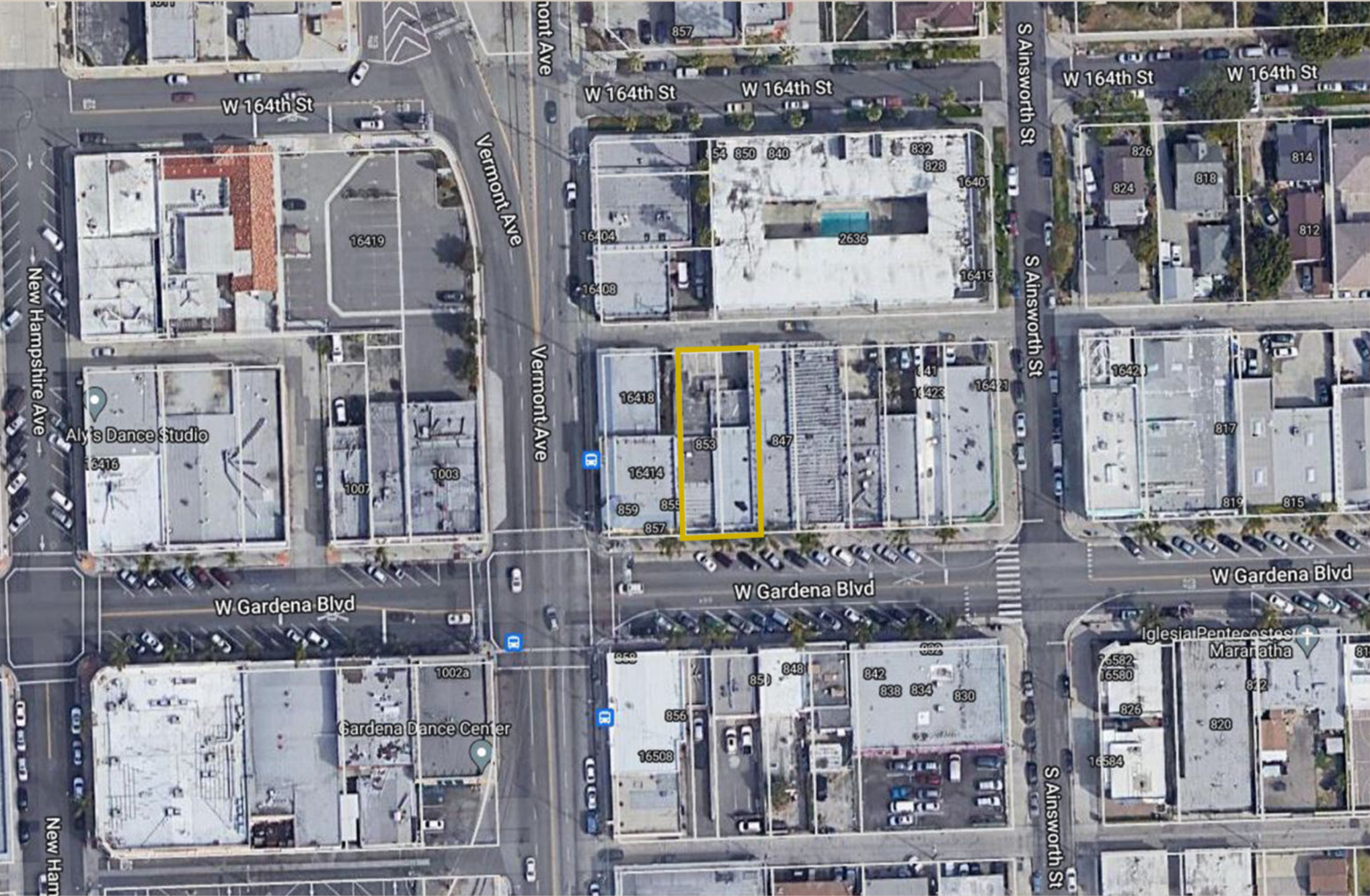


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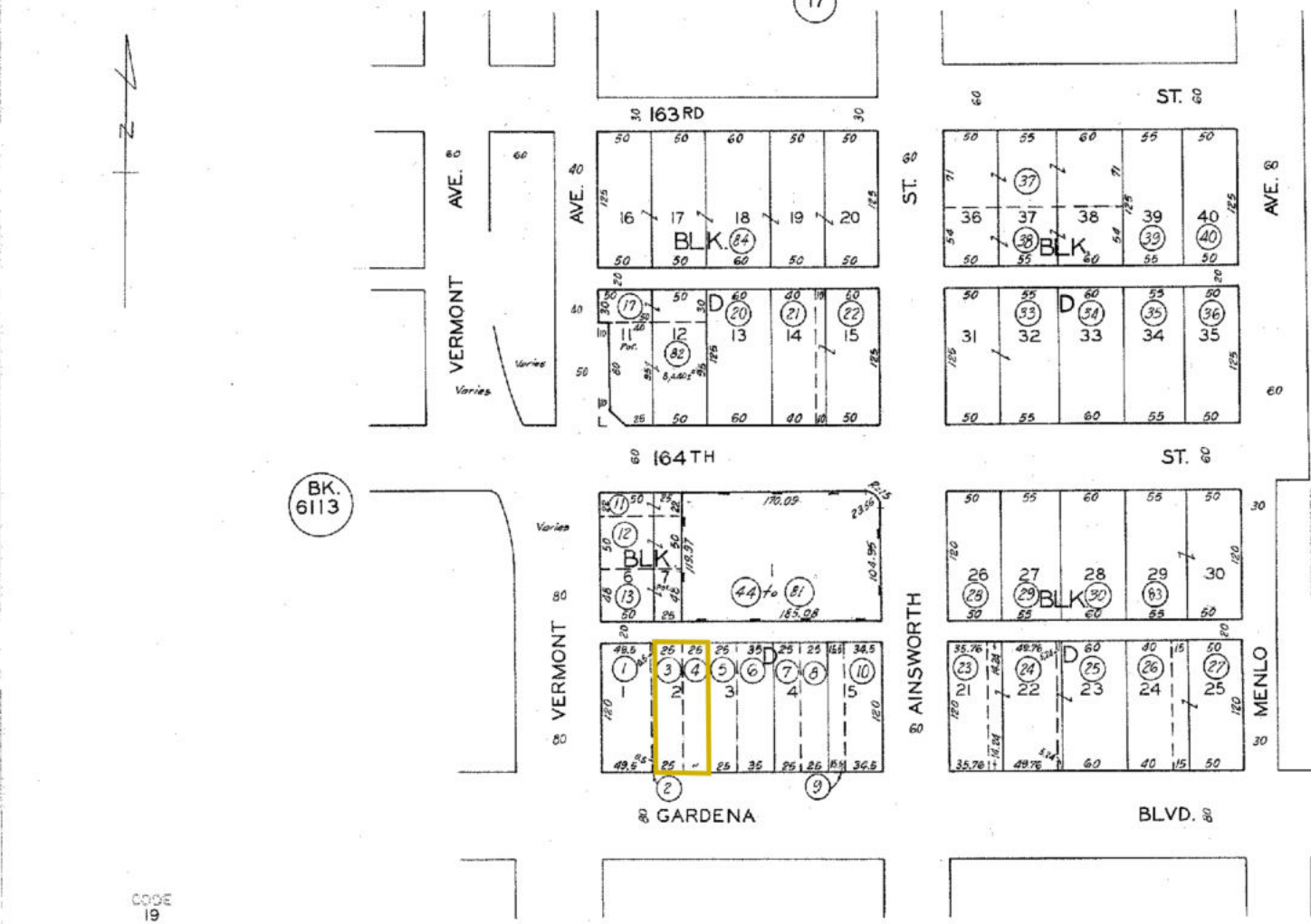
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6120 18
 SHEET 1
 SCALE 1" = 100'

2007

740412311
 800886409
 R0884612
 82013507
 830325802
 870507010002001-14
 2007026604007001-14



The assessment of units in the following Condominium Plan, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Tract No.	Blk.	lots	Units	Subdivision of Airspace
936241 9-25-88	33727	--	--	--	Sheet 2

CODE 19

TOWN OF GARDENA M.R. 43-5-6

BK. 6121

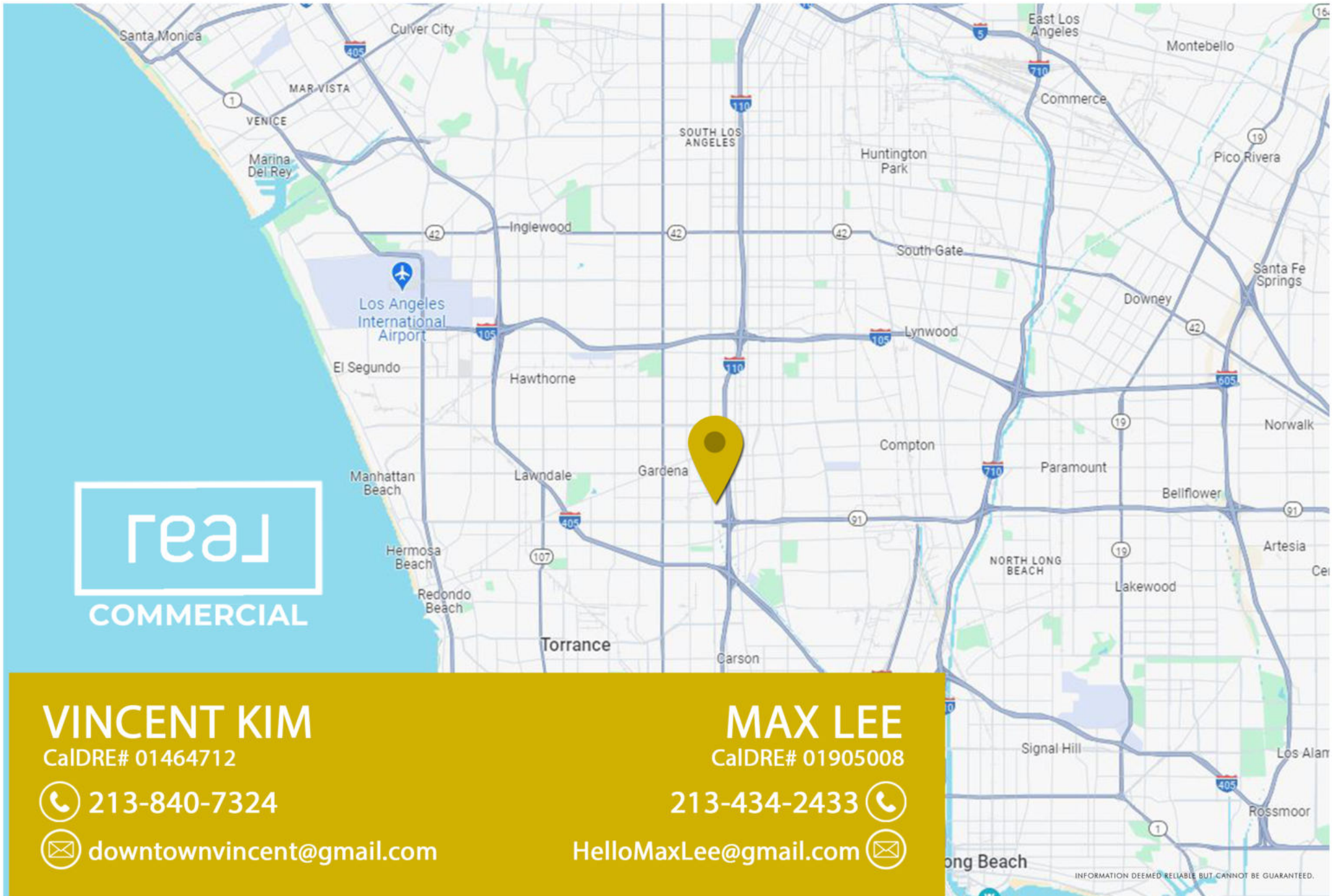
CONDOMINIUM TRACT NO. 33727 M.B. 938-31-32

FOR PREV. ASSM'T SEE 6122 - 31 & 32

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.



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