

MATTHEWS™



FOR LEASE

333 E 157th St. Gardena, CA 90248

Leasing Brochure

333 E 157th St
Gardena, CA 90248

\$1.45 Gross
Price Per SF

±12,000 SF
GLA

38.26%
Coverage

1959
Year Built

M1, Gardena
Zoning

±242,000
Vehicles Per Day

15'
Clear Height

12 Spaces
Parking

120-240V 3 Phase
Power





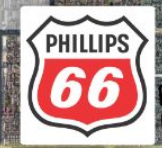
Los Angeles International Airport



Hawthorne Municipal Airport



Dense Industrial Corridor



± 242,000 VPD



Alameda Corridor

20-mile freight rail expressway linking the ports to the UP/BNSF network



Compton/Woodley Airport



Dense Industrial Corridor

Dense Industrial Corridor



Port of Los Angeles
± 14 Miles South



± 50,000 VPD



± 201,000 VPD



± 257,000 VPD

Subject Property



Google Earth



Gardena, CA

Located in the heart of the South Bay submarket of Los Angeles, Gardena offers strategic access to major logistical corridors, including proximity to the Ports of Los Angeles and Long Beach, and key freeways such as the I-110 and I-405. This infill industrial location benefits from limited available land and strong regional transportation connectivity, making it ideal for businesses that rely on efficient goods movement across Southern California.

Gardena supports a stable residential base with a population nearing 60,000. The median household income and home values reflect a balanced economic environment with sustained local demand. The surrounding area is well suited for industrial tenants, manufacturers, and last-mile distribution operations due to its blend of urban density and direct highway access.



Greater Los Angeles Industrial Market Overview

The Greater Los Angeles industrial market remains one of the most critical logistics hubs in North America, driven by its proximity to the Ports of Los Angeles and Long Beach, the nation's two busiest container ports. This extensive gateway handles over 40% of all U.S. containerized imports, feeding a highly integrated industrial supply chain that stretches inland through the Inland Empire and across the country. The region's industrial inventory exceeds 1 billion square feet, encompassing a wide range of assets from legacy manufacturing plants to modern high-bay distribution centers. With limited land availability and strict zoning, new development remains constrained, keeping vacancy rates among the lowest in the nation despite recent economic headwinds.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,723	204,239	709,411
Current Year Estimate	12,174	211,618	734,156
2020 Census	12,820	221,293	769,123
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,496	63,305	215,004
Current Year Estimate	3,601	64,860	220,021
2020 Census	3,685	65,713	221,327
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$110,516	\$110,069	\$103,944

MATTHEWS™

Exclusively Listed By



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 331 E 157th St, Gardena, CA, 90248 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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