

FOR LEASE: RETAIL PROPERTY

8 2 5

WEST

GARDENA BLVD.

GARDENA, CA 90247



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# 825 WEST GARDENA BLVD.

G A R D E N A , C A L I F O R N I A 9 0 2 4 7



<b>Retail Spaces:</b>	Unit B:	550 SF
	Unit C:	700 SF
	Unit D1:	627 SF
	Unit D2:	476 SF
<b>Lease Rate:</b>	\$2.25 - \$3.00 PSF Modified Gross	
<b>Zoning:</b>	LBCCP	
<b>Parking:</b>	Onsite Parking	

## HIGHLIGHTS

- High Traffic Corridor
- Great Visibility
- In the Heart of Gardena's Retail District
- Walking distance to Giuliano's Delicatessen Bakery
- Surrounded by residential neighborhoods and retail shops

## PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present 825 W. Gardena Blvd., Gardena, CA 90247, a versatile ground-floor retail opportunity within a two-story mixed-use building. Multiple units are currently available, ranging from approximately 500 SF to 1,277 SF, offering flexibility to accommodate a variety of business types including retail, service oriented, or professional office uses. Each unit features prominent storefront windows, excellent street visibility, and open layouts designed to suit diverse tenant needs. Strategically located just west of Vermont Avenue, the property benefits from strong street frontage, consistent pedestrian activity, and steady vehicle traffic. The second floor is occupied by an operating hotel, which further contributes to daily foot traffic and visibility for ground-floor tenants. The property is surrounded by established neighborhood favorites such as Giuliano's Delicatessen, Young's Market, and Ensenada Restaurant, enhancing its appeal. Additionally, the location offers excellent connectivity to the 110, 91, and 405 Freeways, making it easily accessible to both customers and employees. Ample street parking is available, and the property is situated within a densely populated trade area that benefits from a strong mix of residential and commercial synergy.

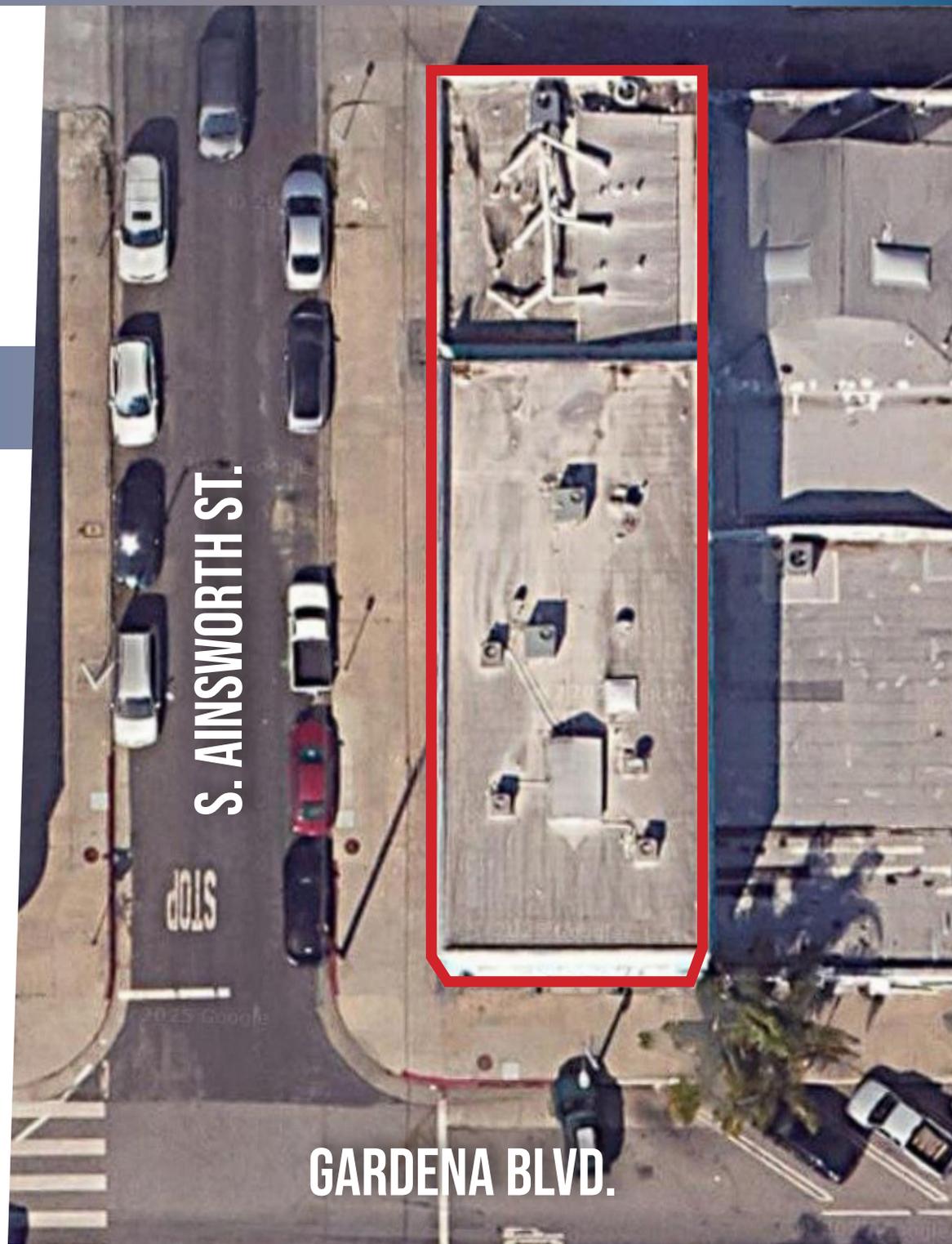
## ZONING

The C-2 commercial zone is intended for retail commercial uses. Except as specifically provided elsewhere in this chapter, any and every building and premises or land in the C-2 zone shall be used for, or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained and moved into and within the C-2 zone, exclusively, and only in accordance with the regulations set forth in this chapter. Buildings, structures, and land shall be used, and buildings and structures shall be erected, structurally altered, or enlarged, only for the following uses. All uses shall be subject to the property development standards set forth in Section 18.30.050

# 825 WEST GARDENA BLVD. Gardena, CA 90247

## BUSINESS DISTRICT

Located in Gardena's established commercial hub, 825 W. Gardena Blvd. is situated within a busy and vibrant business district that serves a diverse and growing community. The area features a strong mix of local businesses, national retailers, restaurants, and service providers, contributing to consistent foot and vehicle traffic. With quick access to major freeways, including the 110, 91, and 405, the location offers convenience for customers and employees traveling from throughout the South Bay, Los Angeles, and surrounding areas. Gardena's pro-business environment, coupled with the property's central location, makes this an ideal space for businesses seeking visibility, accessibility, and growth potential.



# 825 WEST GARDENA BLVD.



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# 825 WEST GARDENA BLVD. DEMOGRAPHICS

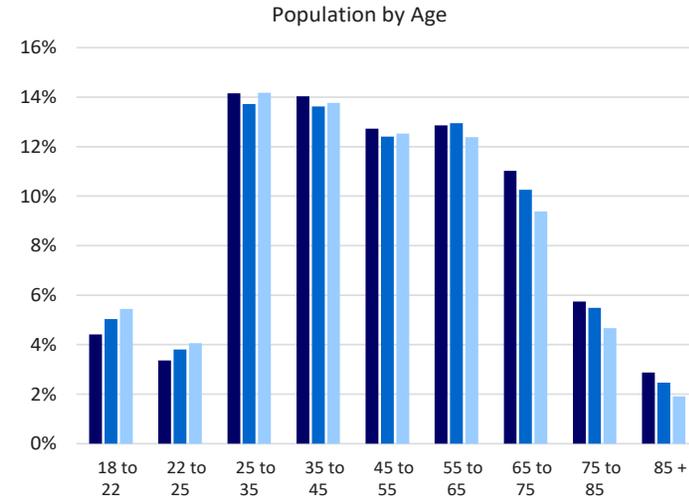
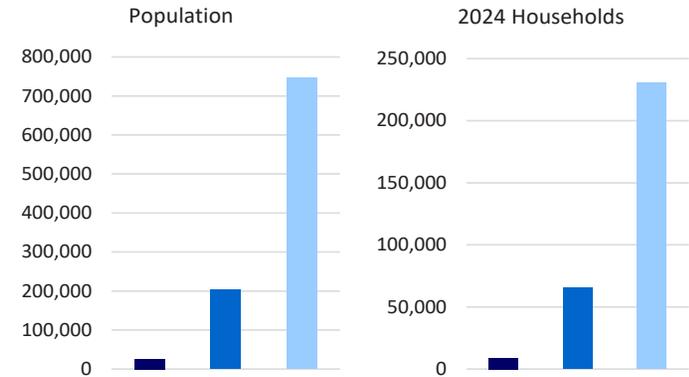
Demographics for 825 W Gardena Blvd, Gardena, California 90247, United States



## Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2024 Population	26,170	---	202,821	---	746,040	---
2029 Projected Population	26,638	---	206,165	---	756,691	---
Pop Growth (%)	1.8%	---	1.6%	---	1.4%	---
2024 Households	9,001	---	65,559	---	230,441	---
2029 Projected Households	9,163	---	66,617	---	233,674	---
HH Growth (%)	1.8%	---	1.6%	---	1.4%	---
<b>Census Year</b>						
2010 Population	25,506	---	195,817	---	721,570	---
2020 Population	26,481	---	203,942	---	745,819	---
Pop Growth (%)	3.8%	---	4.1%	---	3.4%	---
2010 Households	8,708	---	62,591	---	217,667	---
2020 Households	9,119	---	65,970	---	230,465	---
HH Growth (%)	4.7%	---	5.4%	---	5.9%	---
<b>Total Population by Age</b>						
Average Age (2024)	42.1		41.0		39.4	
<b>Children (2024)</b>						
0 - 4 Years	1,428		11,119		42,075	
5 - 9 Years	1,311		10,760		42,591	
10-13 Years	1,051		9,220		36,911	
14-17 Years	1,129		9,956		40,066	
<b>Adults (2024)</b>						
18 to 22	1,155	4.4%	10,214	5.0%	40,616	5.4%
22 to 25	881	3.4%	7,716	3.8%	30,263	4.1%
25 to 35	3,703	14.2%	27,842	13.7%	105,755	14.2%
35 to 45	3,673	14.0%	27,623	13.6%	102,707	13.8%
45 to 55	3,332	12.7%	25,155	12.4%	93,481	12.5%
55 to 65	3,366	12.9%	26,269	13.0%	92,424	12.4%
65 to 75	2,885	11.0%	20,812	10.3%	70,040	9.4%
75 to 85	1,504	5.7%	11,140	5.5%	34,835	4.7%
85 +	751	2.9%	4,996	2.5%	14,274	1.9%



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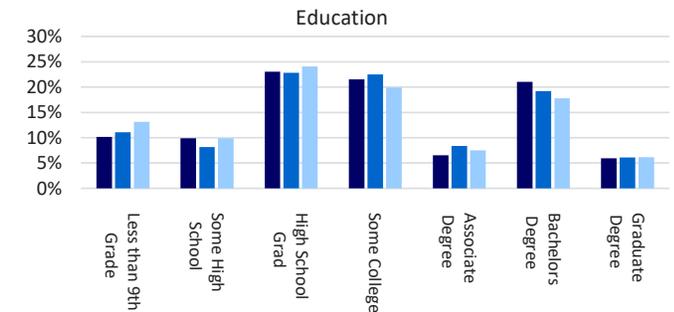
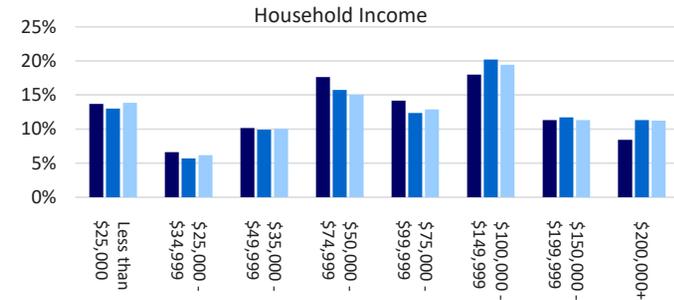
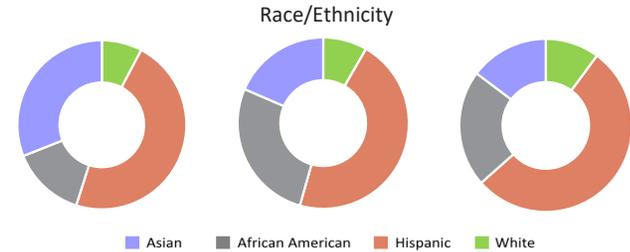
Demographics for 825 W Gardena Blvd, Gardena, California 90247, United States



## Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
<b>Population by Race/Ethnicity (2024)</b>						
White, Non-Hispanic	1,941	7.4%	16,116	7.9%	72,073	9.7%
Hispanic	11,846	45.3%	88,991	43.9%	380,501	51.0%
Black	3,532	13.5%	52,310	25.8%	155,702	20.9%
Asian	7,785	29.7%	35,771	17.6%	105,223	14.1%
<b>Language at Home (2024)</b>						
Spanish	8,497	34.3%	66,440	34.7%	304,040	43.2%
Asian Language	4,478	18.1%	17,856	9.3%	43,936	6.2%
<b>Ancestry (2024)</b>						
American Indian (ancestry)	24	0.1%	365	0.2%	1,235	0.2%
Hawaiian (ancestry)	150	0.6%	1,221	0.6%	4,485	0.6%
<b>Household Income (2024)</b>						
<b>Per Capita Income</b>	\$33,457	---	\$34,698	---	\$33,251	---
<b>Average HH Income</b>	\$97,279	---	\$107,346	---	\$107,649	---
<b>Median HH Income</b>	\$77,939	---	\$85,203	---	\$83,605	---
Less than \$25,000	1,232	13.7%	8,528	13.0%	31,957	13.9%
\$25,000 - \$34,999	595	6.6%	3,737	5.7%	14,196	6.2%
\$35,000 - \$49,999	914	10.2%	6,506	9.9%	23,078	10.0%
\$50,000 - \$74,999	1,585	17.6%	10,322	15.7%	34,669	15.0%
\$75,000 - \$99,999	1,277	14.2%	8,097	12.4%	29,726	12.9%
\$100,000 - \$149,999	1,618	18.0%	13,256	20.2%	44,813	19.4%
\$150,000 - \$199,999	1,020	11.3%	7,692	11.7%	26,059	11.3%
\$200,000+	759	8.4%	7,422	11.3%	25,944	11.3%
<b>Education (2024)</b>						
Less than 9th Grade	1,952	10.2%	15,944	11.1%	67,370	13.1%
Some High School	1,904	9.9%	11,707	8.1%	50,682	9.9%
High School Grad	4,430	23.1%	32,852	22.8%	123,554	24.1%
Some College	4,136	21.5%	32,329	22.5%	102,073	19.9%
Associate Degree	1,253	6.5%	12,052	8.4%	38,409	7.5%
Bachelors Degree	4,046	21.1%	27,619	19.2%	91,424	17.8%
Graduate Degree	1,137	5.9%	8,806	6.1%	31,518	6.1%



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Demographics for 825 W Gardena Blvd, Gardena, California 90247, United States



## Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
<b>Family Structure (2024)</b>	6,216		47,876		170,154	
Single - Male	496	8.0%	3,685	7.7%	13,409	7.9%
Single - Female	965	15.5%	8,670	18.1%	28,960	17.0%
Single Parent - Male	412	6.6%	2,176	4.5%	7,306	4.3%
Single Parent - Female	566	9.1%	4,585	9.6%	19,699	11.6%
Married w/ Children	1,207	19.4%	11,527	24.1%	45,359	26.7%
Married w/out Children	2,570	41.3%	17,233	36.0%	55,421	32.6%
<b>Household Size (2024)</b>						
1 Person	2,201	24.4%	14,147	21.6%	47,557	20.6%
2 Persons	2,531	28.1%	17,388	26.5%	56,248	24.4%
3 Persons	1,632	18.1%	11,910	18.2%	41,157	17.9%
4 Persons	1,264	14.0%	10,140	15.5%	37,627	16.3%
5+ Persons	1,372	15.2%	11,975	18.3%	47,853	20.8%
<b>Home Ownership (2024)</b>	9,001		65,559		230,441	
Owners	3,786	42.1%	36,277	55.3%	110,925	48.1%
Renters	5,215	57.9%	29,282	44.7%	119,516	51.9%
<b>Components of Change (2024)</b>						
Births	262	1.0%	2,063	1.0%	7,951	1.1%
Deaths	202	0.8%	1,506	0.7%	4,770	0.6%
Migration	-206	-0.8%	-1,873	-0.9%	-3,532	-0.5%
<b>Unemployment Rate (2024)</b>	4.9%		5.9%		6.8%	
<b>Employment, Pop 16+ (2024)</b>	21,798		166,674		604,409	
Armed Services	8	0.0%	52	0.0%	468	0.1%
Civilian	13,954	64.0%	107,334	64.4%	389,832	64.5%
Employed	13,289	61.0%	100,959	60.6%	363,335	60.1%
Unemployed	665	3.0%	6,375	3.8%	26,497	4.4%
Not in Labor Force	7,844	36.0%	59,340	35.6%	214,577	35.5%
<b>Businesses</b>						
Establishments	1,476	---	10,044	---	28,773	---
Employees (FTEs)	13,393	---	96,010	---	287,579	---

