

For Sale

120-124 W. 157th Street, Gardena, CA

Small Industrial Leased Investment
Long Term / Excellent Tenant
Strategic City of Gardena Location

Exclusive Agent:

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Colliers

Offering Highlights

- 2 buildings, 16' clear, Concrete block construction.
- Located in a gateway, infill industrial market offering a unique opportunity to acquire a high yield asset in the heart of Los Angeles.
- 200 Amps of power per building, Concrete paved rear yard.
- Attractive discount to replacement cost which is in excess of \$500 PSF driven by soaring land and construction costs.
- Direct access to Downtown Los Angeles and the Airport via the 110 and 105 freeways. Direct access to the Ports and South Bay via 110 and 710 freeways.
- Long term, strong credit Tenant with 4 years remaining on lease at market rate.
- Extremely low 3.4% vacancy rate in South Bay and an even lower 1.9% vacancy rate in the City of Gardena.

Property Overview

Address	120-124 W. 157th Street, Gardena
Total Rentable SF	Building 120: 10,000 SF Building 124: 4,805 SF
Land Parcel	28,335 SF / .65 AC
Occupancy	100%
Year Built	1960
Parking:	1:1,000
Construction:	Concrete Tilt Up
Loading:	3 Ground Level
Clear Height	16'
Power:	200 Amps, 3p, 4w
Zoning:	M2
APN:	6125-013-034
Buildings:	2

Investment Thesis
 Unique opportunity to acquire a small Class C, industrial park consisting of two buildings totaling 14,805 rentable square feet on a large 28,335 square foot lot in the heart of Los Angeles, a Tier 1 Gateway Industrial Market. The City of Gardena market is a severely supply-constrained area which boasts a 1.9% vacancy. These buildings are 100% leased to a long term tenant which operates one of their thirteen 1-800-GOT-JUNK franchises out of this location, with a current 5 year lease and 4% annual increases for another 4 years through February 2027.



Front View



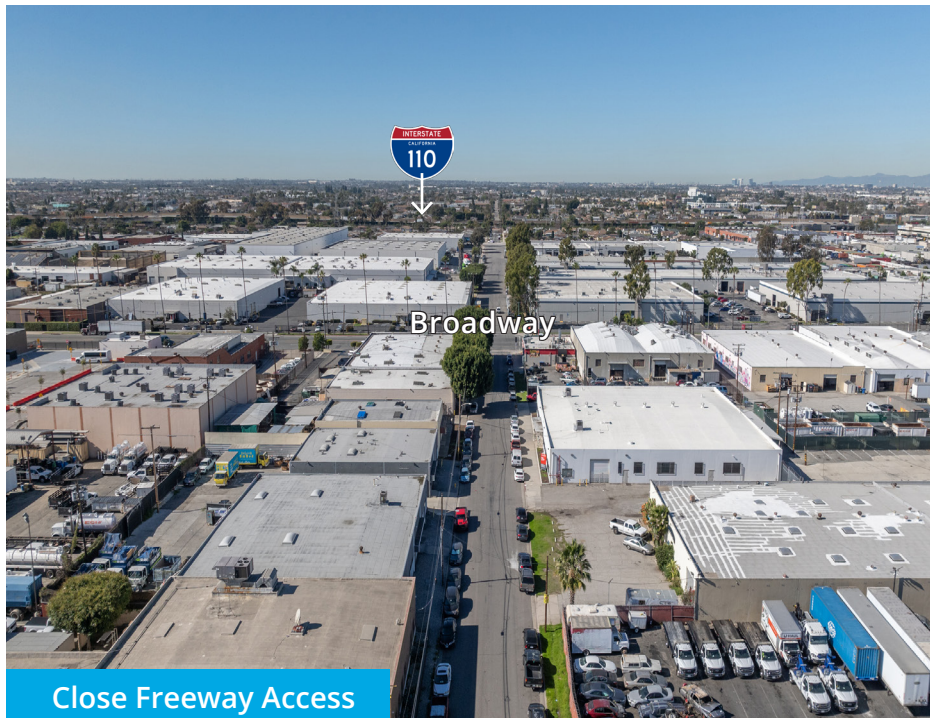
Rear View

Aerial



Lease Abstract

Tenant:	Endless Pursuit Corporation (1-800-Got-Junk)
Address:	120-124 W 157th Street, Gardena
Rentable Square Footage:	14,805 SF
Lease Term:	Expires - February 28, 2028
Original Lease Commencement:	September 1, 2016
Monthly Base Rent:	\$17,703 (\$1.20 PSF)
Escalations:	4% Per Year
Renewal Option:	No Options
Lease Type:	AIR Single-Tenant Lease - Gross



Lessor Responsibilities:

It is intended by the Parties hereto that Lessor have no obligation, in any manner whatsoever, to repair and maintain the Premises, or the equipment therein, all of which obligations are intended to be that of the Lessee, except for the surface and structural elements of the roof, foundations and bearing walls, the repair of which shall be the responsibility of Lessor.

Lessee Responsibilities:

Lessee shall, at Lessee's sole expense, keep the Premises, Utility Installations (intended for Lessee's exclusive use, no matter where located), and Alterations in good order, condition and repair including, but not limited to, all equipment or facilities, such as plumbing, HVAC equipment, electrical, lighting facilities, boilers, pressure vessels, fire protection system, fixtures, walls (interior and exterior), ceilings, floors, stairs, windows, doors, plate glass, skylights, landscaping, driveways, parking lots, fences, retaining walls, signs, sidewalks and parkways located in, on, or adjacent to the Premises. Lessee is also responsible for keeping the roof and roof drainage clean and free of debris.





Property Description

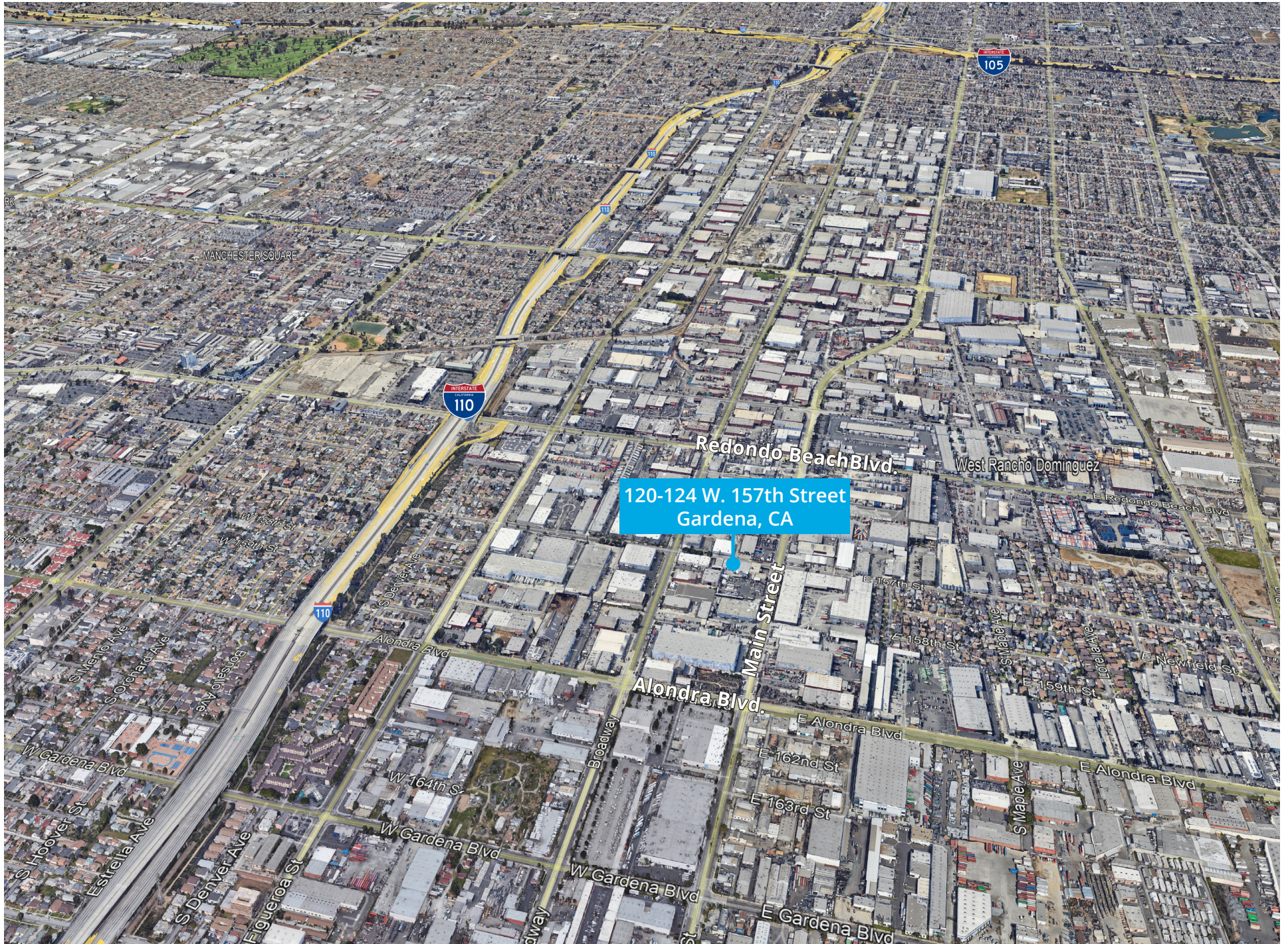
Location	
Address	120-124 W 157th Street, Gardena
Tenant	Endless Pursuit Corporation
Occupancy	100%
Market	Greater Los Angeles
Submarket	South Bay
Parcel Number	6125-002-008
Building Size	
Total Rentable Area	14,805 SF
Land Parcel	28,335 SF / 0.65 Acres
Office	Appx. 1,500 SF
Number of Buildings	2
Building Features	
Year Built	1963
Clear Height	16'
Yard	Fenced Concrete
Car Parking	15
Grade Level Doors	3
Zoning	LCM2
Construction Overview	
Construction Type	Concrete Block
Roof	Wood Laminate
Column Spacing	Clear Span
Sprinklers	No
Electrical	200 Amps, 277/480 Volt Primary Power
Lighting	Flourescent / LED
HVAC	Office Area
Skylights	Yes



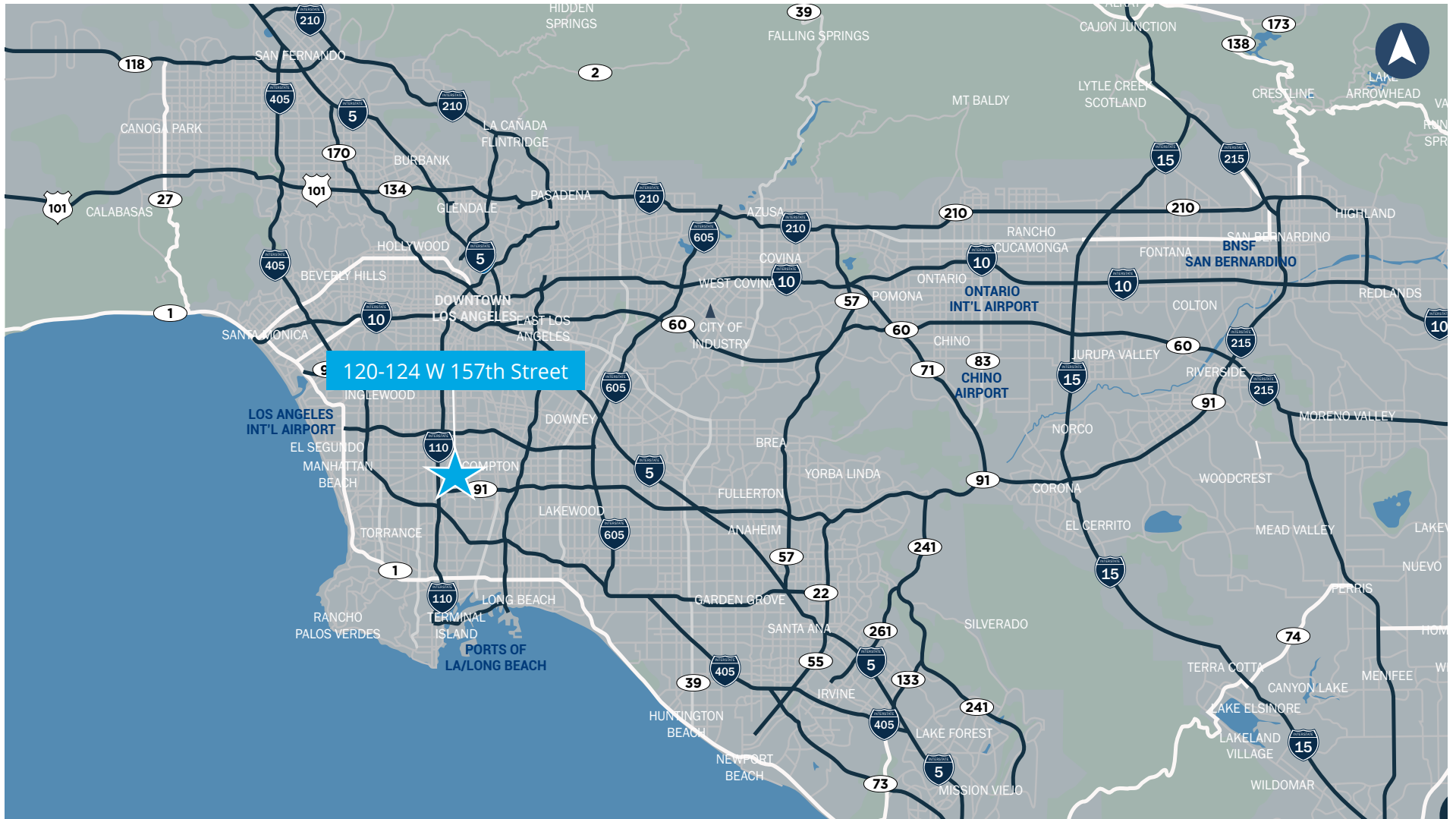
1-800-GOT-JUNK?

- 1-800-GOT-JUNK? is a full-service junk removal company. They offer Junk Removal services for your home or business. 1-800-GOT-JUNK? can take away almost any material they can fit in their trucks, without you ever lifting a finger.
- When you've got a great thing, it often sells out. That's what happened with 1-800-GOT-JUNK?. Their Franchise Partners bought territory and now it's gone* – until they're ready to sell, of course (and right now their franchisees are loving the growth!).
- Tenant currently owns and operates 13 locations/territories across the United States.
- Been at this location since 2016.
- Location used for truck storage, parts and supplies for jobs and corporate HQ offices for all 13 franchises.
- Absolutely NO junk removal stored on site.

Strategic Infill Location Approximately 1 Mile from 110



Regional Map



Key Distances



0.7 Miles



1.1 Miles



2.8 Miles



5.2 Miles



11.6 Miles
DOWNTOWN
LOS ANGELES



10.8 Miles
LOS ANGELES
INT'L AIRPORT



14.8 Miles
PORTS OF LA &
LONG BEACH



14.1 Miles
LOS ANGELES
INT'L AIRPORT



1-800-GOT-JUNK?[®]

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