

GARDENA VALLEY MEDICAL CENTER

OFFERING PRICE: \$5,300,000



1300 W 155TH ST, GARDENA, CA 90247


**896-14,617 SF OF OFFICE/MEDICAL SPACE
AVAILABLE IN GARDENA**

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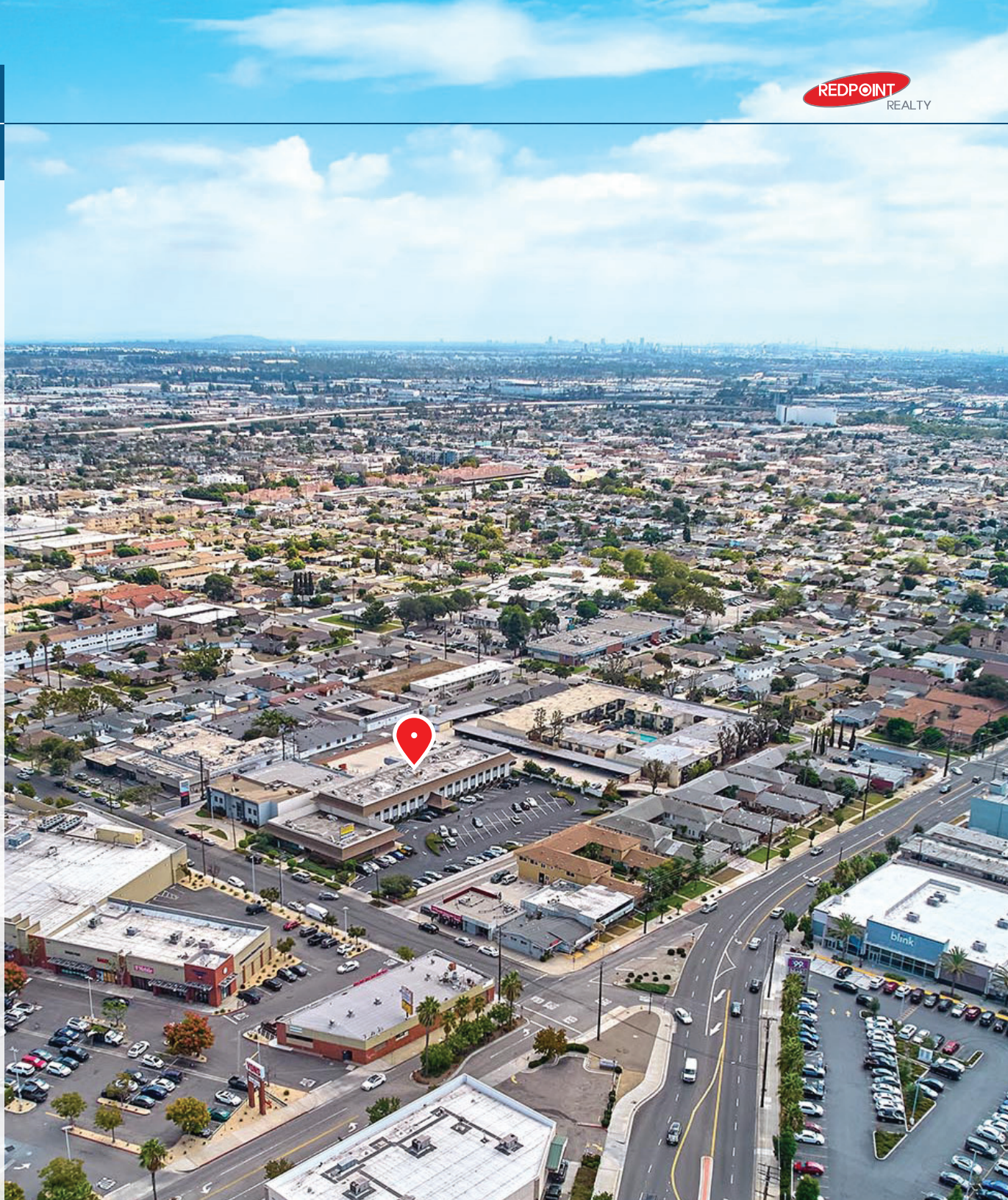


OFFICE/MEDICAL SPACE

1300 W 155TH ST, GARDENA, CA 90247

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OFFICE/MEDICAL SPACE

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PROPERTY DESCRIPTION

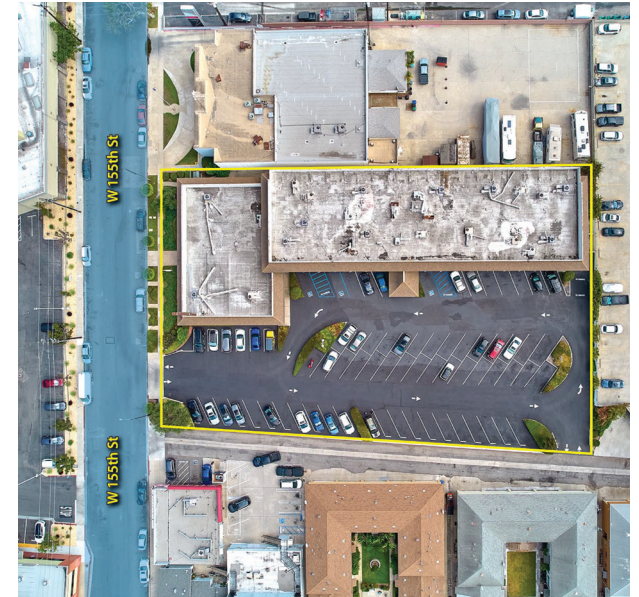
1300 W 155th Street is a prime medical office building investment opportunity located in the thriving South Bay submarket of Gardena, CA. The property offers a professional healthcare environment with **efficient floor plans, multiple exam rooms, and ample on-site parking**, catering to strong tenant demand from medical professionals in the area.

Situated near the 110 and 105 freeways, the asset provides excellent regional accessibility to Torrance, Carson, South Bay, and greater Los Angeles. The surrounding neighborhood is supported by a **dense population base and growing healthcare needs**, driving long-term stability and demand for medical office space.

This property presents an attractive opportunity for investors seeking **stable income, potential value-add through repositioning or leasing, and long-term appreciation** in one of the most supply-constrained medical office markets in Los Angeles County.

INVESTMENT HIGHLIGHTS

- **Prime South Bay Location** : Easy access to major freeways and regional hospitals
- **Medical Office Configuration** : Existing build-out with exam rooms, waiting areas, and ADA compliance
- **Strong Demographics** : Dense population base with increasing demand for healthcare services
- **Ample Parking** : Convenient on-site patient and staff parking
- **Value-Add Potential** : Opportunity to enhance returns through lease-up, modernization, or repositioning
- **Stable Investment** : Long-term demand for medical office properties in Los Angeles County



OFFICE/MEDICAL SPACE

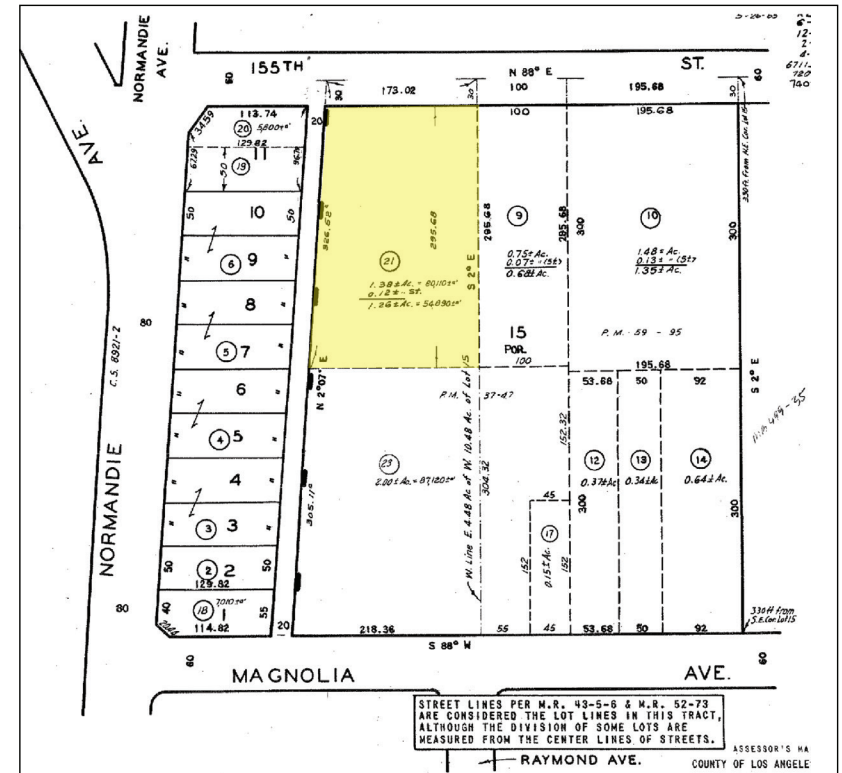
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INVESTMENT OVERVIEW

Asking Price	\$5,300,000
Property Type	Medical Office Building
Building Size	±26,452 SF
Occupancy	40% (as of 09/16/2025)
Current Rent Roll	\$30,595.57 (Monthly)
Annualized Gross Income	~\$367,146 (Current)

CURRENT TENANTS (SELECTED)

- County of Los Angeles : ±2,160 SF | \$4,740/mo | Lease through 07/31/2029
- KND Development 53, LLC : ±3,640 SF (2 suites) | \$11,020/mo | Lease through 06/30/2026
- Dental & Medical Tenants (Dr. Ron Yamane, DDS, Dr. Jeffrey Rhind, DDS, Dr. Sasaki, DDS) : Long-term occupants with monthly rents ranging from ~\$2,900–\$5,100
- Samuel Delgado dba Gardena Hearing Center : ±732 SF | \$2,209/mo | Lease through 10/31/2026
- Vacancy : ±15,871 SF across multiple suites (60% vacancy → value-add opportunity)



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GROSS BASIS CAP RATE (without expense deduction)

- Annual Gross Income: **\$367,147**
- Cap Rate (Gross) = $\$367,147 \div \$5,300,000$
- $\approx 6.9\%$

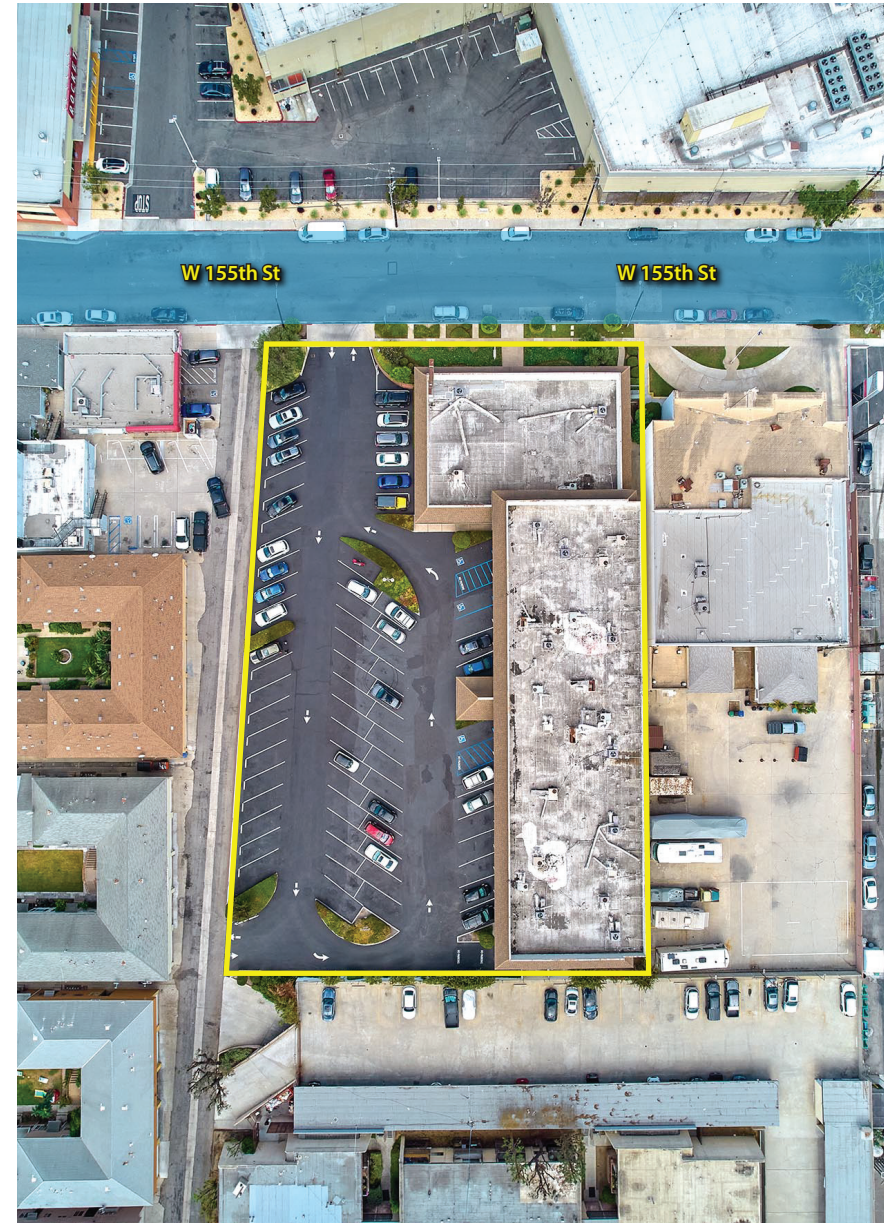
NET BASIS CAP RATE (without operating expenses)

- Effective NOI $\approx \$367,147 \times (60\%) = \mathbf{\$220,288}$
- Cap Rate (Net, estimated) = $\$220,288 \div \$5,300,000$
- $\approx 4.2\%$

SUMMARY FOR INVESTORS

- EGross Cap Rate: $\sim 6.9\%$ (before expenses)
- Estimated Net Cap Rate: $\sim 4.0\text{--}4.5\%$ (after typical operating expenses)
- Upside: Significant lease-up potential (currently 60% vacancy).

At stabilization, Net Cap Rate could increase substantially depending on achieved rental rate



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RENT ROLL

Properties: 1300 W. 155th St. - 1300 W. 155th Street Gardena, CA 90247

Units: Active

As of: 09/16/2025

Include Non-Revenue Units: No

Unit	Tenant	Status	Sqft	Rent	Deposit	Lease From	Lease To	Move-in
1300 W. 155th St. - 1300 W. 155th Street Gardena, CA 90247								
A	KND Development 53, LLC	Current	2,060	6,444.17	3,914.00	03/01/2008	06/30/2026	03/01/2008
B		Vacant-Unrented	436		0.00			
D		Vacant-Unrented	200		0.00			
100	KND Development 53, LLC	Current	1,580	4,576.51	0.00	11/01/2001	06/30/2026	11/16/2001
102	Maricela G. Bautista	Current	457	1,186.29	2,193.60	02/15/2023	02/14/2026	02/15/2023
103	County of Los Angeles	Current	2,160	4,740.64	0.00	08/01/2023	07/31/2029	08/01/2023
104		Vacant-Unrented	3,256		0.00			
106		Vacant-Unrented	902		0.00			
107	Samuel Delgado dba Gardena Hearing Center	Current	732	2,209.23	2,297.60	11/01/2023	10/31/2026	11/01/2023
108		Vacant-Unrented	1,415		0.00			
109		Vacant-Unrented	1,326		0.00			
110		Vacant-Unrented	941		0.00			
201		Vacant-Unrented	1,135		0.00			
203		Vacant-Unrented	2,151		0.00			
204		Vacant-Unrented	1,330		0.00			
205		Vacant-Unrented	1,265		0.00			
206		Vacant-Unrented	896		0.00			
207	Greg K. Sasaki, D.D.S.	Current	1,094	3,398.21	1,859.80	08/01/2024	07/31/2025	05/01/1977
208	Dr. Jeffrey Rhind, DDS	Current	1,059	2,904.75	1,588.50	03/01/2002	11/30/2026	03/01/2002
209/210	Dr. Ron Yamane, M.D.	Current	2,057	5,135.77	3,558.56	06/15/1996	06/30/2025	06/15/1996
20 Units		40.0% Occupied	26,452	30,595.57	15,412.06			
Total 20 Units		40.0% Occupied	26,452	30,595.57	15,412.06			

WALK SCORE

**1300 WEST 155TH STREET
GARDENA, CALIFORNIA, 90247**

COMMUTE TO DOWNTOWN GARDENA



2min



0min



min



17min

Walk Score
79

Very Walkable

Most errands can be accomplished on foot.

Transit Score
38

Some Transit

A few nearby public transportation options.

Bike Score
55

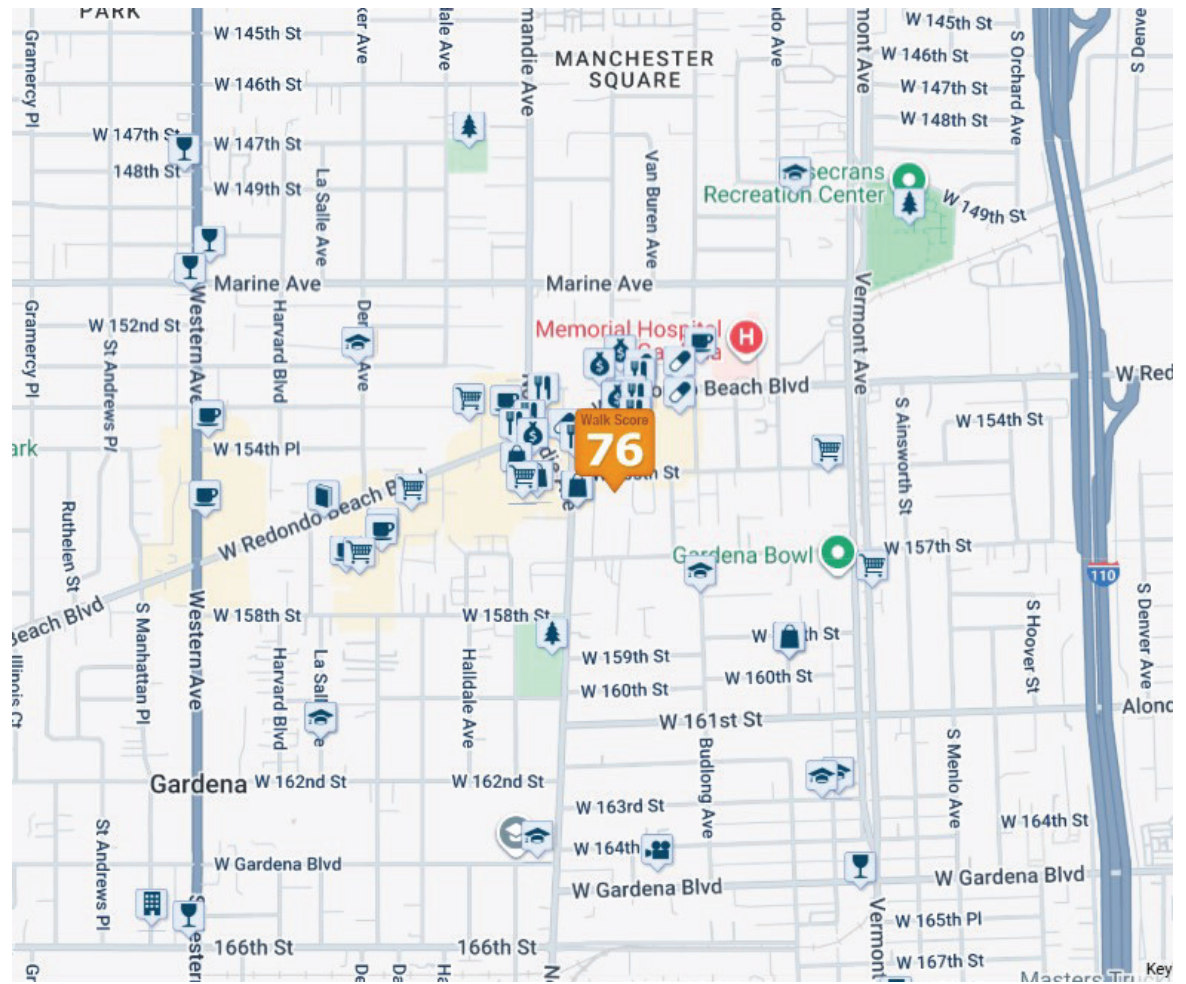
Bikeable

Some bike infrastructure.

ABOUT THIS LOCATION

1300 West 155th Street has a Walk Score of 79 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in Gardena. Nearby parks include Recreation Park, Bell Park and Rosecrans Recreation Center.

Walk Score® 

<https://www.walkscore.com/score/1300-w-155th-st-gardena-ca-90247>

OFFICE/MEDICAL SPACE

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AERIAL MAP



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE REDPOINT REALTY ADVISOR FOR MORE DETAILS.

EXCLUSIVELY LISTED BY



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