

FOR LEASE

Gardena Marketplace

1691-1755 W Artesia Boulevard, Gardena, CA 90248

WESTERN AVENUE 34,562 CPD



1,500 SF
AVAILABLE

1,200 SF
AVAILABLE

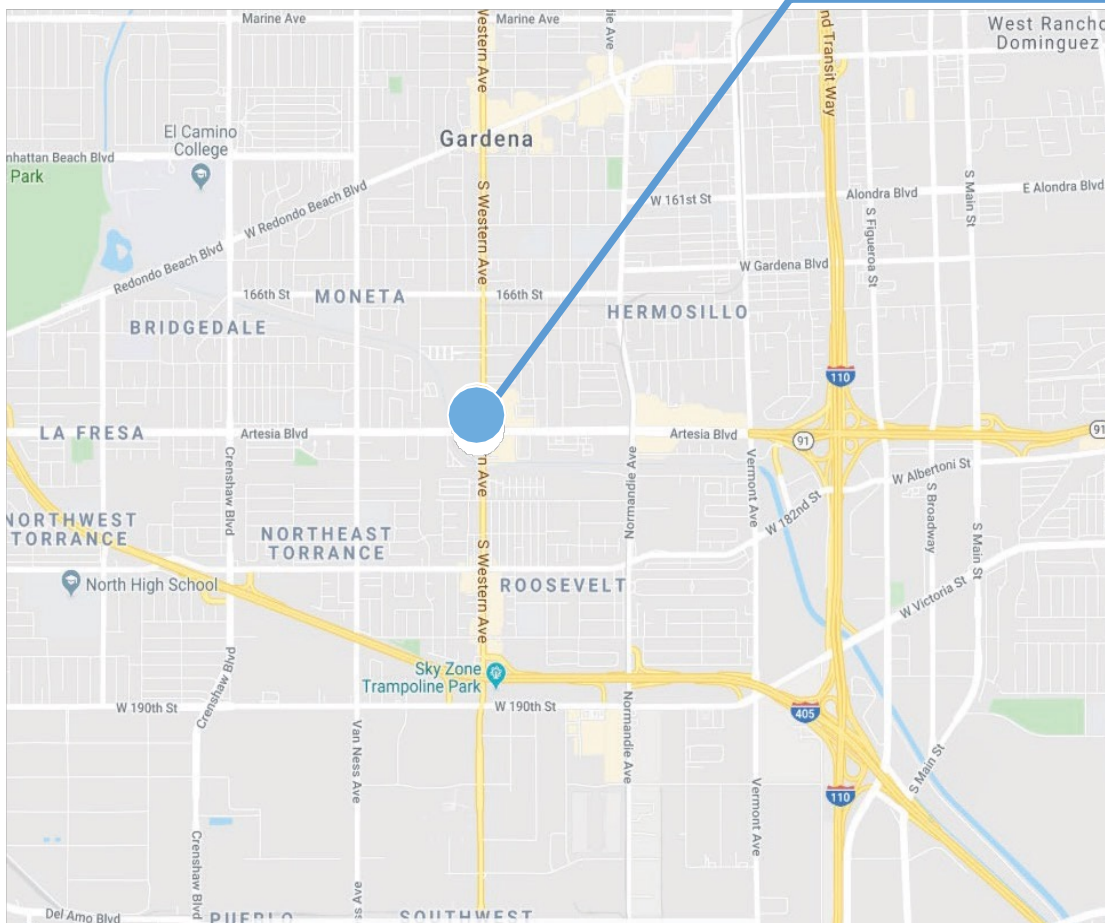


ARTESIA BOULEVARD.

45,843 CPD

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PROPERTY HIGHLIGHTS:

- 1,200 SF and 1,500 SF spaces can be combined for up to 2,700 SF
- Monument signage available on Western Ave & Artesia Blvd
- High traffic intersection at the NEC Western Ave/Artesia Blvd with 80,405 ADT
- Anchored by Albertsons
- Great supporting tenants Chipotle, Yogurtland, In-N-Out, Panda Express, Kinecta Credit Union, Simply Salad, Nothing Bundt Cakes, Yogurtland, Da Vien, Bafang Dumpling, and Jersey Mike's
- Dominant grocery anchored center in the community
- High daytime population with approximately 9,167 employees in a 1-mile radius and 58,493 employees in a 2-mile radius

DEMOGRAPHICS

2025 Estimates	1 Mile	2 Miles	3 Miles
Population	26,760	85,448	208,508
AHH Income	\$127,017	\$129,060	\$120,285



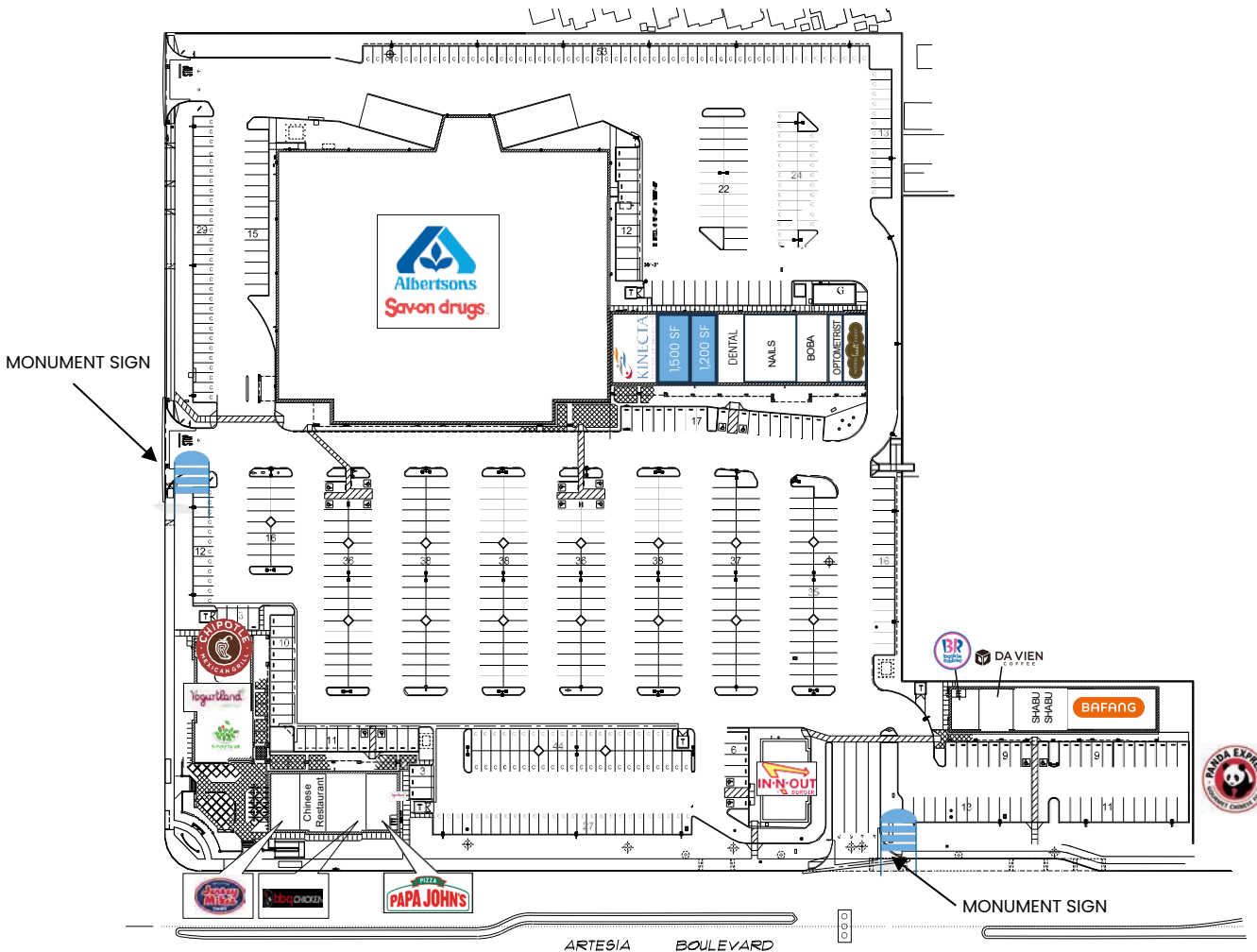
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