

# Retail/Office Space FOR LEASE

1830 W Rosecrans Ave.  
Gardena, CA 90249

Monthly Rent **\$2.00/SF MG + Utilities**



## Highlights

- Affordable Rental Rate
- Multiple Office/Retail Suites Available with Bathrooms (see below pages for details)
- 18 On-Site Parking spaces
- New Flooring and Fresh Interior Paint in all units
- Flexible Layouts Suitable for Office or Retail Use
- Well-Maintained Property
- Suitable for Professional Services, Administrative Offices, Showrooms, Studios, and Specialty Retail
- Ideal for Businesses That Do Not Rely Heavily on Walk-In Traffic



## Description

Move-in-ready office and retail spaces are available, showcasing updated restrooms, new flooring, and a fresh coat of paint throughout. Two larger units feature private en-suite bathrooms, and the property includes 18 on-site parking spaces. This space is ideally suited for professional offices, service businesses, showrooms, or specialty retail users that do not depend heavily on foot traffic. Tenants will be responsible for utilities.



**Deborah Naumovski**

310.999.1203

deborah@rpmres.com

DRE# 01889637

2019 South Bay Assoc. of Realtors;  
Commercial Realtor of the Year



**Gulshen Kaur**

562.225.9260

gulshen@rpmres.com

DRE# 01889843



WWW.RPMRES.COM

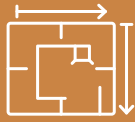
525 S. Douglas St.

Suite 270

El Segundo, CA 90245

# Retail/Office Space FOR LEASE

1830 W Rosecrans Ave.  
Gardena, CA 90249



Unit A - 100 TO 1243 SQ.FT - AVAILABLE FOR PRIVATE OFFICES AS WELL



**Deborah Naumovski**  
310.999.1203  
deborah@rpmres.com  
DRE# 01889637  
2019 South Bay Assoc. of Realtors;  
Commercial Realtor of the Year

DnG is the key  
**DG** Real Estate  
Needs

**Gulshen Kaur**  
562.225.9260  
gulshen@rpmres.com  
DRE# 01889843

**RPM**  
COMMERCIAL  
WWW.RPMRES.COM

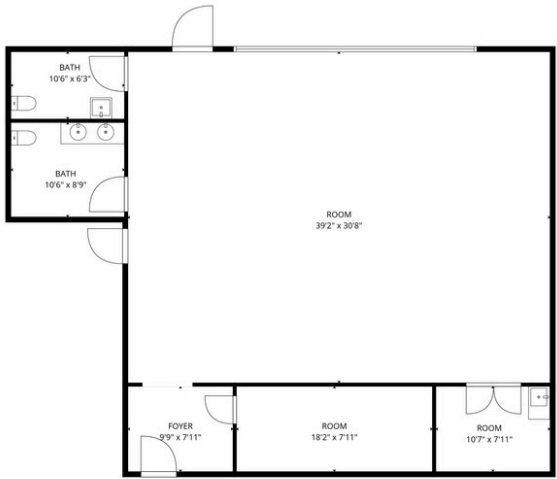
525 S. Douglas St.  
Suite 270  
El Segundo, CA 90245

# Retail/Office Space FOR LEASE

1830 W Rosecrans Ave.  
Gardena, CA 90249



Unit B - 1691 SQ.FT



**Deborah Naumovski**  
310.999.1203  
deborah@rpmres.com  
DRE# 01889637  
2019 South Bay Assoc. of Realtors;  
Commercial Realtor of the Year



**Gulshen Kaur**  
562.225.9260  
gulshen@rpmres.com  
DRE# 01889843

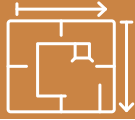


WWW.RPMRES.COM

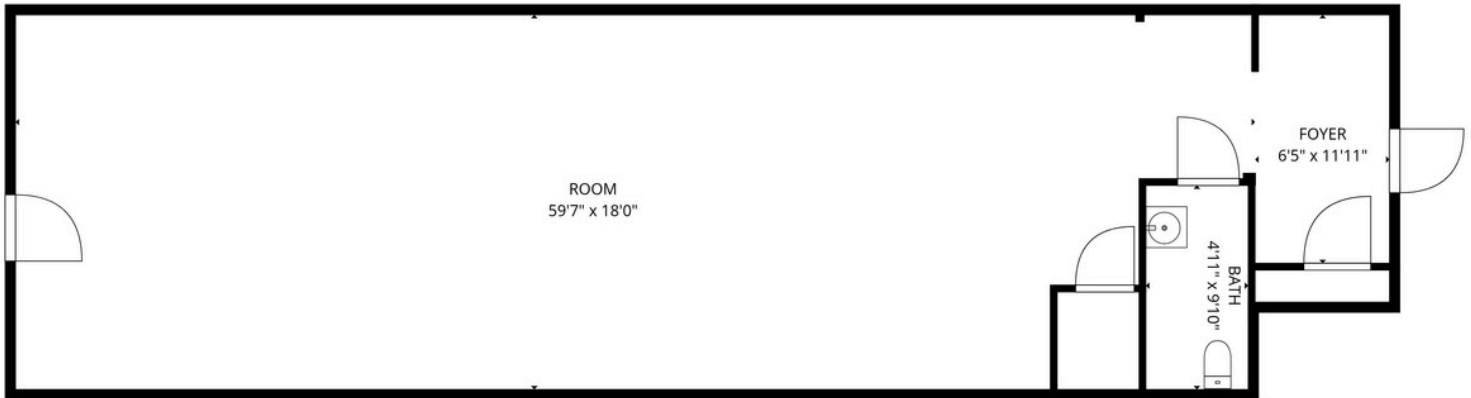
525 S. Douglas St.  
Suite 270  
El Segundo, CA 90245

# Retail/Office Space FOR LEASE

1830 W Rosecrans Ave.  
Gardena, CA 90249



Unit C - 1160 SQ.FT - STAND ALONE - FACING ROSECRANS



**Deborah Naumovski**  
310.999.1203  
deborah@rpmres.com  
DRE# 01889637  
2019 South Bay Assoc. of Realtors;  
Commercial Realtor of the Year



**Gulshen Kaur**  
562.225.9260  
gulshen@rpmres.com  
DRE# 01889843



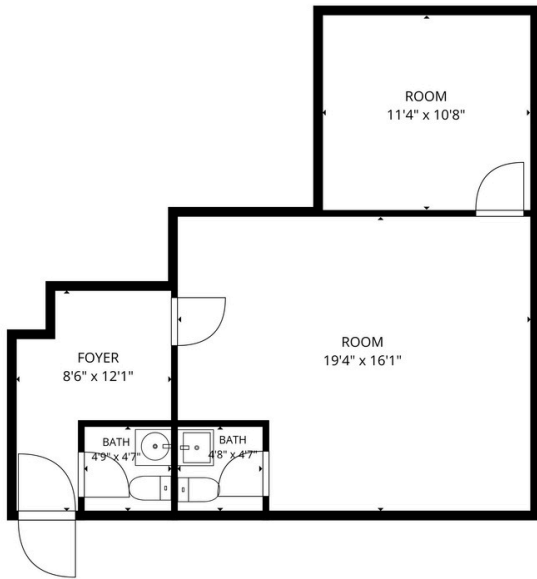
525 S. Douglas St.  
Suite 270  
El Segundo, CA 90245

# Retail/Office Space FOR LEASE

1830 W Rosecrans Ave.  
Gardena, CA 90249



Unit D - 538 SQ.FT



**Deborah Naumovski**  
310.999.1203  
deborah@rpmres.com  
DRE# 01889637  
2019 South Bay Assoc. of Realtors;  
Commercial Realtor of the Year



**Gulshen Kaur**  
562.225.9260  
gulshen@rpmres.com  
DRE# 01889843

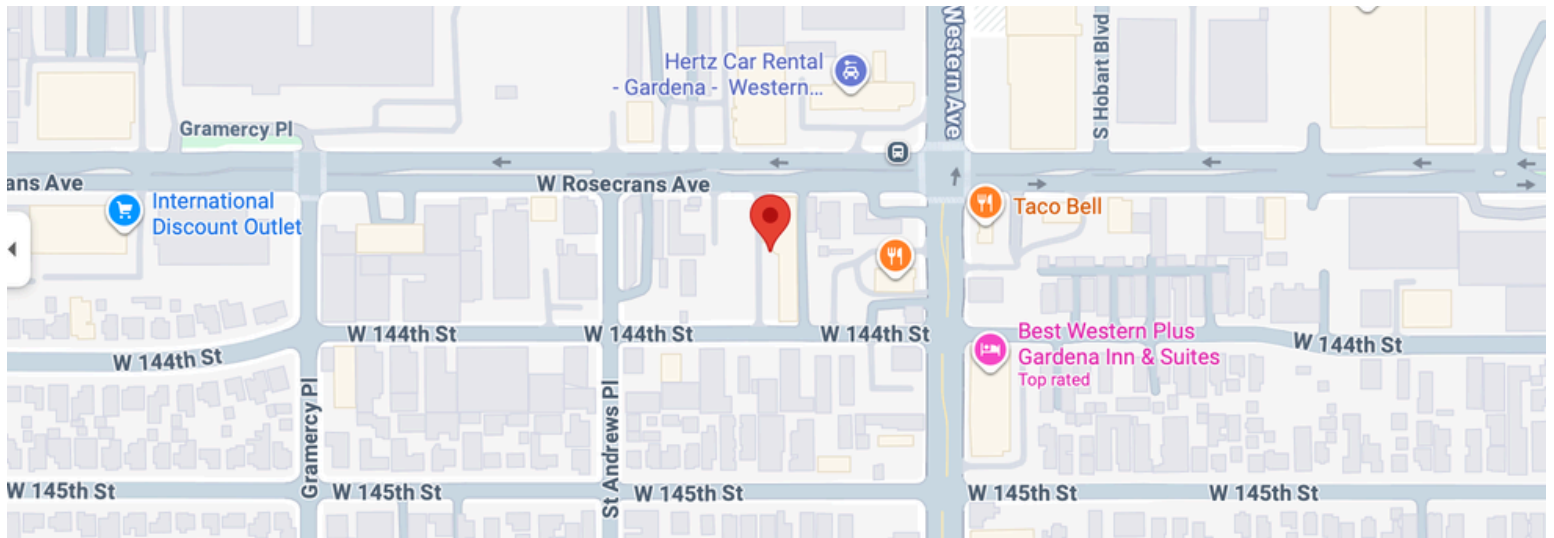


525 S. Douglas St.  
Suite 270  
El Segundo, CA 90245

# Retail/Office Space FOR LEASE

1830 W Rosecrans Ave.  
Gardena, CA 90249

## Location



## Key Demographics

### Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industri...</b>	<b>29,608</b>	<b>4,002</b>	<b>7</b>	<b>221,397</b>	<b>27,798</b>	<b>8</b>	<b>828,974</b>	<b>106,568</b>	<b>8</b>
Trade Transportation & Uti...	7,762	757	10	46,842	4,564	10	171,955	19,257	9
Information	736	76	10	6,986	600	12	37,213	2,433	15
Financial Activities	1,757	414	4	16,507	3,202	5	60,101	11,100	5
Professional & Business S...	3,080	516	6	34,917	4,532	8	109,768	15,494	7
Education & Health Services	7,348	1,031	7	51,693	8,070	6	219,159	33,786	6
Leisure & Hospitality	5,684	469	12	36,366	2,561	14	122,240	9,669	13
Other Services	2,812	699	4	18,413	3,983	5	70,467	13,978	5
Public Administration	429	40	11	9,673	286	34	38,071	851	45
<b>Goods-Producing Industries</b>	<b>11,814</b>	<b>661</b>	<b>18</b>	<b>56,432</b>	<b>2,957</b>	<b>19</b>	<b>138,654</b>	<b>9,858</b>	<b>14</b>
Natural Resources & Mining	31	6	5	203	38	5	1,019	178	6
Construction	2,489	284	9	10,285	1,427	7	28,452	4,657	6
Manufacturing	9,294	371	25	45,944	1,492	31	109,183	5,023	22
<b>Total Daytime Employment</b>	<b>41,422</b>	<b>4,663</b>	<b>9</b>	<b>277,829</b>	<b>30,755</b>	<b>9</b>	<b>967,628</b>	<b>116,426</b>	<b>8</b>



**Deborah Naumovski**  
310.999.1203  
deborah@rpmres.com  
DRE# 01889637  
2019 South Bay Assoc. of Realtors;  
Commercial Realtor of the Year



**Gulshen Kaur**  
562.225.9260  
gulshen@rpmres.com  
DRE# 01889843



525 S. Douglas St.  
Suite 270  
El Segundo, CA 90245  
WWW.RPMRES.COM

# Retail/Office Space FOR LEASE

1830 W Rosecrans Ave.  
Gardena, CA 90249

## Key Demographics

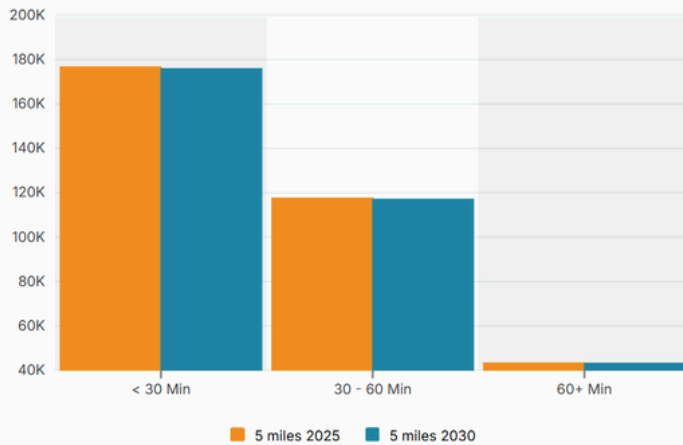
### Population By Race

	2 miles	5 miles	10 miles
White	14,728	109,419	499,847
Black	33,395	172,977	405,059
American Indian/Alaskan Native	1,961	11,880	47,881
Asian	23,241	77,936	258,759
Hawaiian & Pacific Islander	818	3,467	10,780
Two or More Races	60,546	372,976	1,399,955
Hispanic Origin	62,683	391,344	1,497,690

### Households

	2 miles	5 miles	10 miles
2020 Households	46,708	247,507	871,687
2025 Households	45,773	235,040	829,991
2030 Household Projection	45,515	231,915	819,468
Annual Growth 2020-2025	1.1%	0.5%	0.5%
Annual Growth 2025-2030	-0.1%	-0.3%	-0.3%
Owner Occupied Households	17,853	103,759	345,099
Renter Occupied Households	27,662	128,156	474,369
Avg Household Size	2.8	3.1	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$1.4B	\$7.9B	\$28B

### Population Travel To Work



### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$98,649	\$106,994	\$110,592
Median Household Income	\$75,807	\$80,181	\$81,602
< \$25,000	6,512	37,027	129,318
\$25,000 - 50,000	8,208	37,458	134,191
\$50,000 - 75,000	7,986	37,025	124,978
\$75,000 - 100,000	5,578	28,996	100,372
\$100,000 - 125,000	5,524	23,776	81,501
\$125,000 - 150,000	3,493	17,855	58,707
\$150,000 - 200,000	4,415	23,053	81,822
\$200,000+	4,056	29,849	119,102



### Deborah Naumovski

310.999.1203  
deborah@rpmres.com  
DRE# 01889637  
2019 South Bay Assoc. of Realtors;  
Commercial Realtor of the Year



### Gulshen Kaur

562.225.9260  
gulshen@rpmres.com  
DRE# 01889843



525 S. Douglas St.  
Suite 270  
El Segundo, CA 90245

WWW.RPMRES.COM