



245-261 E 157TH ST
GARDENA, CA 90248
OFFERING MEMORANDUM

245-261 E 157TH ST
GARDENA, CA 90248

EXCLUSIVELY PRESENTED BY:

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INVESTMENT SUMMARY

City Commercial Properties is proud to present, this high-yield multi-tenant industrial acquisition in the City of Gardena, a supply-constrained industrial infill submarket--offering approximately 69,095 SF of building space situated on a 2.86 acre lot. Now competitively priced at \$264.44/SF, this investment opportunity delivers immediate cash flow, downside protection, and long-term appreciation with a built-in value-add component. Located at 245-261 E 157th Street, Gardena, CA 90248, this asset is nearly fully occupied (8 of 9 units leased) with a strong tenant base and long-term NNN leases with contractual rental escalations, delivering attractive annual net yields for investors. Asset zoned M1, supporting distribution, warehousing, logistics, storage, & light manufacturing. This offering presents a rare opportunity to acquire a high-performing industrial asset of this scale in the City of Gardena, a submarket known for its proximity to the Ports of L.A. and Long Beach, major freeways, and a deep labor pool.



PROPERTY SUMMARY

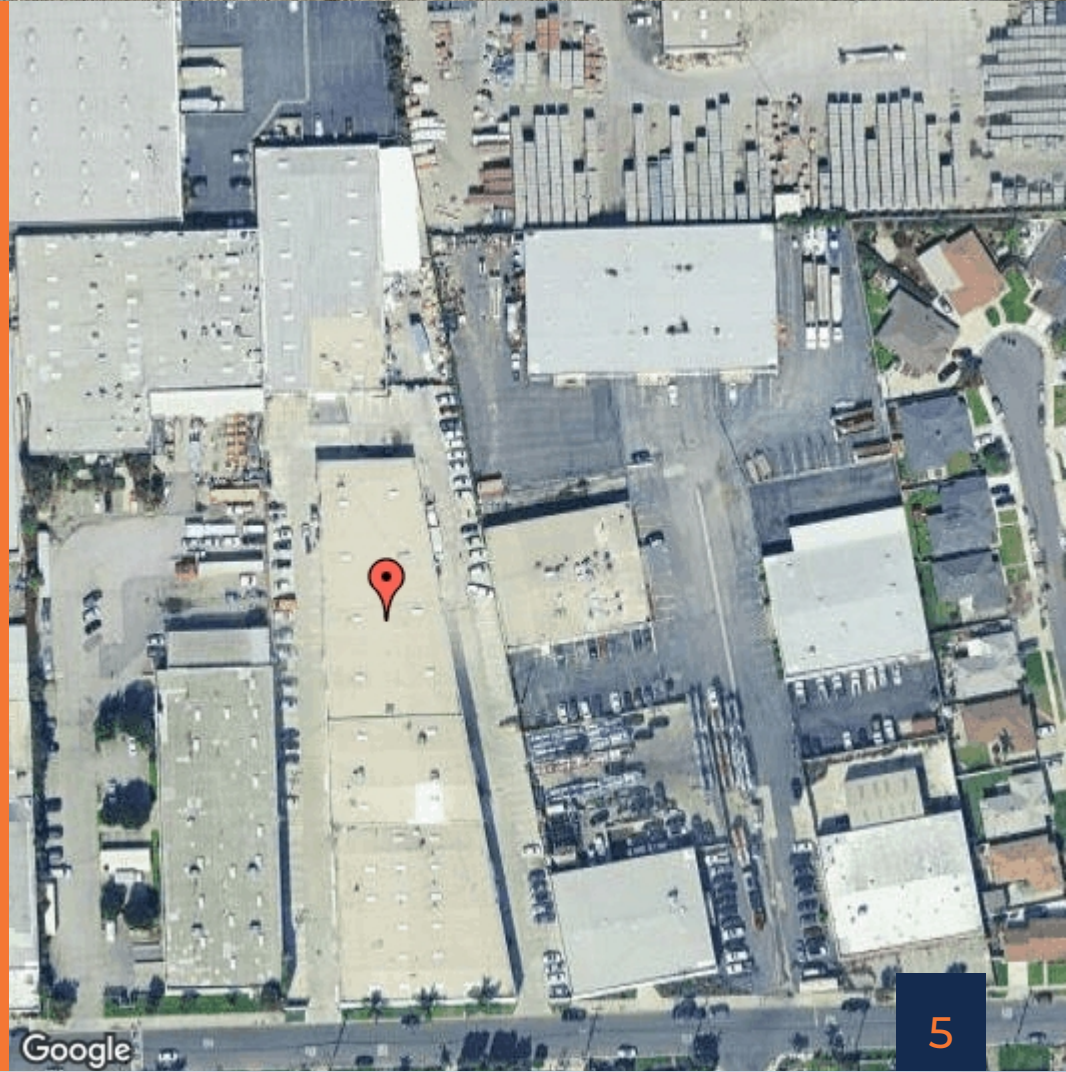
Offering Price	\$18,271,410.00
Building SqFt	69,095 SqFt
Year Built	1962
Lot Size (SF)	124,759.00 SqFt
Parcel ID	6129-019-038
Zoning Type	INDUSTRIAL
County	Los Angeles
Frontage	0.00 Ft
Coordinates	33.890349,-118.272315





INVESTMENT HIGHLIGHTS

- **Strong In-Place Income & Yield** with about 89% Occupancy, Long-Term NNN Leases with set rental escalations supporting stable and predictable cash flow.
- **Built-In Value-Add Upside:** one vacant unit only (+/- 10,000 SF available) allowing for immediate lease-up at market rental value.
- Asset offers 69,095 SF of building space with an additional finished mezzanine of +/- 1,451 Rentable SF not included in total. Multi-tenant industrial investment asset is comprised of 9 units diversified in size, ranging from +/- 21,473 SF to +/- 3,960 SF for greater market appeal.
- **In-Demand Features for Industrial Users:** Ample Parking (Ratio 2.3/1,000 SF), total of 15 GL doors for loading, heavy power up to 1,200 amps/480 volts, clear-height of 19'-22', roHVAC units & more.
- **Modern two tilt-up construction buildings** with excellent visibility, strategic access, near main ports and transportation corridors.
- Ideal for investors seeking durable cash flow and long-term capital appreciation in a sought-after infill industrial submarket.





245

LOCATION HIGHLIGHTS

- Strategic South Bay Industrial Submarket Location for Investment: Gardena is a sought-after and core industrial submarket in Southern California with expansive growth and development.
- Immediate access to the 110 Harbor Freeway and near other major freeways, the Ports of Los Angeles and Long Beach, LAX, and regional distribution hubs allowing this area to command high-demand, and marketable industrial rents.
- Property benefits from Excellent Visibility and High-Traffic Counts
- Prime Location for Investors seeking acquisitions within designated Opportunity Zones
- Industrial Complex is zoned M1, allowing for distribution, warehousing, logistics, storage, and light manufacturing--the most in-demand industrial uses in today's market.





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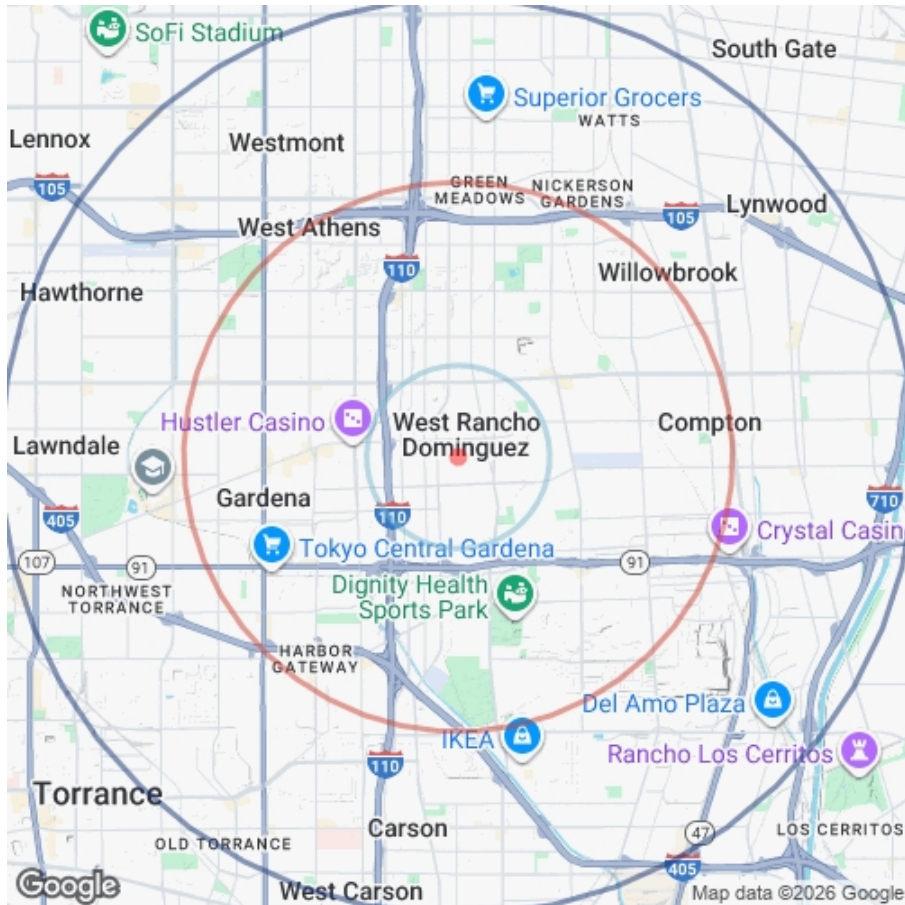
43

261

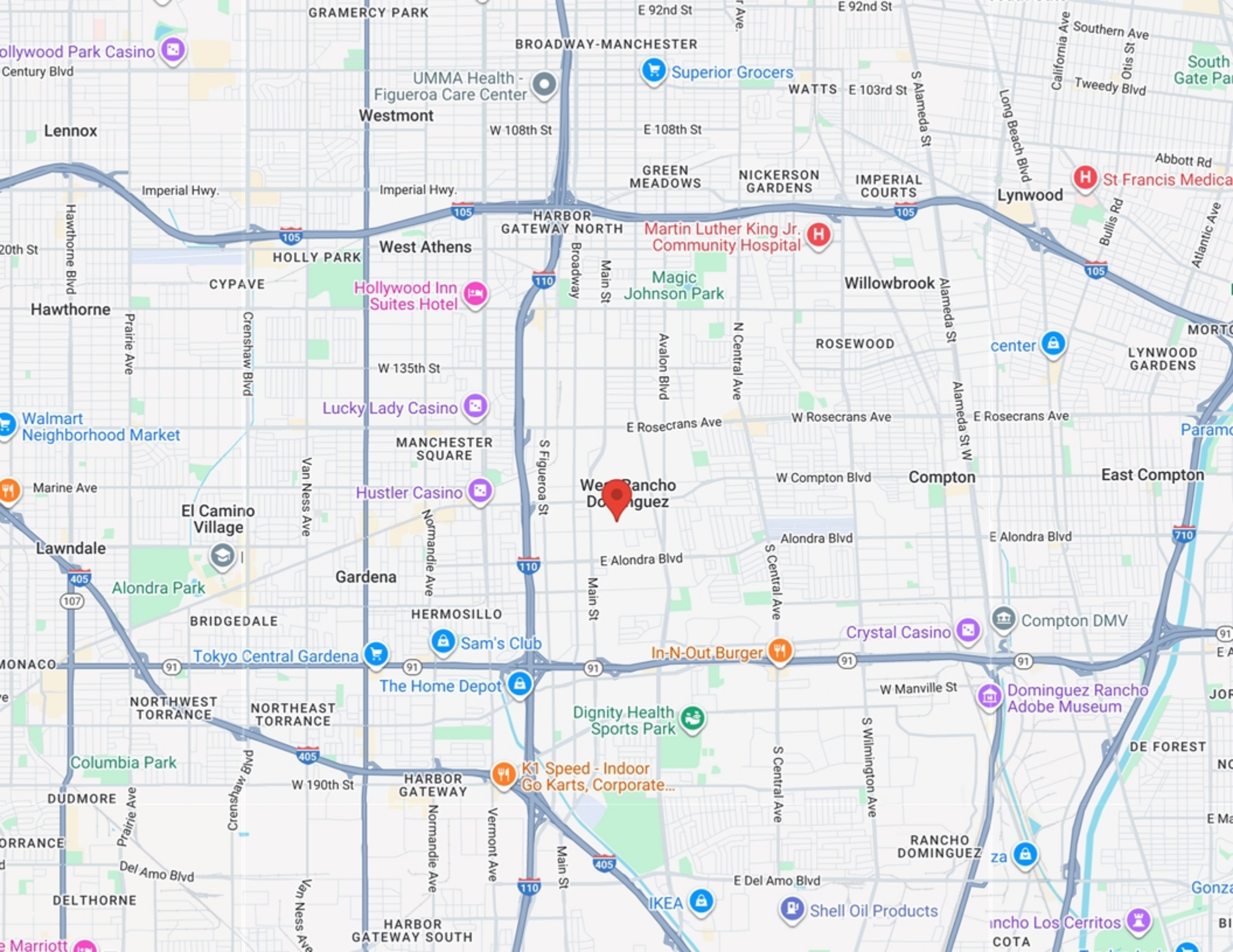
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,738	208,257	730,881
2010 Population	11,491	214,519	758,274
2025 Population	12,012	218,878	754,911
2030 Population	11,747	215,875	741,510
2025-2030 Growth Rate	-0.45 %	-0.28 %	-0.36 %
2025 Daytime Population	21,140	224,034	684,844

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	325	6,378	21,623
\$15000-24999	217	3,882	13,393
\$25000-34999	215	4,073	15,274
\$35000-49999	378	5,810	22,354
\$50000-74999	533	10,318	36,821
\$75000-99999	394	8,508	29,917
\$100000-149999	622	13,152	40,800
\$150000-199999	278	6,794	21,838
\$200000 or greater	501	8,141	23,388
Median HH Income	\$ 78,176	\$ 82,487	\$ 77,076
Average HH Income	\$ 104,864	\$ 105,547	\$ 100,460



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,391	60,867	205,102
2010 Total Households	3,340	62,278	210,483
2025 Total Households	3,461	67,058	225,412
2030 Total Households	3,447	67,539	226,445
2025 Average Household Size	3.35	3.21	3.29
2025 Owner Occupied Housing	2,198	37,496	105,663
2030 Owner Occupied Housing	2,213	38,257	107,780
2025 Renter Occupied Housing	1,263	29,562	119,749
2030 Renter Occupied Housing	1,234	29,283	118,665
2025 Vacant Housing	86	2,155	7,649
2025 Total Housing	3,547	69,213	233,061



West Rancho Dominguez

In-N-Out Burger

The Home Depot

Dignity Health Sports Park

K1 Speed - Indoor Go Karts, Corporate...

IKEA

Shell Oil Products

Incho Los Cerritos

Hollywood Inn Suites Hotel

Lucky Lady Casino

Hustler Casino

Martin Luther King Jr. Community Hospital

Magic Johnson Park

Walmart Neighborhood Market

El Camino Village

St Francis Medical

center

Compton DMV

Dominguez Rancho Adobe Museum

Harbor Gateway South

Rancho Dominguez

Gonzales

BI

CITY OF GARDENA

INCORPORATED

9/10/1930

AREA

CITY

5.9 SQ MI

LAND

5.8 SQ MI

ELEVATION

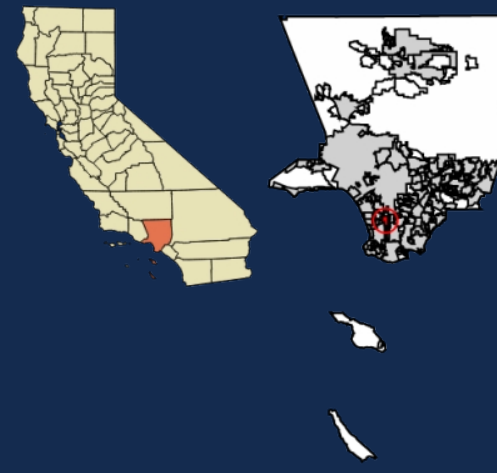
49 FT

POPULATION



ABOUT GARDENA

Gardena is a South Bay city in Los Angeles County, known for a strong industrial and distribution market given its proximity to major freeways (110, 91, 405), LAX, and the Ports of Los Angeles and Long Beach making the City of Gardena a sought-after infill industrial submarket in Southern California given is a well-established industrial and logistics hub. The population was 61,027 at the 2020 census, up from 58,829 at the 2010 census. With such business-friendly climate, strong infrastructure, and access to a skilled workforce, Gardena continues to be a desirable market for industrial operations and long-term growth.



Rent Roll

Rent Roll

Property = 245-261 E 157TH STREET

As Of = 12/10/2025

Month = 12/2025

Unit	Unit SqFt	Tenant Name	Actual Rent	Actual Rent per Sqft	Tenant Deposit	Other Deposit	CAM	CAM per Sqft	Misc	Misc per Sqft	Move In	Lease Expiration	Move Out	Balance
Current/Notice/Vacant Tenants														
245	5,040.00	HONEY BADGER FABRICATION INC	60,480.00	12.00	10,080.00	0.00	16,932.00	3.36	0.00	0.00	07/01/2025	11/30/2026		6,451.00
247	4,969.00	ANDREW CARVER MOSES	68,208.00	13.73	5,000.00	0.00	596.28	0.12	0.00	0.00	06/01/2021	05/31/2027		5,733.69
249	10,000.00	DEALS 4 ALL SEASONS INC.	0.00	0.00	24,600.00	0.00	0.00	0.00	0.00	0.00	04/08/2022	05/31/2025	10/19/2025	219,629.20
253	21,473.00	PRONTO INSTALLATION INC	270,564.00	12.60	25,377.00	0.00	0.00	0.00	0.00	0.00	06/01/2015	05/31/2030		45,094.00
259	4,088.00	HY VAN TRAN	45,465.36	11.12	2,500.00	0.00	984.72	0.24	0.00	0.00	10/01/2013			3,879.25
261	5,100.00	LEE ALLEN WHITMORE/ QUALITY PEST SERVICES INC	66,384.00	13.02	5,018.75	0.00	2,961.00	0.58	0.00	0.00	08/01/2021	07/31/2026		6,426.75
251B	10,000.00	HONEY BADGER FABRICATION INC	140,040.00	14.00	27,200.00	0.00	31,200.00	3.12	0.00	0.00	11/01/2023	11/30/2026		14,270.00
251-A	6,000.00	PLUGIN DIGITAL PRINTING INC	66,874.92	11.15	10,200.00	0.00	18,360.00	3.06	0.00	0.00	03/01/2022	03/31/2027		0.00
251-C	3,960.00	EDGAR ALONSO ZUNO	44,976.00	11.36	19,421.20	0.00	8,078.40	2.04	0.00	0.00	08/01/2021	07/31/2026		4,857.20
Total		245-261 E 157TH STREET	762,992.28	10.80	129,396.95	0.00	79,112.40	1.12	0.00	0.00				306,341.09

Summary Groups	Square Footage	Actual Rent	Security Deposit	Other Deposits	CAM	Misc	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Tenants	70,630.00	762,992.28	129,396.95	0.00	79,112.40	0.00	9	100.00	100.00	306,341.09
Future Tenants/Applicants	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
Occupied Units	70,630.00	0.00	0.00	0.00	0.00	0.00	9	100.00	100.00	0.00
Total Vacant Units	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
Totals:	70,630.00	762,992.28	129,396.95	0.00	79,112.40	0.00	9	100.00	100.00	306,341.09

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
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MORE DETAILS.**

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