



14318 S. WESTERN AVENUE

GARDENA, CALIFORNIA 90249

FREESTANDING RETAIL BUILDING

BUILDING

+/- 3,290 SF

SITE

+/- 0.33 AC

ZONING

C-3

PROPERTY SNAPSHOT

14318 S. WESTERN AVE.

GARDENA, CALIFORNIA

BUILDING +/- 3,290 SF

LAND +/- 0.33 AC / 14,468 SF

ASKING RATE \$1.52 PSF NNN

ZONING C-3

HIGHLIGHTS

- High-visibility Gardena retail and business corridor
- Freestanding +/- 3,290 SF building on +/- 0.33 acre site
- Generous surface parking with direct site circulation
- Flexible retail, office or mixed-commercial potential
- Near dining, shopping, transit and regional freeways

DAILY TRAFFIC

23,104 VPD

S. WESTERN AVENUE

35,962 VPD

W. ROSECRANS AVENUE



POSITIONED IN AN ACTIVE RETAIL CORRIDOR

SoFi Stadium

MARKET POSITION

Everyday demand,
regional reach.

- Established South Bay commercial district
- Proximity to national and regional retailers
- Strong access to dense residential neighborhoods

WaBa grill
Hertz

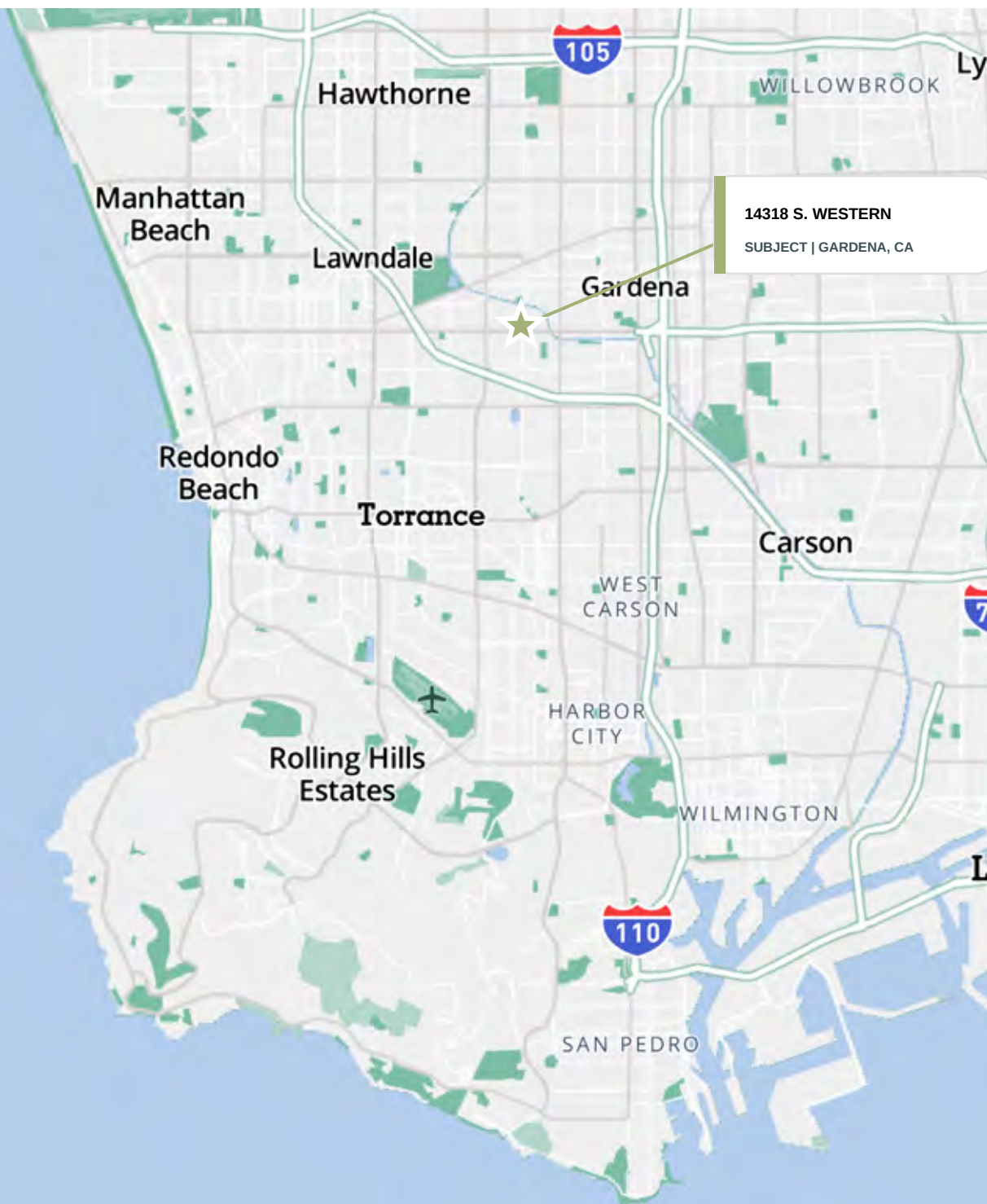


Public
Storage



A HIGH-EXPOSURE SOUTH BAY CORNER





14318 S. WESTERN
SUBJECT | GARDENA, CA

SOUTH BAY CONNECTIVITY

Close to where the South Bay goes.

The property is positioned near major entertainment, coastal, employment, and transportation destinations.

APPROX. DISTANCE

- 6 MI** SoFi Stadium & Hollywood Park
- 7 MI** Manhattan Beach
- 8 MI** Redondo Beach Waterfront
- 9 MI** Los Angeles International Airport

REGIONAL ACCESS

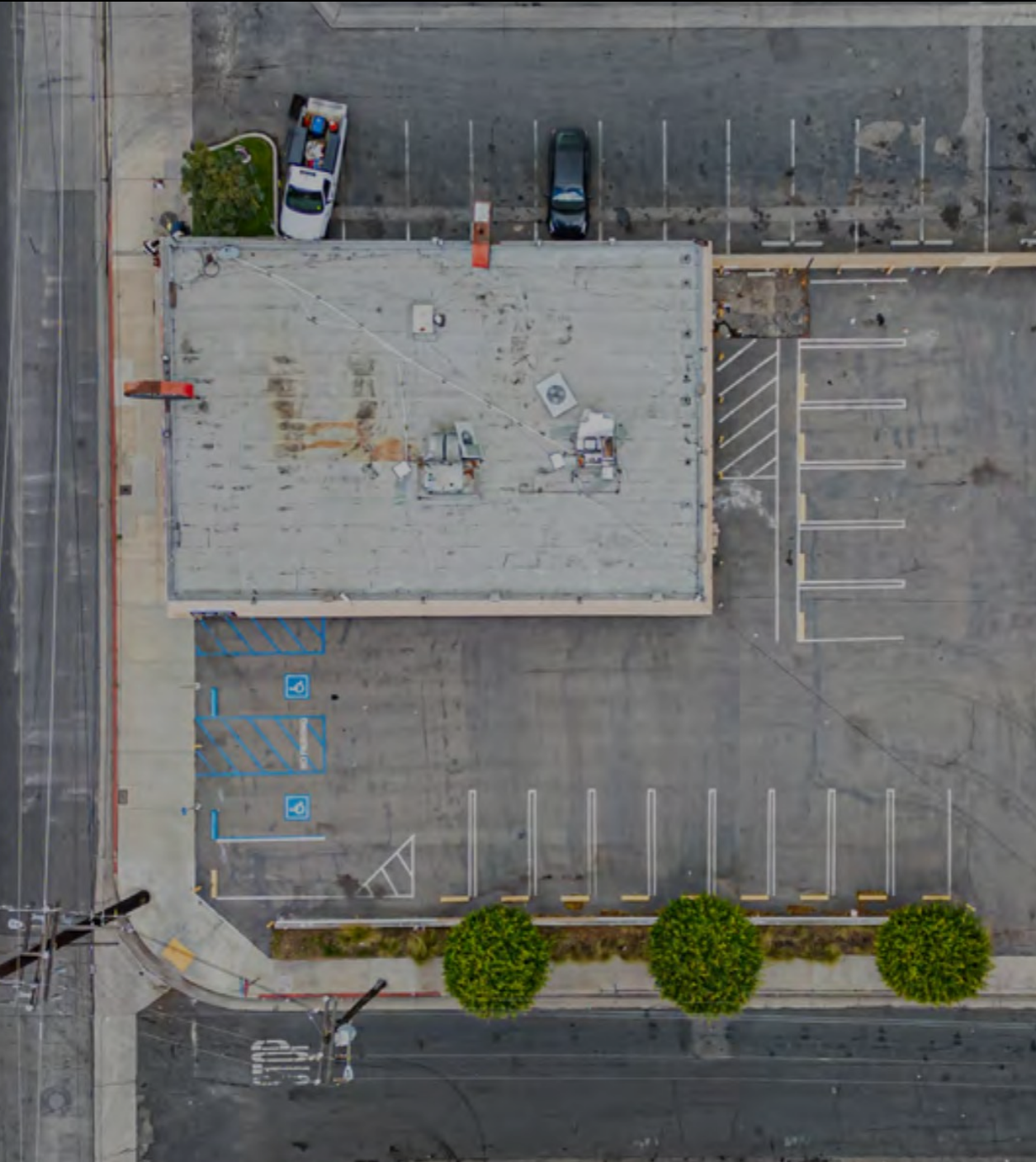
I-110 / I-405 / I-105 / SR-91

Floor plan & site plan

INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED. CREATED BY FLOOR PLANS PROS (312) 403-5050

INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED. CREATED BY FLOOR PLANS PROS (323) 403-5000

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1431 S. WESTERN AVENUE | GARDENA, CA
TOP-DOWN SITE AERIAL



WESTERN AVENUE FRONTAGE



PARKING FIELD



GET IN TOUCH

KAMERON GRAYLEE

CELL 714.473.7488

WORK (855) 451-1236 ext. 656

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