

115-123 EAST GARDENA BLVD

Carson (Gardena P.O.), CA 90248

S MAIN STREET

E GARDENA BLVD

OFFERING MEMORANDUM
Owner/User Investor Opportunity
±26,731 SF Building Area



PROPERTY DETAILS

LAREM Industrial Real Estate Specialist, Inc., as exclusive broker, is pleased to present 115-123 East Gardena Blvd., a multi-tenant industrial Owner User opportunity located in Carson (Gardena P.O.), California. The offering consists of three industrial buildings totaling approximately $\pm 26,731$ square feet situated on approximately $\pm 43,996$ square feet (± 1.01 acres) of land. The property features a flexible mix of warehouse, light industrial, and automotive-oriented space, multiple ground-level loading positions, and a rare Conditional Use Permit allowing automotive-related uses. Strategically positioned within the highly desirable South Bay industrial market, the property provides immediate access to the 110, 91, and 405 freeways and convenient connectivity to the Ports of Los Angeles and Long Beach, Los Angeles International Airport, Long Beach Airport, and the greater Southern California freeway network.

FOR SALE | OWNER/USER OPPORTUNITY

PRICING

\$8,553,920

ADDRESS

115-123 E. Gardena Blvd.,
Carson (Gardena P.O.), CA

APN

6125-016-014

NUMBER OF UNITS

Eight (8)

RENTABLE SF

$\pm 26,731$ SF

LAND SF

± 1.01 ACRES (43,996 SF)

YEAR BUILT

1955

ZONING

CAMH

GRADE LEVEL DOORS

10

UTILITIES

Water, Sewer, Electric, Gas

ELECTRIC SERVICES

Individually Metered

PARKING

44 Surface Spots
(1.60: 1,000 SF)

CLEAR HEIGHT

15'-16'

LOT DIMENSIONS

$\pm 151'$ X $\pm 288'$

CONSTRUCTION TYPE

CTU & Concrete Block

CUP

Conditional Use Permit
in place allowing up to 75%
automotive use

OWNER/USER

$\pm 15,563$ SF can be
occupied by Owner/User



INDUSTRIAL HUB

Strategically located within the heart of the South Bay industrial Market, surrounded by a strong mix of manufacturing, distribution and logistics users.



TRANSPORTATION ACCESS

Immediate access to the 110 Harbor Freeway with convenient connections to the 91, 405 and 105 Freeways.



AIRPORT PROXIMITY

Convenient access to Los Angeles International Airport (LAX), Long Beach Airport (LGB), and Hawthorne Municipal Airport (HHR).



PORT ACCESS

Close to the Ports of Los Angeles and Long Beach with direct access to major trade routes.



LABOR POOL

Access to diverse and skilled workforce with a strong labor pool throughout Los Angeles County and the South Bay.



RETAIL & SERVICES

Surrounded by a variety of retail, restaurants, banking, and business services throughout the Gardena and Carson area.



BUSINESS ENVIRONMENT

Located within an established South Bay industrial and commercial corridor surrounded by manufacturing, distribution, service, and automotive users.



TRANSIT CONNECTIVITY

Convenient access to public transportation including Metro bus lines and nearby commuter rail options



AUTOMOTIVE USE

Rare industrial opportunity with an existing Conditional Use Permit allowing automotive-related uses, providing additional flexibility for users.



HEALTHCARE ACCESS

Close to major medical centers and comprehensive healthcare facilities including Harbor-UCLA Medical Center.



INFILL LOCATION

Established South Bay infill location surrounded by industrial and commercial uses.



ECONOMIC STRENGTH

Located in a dynamic and growing market with strong economic fundamentals and continued investment in infrastructure.

RENT ROLL

PROPERTY CASH FLOW OVERVIEW



Total Building SF
26,776 SF



Occupied SF
10,987 SF



Vacant SF
15,789 SF



Occupancy
41.0%



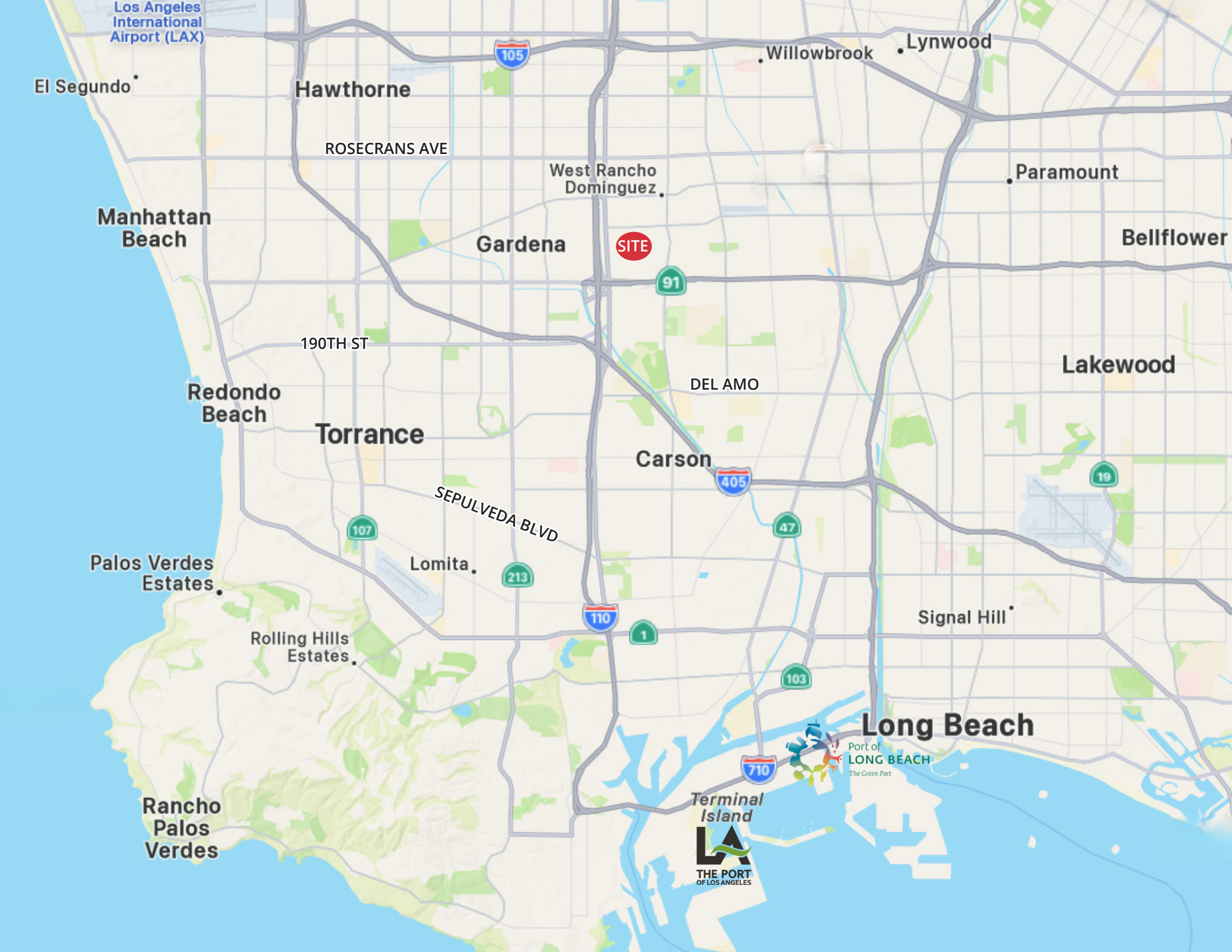
Suites
8

SUITE	TENANT	STATUS	RENT START	EXPIRATION	SF	RENT/SF	BASE RENT	CAM	TOTAL RENT	SECURITY DEPOSIT
115 #1A	Automotive Calibration Experts, LLC	Future Lease	10/1/26	11/30/31	2,408	—	\$3,130.00	\$915.04	\$4,045.04	\$8,090.08
115 #1B	Vacant	Vacant	—	—	3,579	—	—	—	—	—
115 #1C	Vacant	Vacant	—	—	2,407	—	—	—	—	—
115 #3	Easy Fix Auto Body, LLC	Occupied	4/1/26	5/31/30	3,962	\$1.48	\$5,851.00	\$1,703.66	\$7,554.66	\$25,488.00
115 #4	Andril Melnyk dba Flawless Precision	Occupied	11/1/25	10/31/27	1,322	\$1.42	\$1,883.00	\$568.46	\$2,451.46	\$5,433.00
123 #A	Vacant	Vacant	—	—	7,395	—	—	—	—	—
123 #B	Easy Fix Auto Body, LLC	Occupied	5/1/26	M-to-M	2,182	\$1.03	\$2,250.00	\$0.00	\$2,250.00	\$2,250.00
123 #C	AV Auto Collision Center, Inc.	Occupied	8/1/25	8/31/30	3,521	\$1.42	\$4,993.00	\$1,337.98	\$6,330.98	\$18,485.94

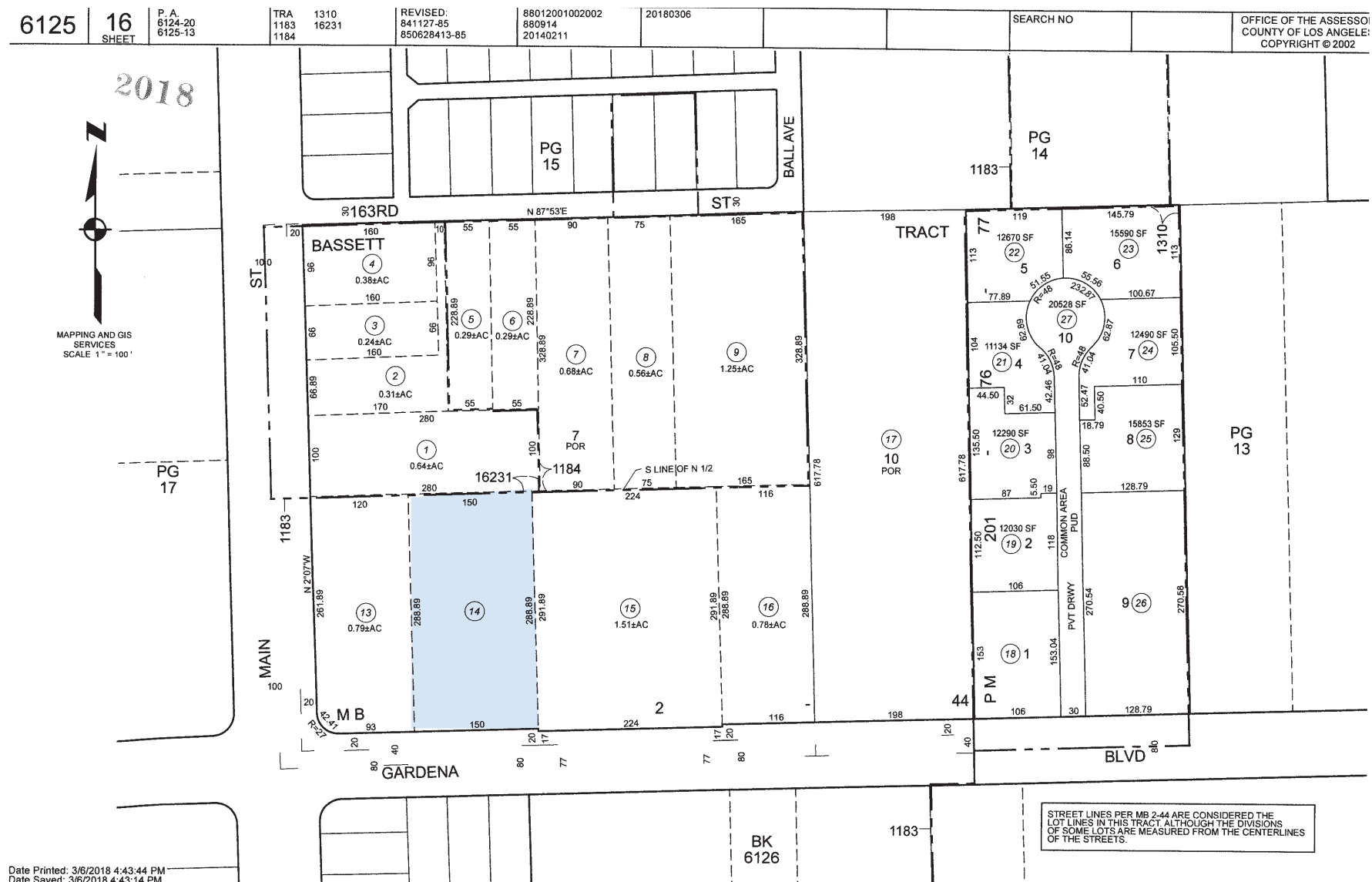
Source: Current rent roll dated September 2026. Future lease shown for Suite 115 #1A.

SITE PLAN





625-016-014



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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