

MIXED USE FOR SALE

15114 - 15118 Crenshaw Blvd
& 15119 Atkinson Blvd
Gardena, CA 90249

List Price \$1,188,000



Features

- Available 2 buildings totaling 3,319 Sq. Ft.
 - An SFR at 15119 Atkinson
 - 3 Retail units on Crenshaw Blvd
- Approximate 7,003 Sq. Ft Lot
- Owner User or Investment
- Multi Tenancy
- 1 Story
- Parcel #: 4069-004-025
- Year Built: 1948
- Zoning: C3



Description

Rare opportunity to acquire a strategically located mixed-use asset along the highly trafficked Crenshaw Blvd corridor. This well-positioned property consists of three retail storefronts on Crenshaw Blvd and a separate single-family residence on Atkinson offering a compelling blend of commercial visibility and residential income.

Two of the storefronts and the SFR are month to month and have below-market rents. While the property does require updates, it provides a clear pathway to unlocking significant value through renovation and rent optimization

Located in the heart of the South Bay, the property benefits from strong demographics, consistent traffic exposure, and proximity to major transportation corridors. An ideal acquisition for investors seeking a value-add asset with upside, flexibility, and long-term growth potential or an Owner User.



Deborah Naumovski

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

DnG is the key
DG Real Estate
Needs

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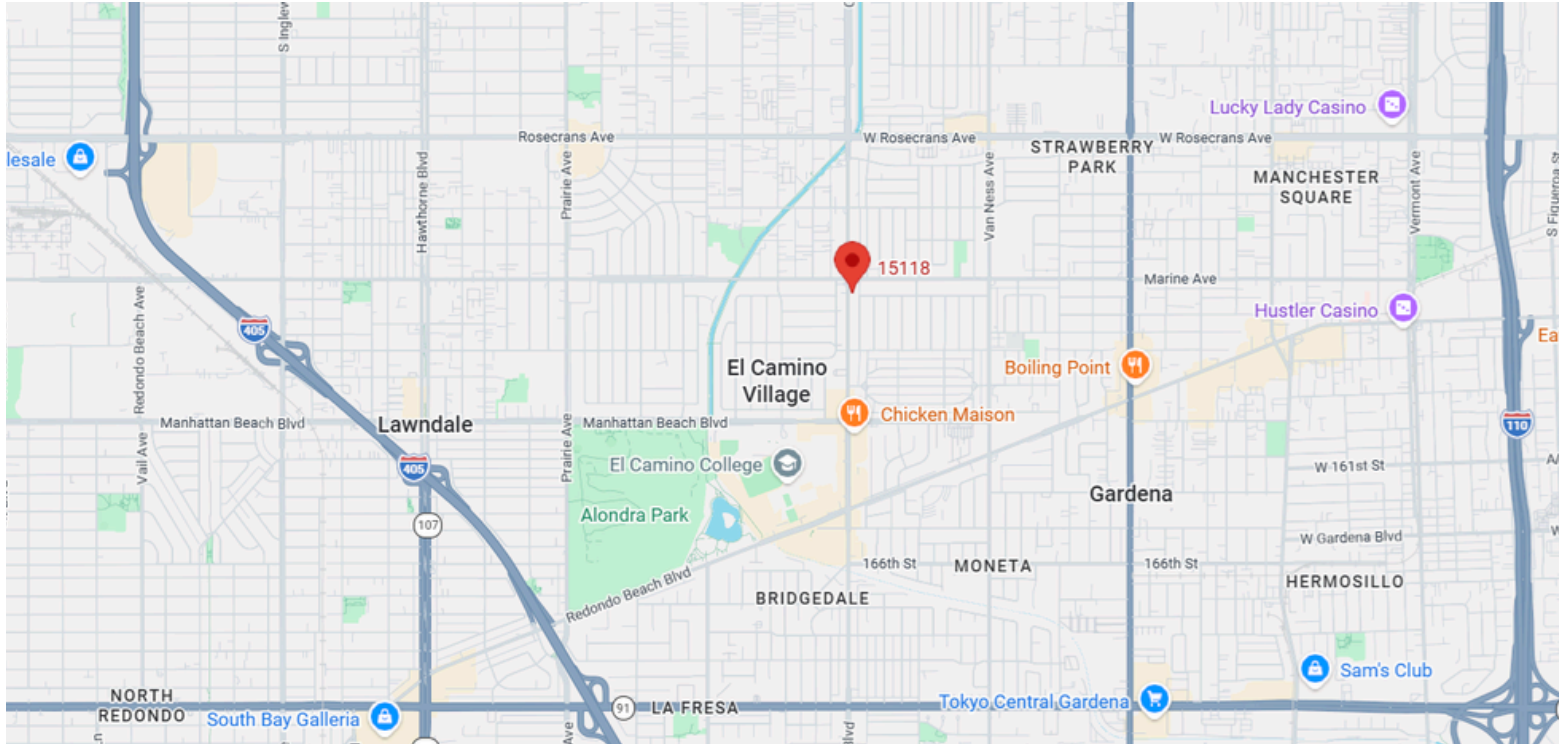
525 S. Douglas St.

Suite 270

El Segundo, CA 90245

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Key Demographics

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Marine Ave	S Eriel Ave W	18,513	2025	0.04 mi
Marine Ave	Atkinson Ave E	17,545	2025	0.06 mi
Crenshaw Blvd	Marine Ave S	25,092	2025	0.08 mi
Crenshaw Blvd	W 154th St S	28,200	2025	0.16 mi
Chadron Ave	Marine Ave S	1,175	2025	0.16 mi
S Lemoli Ave	W 153rd St S	1,602	2025	0.23 mi
Marine Ave	Sutro Ave W	16,803	2025	0.25 mi
Marine Ave	S Lemoli Ave E	20,102	2025	0.26 mi
W 152nd St	S Faysmith Ave E	649	2025	0.29 mi
W 147th St	Chadron Ave W	3,907	2025	0.29 mi



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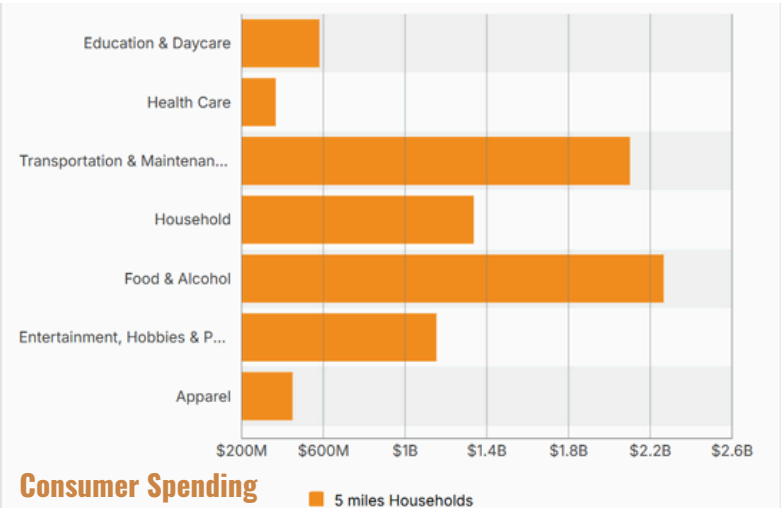
Key Demographics

Population	2 miles	5 miles	10 miles
2020 Population	158,086	732,377	2,572,389
2025 Population	154,682	706,080	2,457,966
2030 Population Projection	153,747	699,321	2,429,125
Annual Growth 2020-2025	-0.4%	-0.7%	-0.9%
Annual Growth 2025-2030	-0.1%	-0.2%	-0.2%
Median Age	39.3	39.5	38.2
Bachelor's Degree or Higher	24%	30%	27%
U.S. Armed Forces	119	662	1,874

Income	2 miles	5 miles	10 miles
Avg Household Income	\$101,639	\$119,714	\$112,706
Median Household Income	\$78,712	\$90,157	\$83,163
< \$25,000	6,833	31,956	120,517
\$25,000 - 50,000	9,219	33,855	124,067
\$50,000 - 75,000	9,472	34,888	115,963
\$75,000 - 100,000	6,954	27,839	94,513
\$100,000 - 125,000	6,141	23,708	76,179
\$125,000 - 150,000	4,171	18,130	55,601
\$150,000 - 200,000	5,232	25,179	77,601
\$200,000+	5,091	39,600	118,378

Households

	2 miles	5 miles	10 miles
2020 Households	54,694	245,555	821,515
2025 Households	53,113	235,155	782,819
2030 Household Projection	52,698	232,508	773,039
Annual Growth 2020-2025	0.9%	0.6%	0.5%
Annual Growth 2025-2030	-0.2%	-0.2%	-0.3%
Owner Occupied Households	19,697	107,616	332,925
Renter Occupied Households	33,001	124,892	440,114
Avg Household Size	2.8	2.9	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$1.7B	\$8.3B	\$26.7B



Radius	2 miles			5 miles			10 miles		
	Total Spend...	Avg Household	Per Capita	Total Spend...	Avg Household	Per Capita	Total Spend...	Avg Household	Per Capita
Expand All									
Apparel	\$94,411,670	\$1,778	\$610	\$449,215,637	\$1,910	\$636	\$1,493,473,...	\$1,908	\$608
Entertainment, Hobbies & P...	\$229,872,807	\$4,328	\$1,486	\$1,153,475,...	\$4,905	\$1,634	\$3,703,631,...	\$4,731	\$1,507
Food & Alcohol	\$479,060,6...	\$9,020	\$3,097	\$2,265,429,...	\$9,634	\$3,208	\$7,463,018,...	\$9,534	\$3,036
Household	\$261,771,962	\$4,929	\$1,692	\$1,335,652,...	\$5,680	\$1,892	\$4,202,504,...	\$5,368	\$1,710
Transportation & Maintena...	\$445,207,108	\$8,382	\$2,878	\$2,100,234,...	\$8,931	\$2,974	\$6,815,630,...	\$8,707	\$2,773
Health Care	\$73,810,361	\$1,390	\$477	\$366,687,967	\$1,559	\$519	\$1,183,099,1...	\$1,511	\$481
Education & Daycare	\$108,584,018	\$2,044	\$702	\$581,101,927	\$2,471	\$823	\$1,828,670,...	\$2,336	\$744
Total Specified Consumer ...	\$1,692,718,...	\$31,870	\$10,943	\$8,251,797,1...	\$35,091	\$11,687	\$26,690,02...	\$34,095	\$10,859



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Financial Summary Options

First Bank Current Rates as of 4/23/26
Sales Price: \$1,428,000

3-Year Term: 7.34% Monthly Payment: \$10,405 Annual Payment: \$124,860

5-Year Term: 7.70% Monthly Payment: \$10,739 Annual Payment: \$129,228

7-Year Term: 8.13% Monthly Payment: \$11,145 Annual Payment: \$133,740

Randall Louie

Vice President | California Business Banking Team Leader

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*Rates are based on the U.S. Treasury's weekly average at the time of closing.

*Payment doesn't include taxes, fees and any 3rd party cost that are financed

*Payments are approximations



Rent Roll

Unit #	~ Sq Ft	Lease	Current Rent	Proforma (Market) Rent	Comments
15119 Atkinson	1231	Month to Month	\$1,625.00	\$3,200.00	Rent increase can be 8% this year
15114 Crenshaw	700	Under Lease	\$1,500.00	\$1,500.00	Unit was remodeled internally 4 yrs ago
15116 Crenshaw	700	Month to Month	\$900.00	\$1,500.00	
15118 Crenshaw	700	Month to Month	\$950.00	\$1,500.00	
Monthly Gross Rent			\$4,975.00	\$7,700.00	
Yearly Gross Rent			\$59,700.00	\$92,400.00	



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