

OFFERING MEMORANDUM

13700 CRENSHAW BLVD



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Mathews

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PROPERTY OVERVIEW

Section 01



STRATEGICALLY LOCATED JUST 1.2 MILES FROM I-105

Kidder Mathews has been retained as the exclusive agent to market a rare, freestanding retail building in Gardena, ideally positioned at the border of Hawthorne and less than one mile from SpaceX.

Strategically located on the highly trafficked Crenshaw corridor, the property benefits from excellent regional connectivity and proximity to major employment and logistics hubs, including the Hawthorne Airport. The building consists of approximately 11,380 square feet and features 150 feet of linear frontage, 17' to 18' clear heights, and 400 amp, 3-phase, 240 volt power, making it well-suited for a variety of retail and office uses under the General Commercial Zoning (see pages 17-18). Currently configured as a single-tenant art studio, the interior includes drywall

improvements and partial demising into three distinct sections, offering flexibility for future reconfiguration or multi-tenant occupancy. The front portion of the building includes a dedicated reception area, kitchen, two restrooms, and a stairwell leading to approximately 880 square feet of second-floor office space. At the rear, the property offers approximately 6,375 square feet of secured, fenced yard area with access via a 20-foot alley providing valuable space for parking, storage, or operational use.

11,380 SF

TOTAL BUILDING SF

\$314.57

PRICE/BUILDING SF

17' - 18'

CEILING HEIGHT

GAC3

ZONING

RETAIL FREESTANDING BUILDING IN GARDENA, CA

PROPERTY INFORMATION

ADDRESS	13700 Crenshaw Blvd, Gardena, CA 90249
PRICE	\$3,580,000
TOTAL BUILDING SF	11,380 SF
BUILDING PSF	\$314.57 PSF
BUILDING FOOTPRINT	10,500 SF
MEZZ / OFFICE SF	2nd Floor - 880 SF
LOT SF / PSF	16,884 SF / \$212.04 PSF
REAR ALLEY	20 Foot Width
GRADE-LEVEL DOORS	(3) 11.5' W x 13.3' H
CEILING HEIGHT	17 to 18 Feet
POWER	400 AMP, 3 Phase, 240 Volt
EASEMENT	Crenshaw Access / Not Recorded
TRAFFIC COUNTS	29,841 Vehicles/Day
ZONING	GAC3
YEAR BUILT	1979 / 2022
PARKING AREA	6,375 SF Lot Area
LOT DIMENSIONS	150' x 112.5'
CONSTRUCTION	Masonry
ROOF	Roll Composition
RESTROOM	Two Restrooms



PROPERTY HIGHLIGHTS

Well Powered Building: 400 AMPs, 3-Phase, 240 Volt

Proximity to 105 Freeway, SpaceX, Hawthorne Airport, SoFi, and Intuit Dome

Tremendous Visibility with 150 feet of Crenshaw Blvd Frontage & 29,841 Vehicles Daily

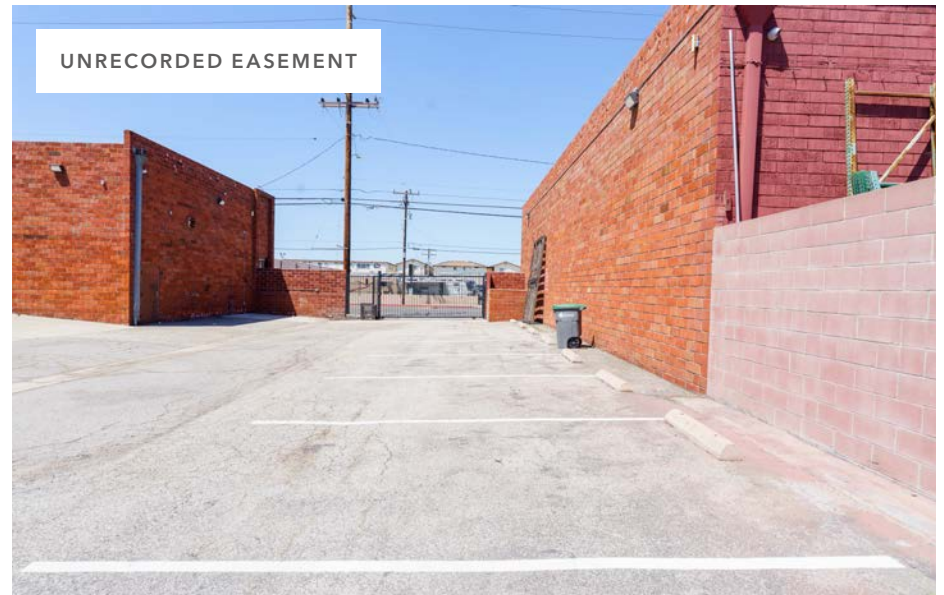
Easily Divisible: Single or Multi-Tenant Use / Delivered Vacant at the Close of Escrow

(3) Glass Grade-Level Doors to Fenced Rear Yard & Parking Area w/ Accessibility Through 20' Alley

C3 Zoning Change Allowing for General Commercial Uses



PROPERTY OVERVIEW



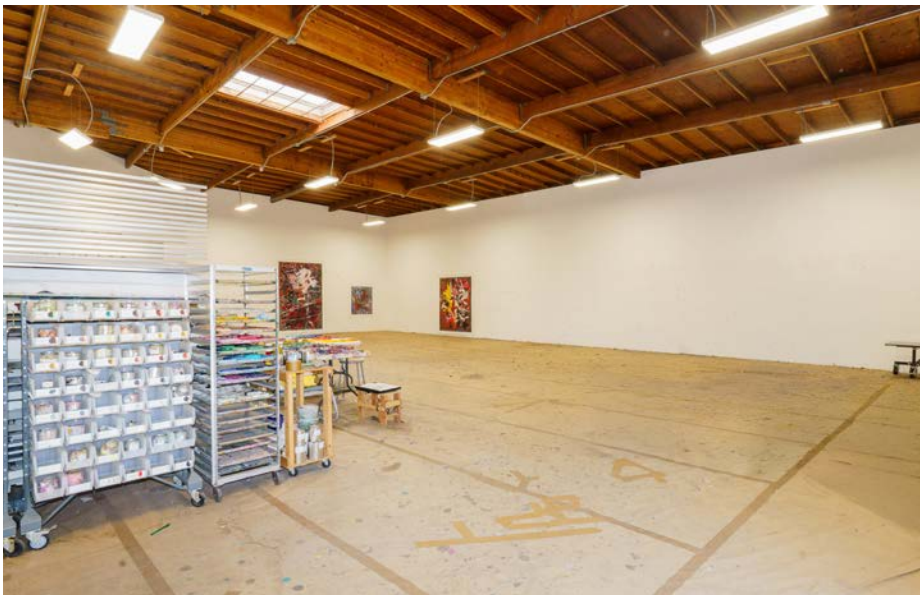
PROPERTY OVERVIEW



PROPERTY OVERVIEW



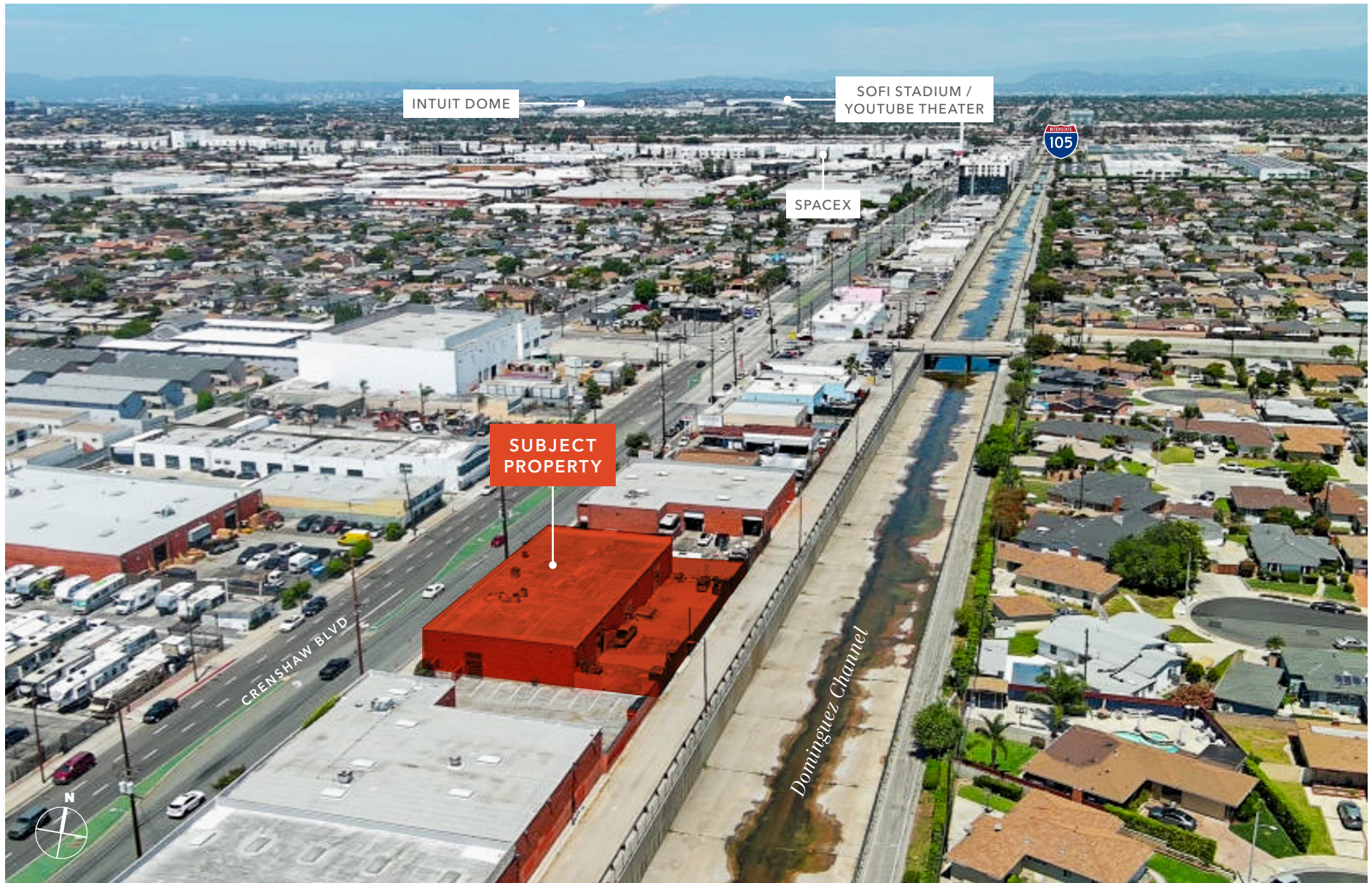
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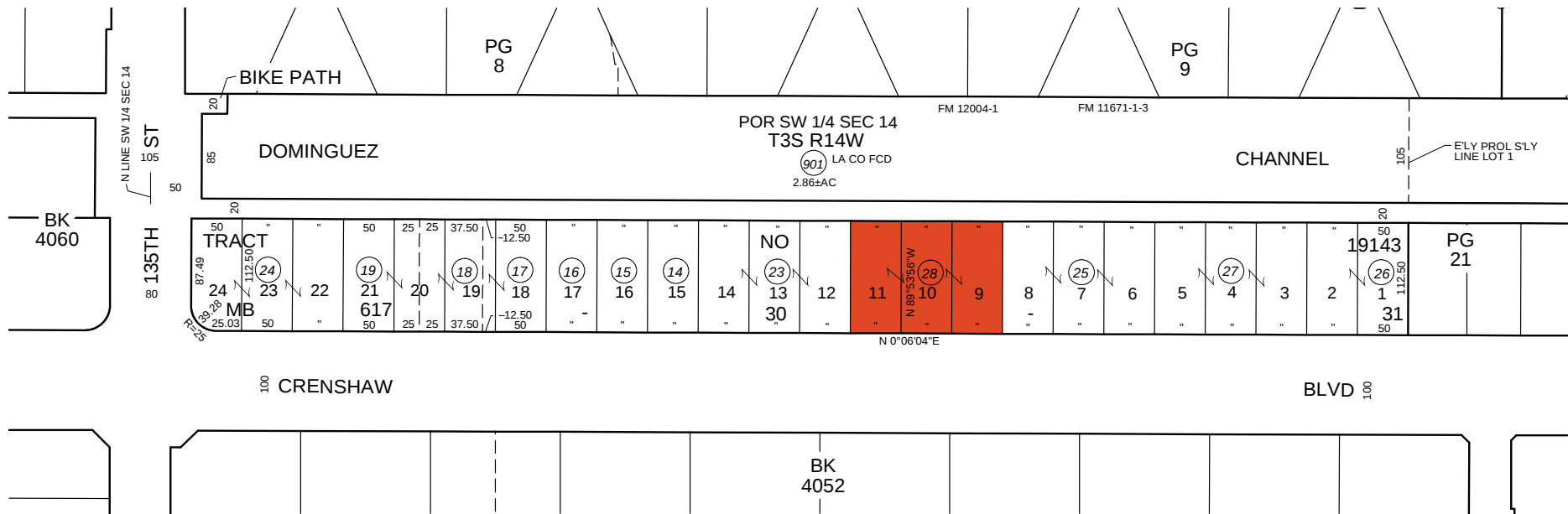
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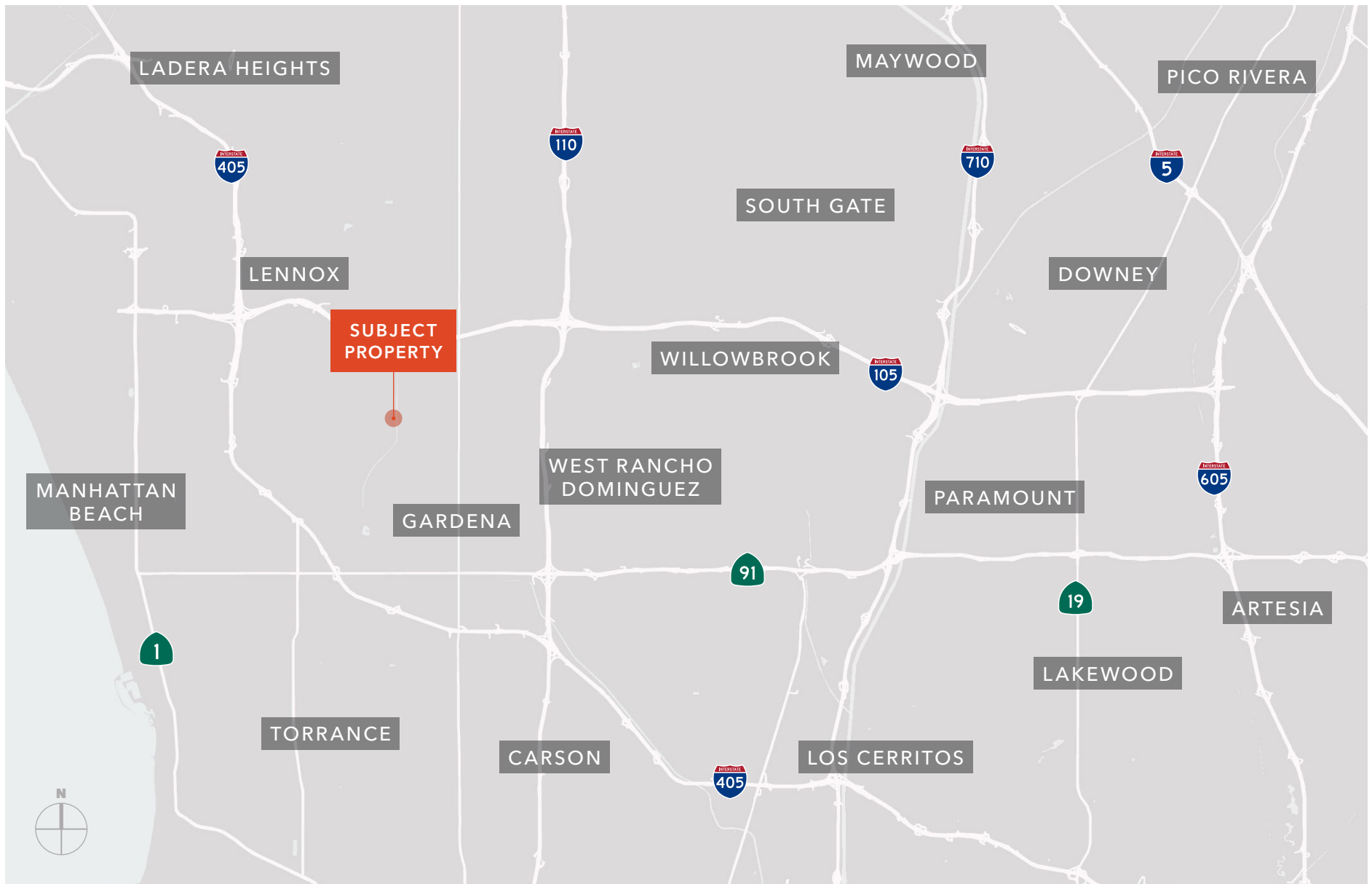
PROPERTY OVERVIEW



PARCEL MAP



PROPERTY OVERVIEW





LOCATION OVERVIEW

Section 02



GARDENA IS IDEAL FOR DOING BUSINESS IN

Gardena, located in the southern part of Los Angeles County is home to over 61,000 residents. Known for its close proximity to major cities like Downtown Los Angeles and Long Beach, Gardena offers residents a unique blend of suburban tranquility and urban convenience. The city boasts a mix of residential neighborhoods, commercial districts, and industrial areas. The city's well-maintained parks and recreational facilities provide opportunities for outdoor activities and leisure, while its proximity to major highways and transportation hubs makes it an attractive location for businesses and commuters. Transportation is very convenient in Gardena, with easy access to major highways and proximity to Los Angeles International Airport. The city's public transit system, including buses and the nearby Metro Rail line, makes navigating Gardena and the surrounding cities seamless. Overall, Gardena is a dynamic and welcoming city, offering a range of opportunities for those seeking diverse and accessible Southern California lifestyle.

- 15 minutes to Downtown Los Angeles
- 15 minutes to Los Angeles International Airport
- 20 minutes to Long Beach Municipal Airport
- Key location in the Alameda Corridor
- 20 minutes to the Ports of Los Angeles and Long Beach

CITY OF GARDENA ZONING USES

§ 18.32.010. General commercial zone (C-3).

The C-3 general commercial zone is intended for general commercial uses. Except as specifically provided elsewhere in this chapter, any and every building and premises or land in the C-3 zone shall be used for, or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained and moved into and within the C-3 zone, exclusively, and only in accordance with the regulations set forth in this chapter.

(Prior code§ 10-3.1601)

§ 18.32.020. Uses permitted.

Buildings, structures, and land shall be used, and buildings and structures shall be erected, structurally altered, or enlarged only for the following uses, plus other such uses as the commission may deem (pursuant to Section 18.42.040) to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be conducted within an enclosed building, unless otherwise expressly authorized and shall be subject to the property development standards set forth in Section 18.32.050. The following uses shall be permitted (also see Section 18.42.040):

A. Any use permitted in the C-2 zone provided all uses shall comply with all the requirements stipulated for the C-3 zone; except where expressly stated otherwise in this chapter;

B. Stores, businesses, or commercial activities not involving any kind of manufacture, processing, or treatment of products other than that which is clearly incidental and essential to a retail business conducted on the premises and that such operations are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes. Permitted uses shall include:

- 1. Antique stores;
- 2. Bowling alleys;
- 3. Conservatories of music;
- 4. Dancing academies;
- 5. Gymnasiums;
- 6. Legal card clubs;
- 7. Laboratories, medical and dental;
- 8. Mortuaries;
- 9. Music and vocal instruction;
- 10. Nursery sales of flowers and plants;
- 11. Pet shops;
- 12. Medical and dental offices and clinics;
- 13. General offices;
- 14. Refrigerated food lockers;
- 15. Furniture upholstery shops;

- 16. Secondhand store and/or thrift shop, when located at least five thousand feet from pawn shop or another secondhand store and/or thrift shop;

- 17. Veterinary clinics and hospitals;

C. Parking lots for automobiles. The provisions of Chapter 18.40 shall apply;

D. General commercial uses similar to those set forth in subsection B of this section as provided in Section 18.42.040;

E. Uses customarily incidental to the permitted uses set forth for accessory buildings when located on the same lot;

F. (Repealed); and

G. Accessory uses in commercial parking lots subject to site plan review pursuant to the provisions of Chapter 18.44.

Note: Zoning changed M-1 to C3 in 2008

CITY OF GARDENA ZONING USES (CONT.)

§ 18.32.030. Uses permitted subject to a conditional use permit.

The following uses may be permitted in the C-3 zone subject to the issuance of a conditional use permit in accordance with the procedure set forth in Chapter 18.46:

- A. Car wash facilities;
- B. Establishments selling or serving alcoholic beverages for consumption on or off the premises;
- C. Group care facilities and community care facilities, but excluding community care facilities for residential uses for less than seven persons;
- D. Recreational vehicle storage facilities, provided they are not located on arterial and major collector streets;
- E. Motor vehicle dealerships;
- F. Hospitals;
- G. Day care facilities;
- H. Amusement arcades;
- I. Hotels and motels, subject to the requirements set forth in Section 18.46.030(C)(15);
- J. Amenity hotels, subject to the requirements set forth in Section 18.46.030(C)(29);
- K. Health facilities;

L. Massage establishments that are not otherwise subject to an exception pursuant to Section 5.48.030;

M. Urgent care center;

N. Vocational colleges, such as barber and beauty colleges, modeling schools and medical training and trade schools;

O. Churches and related facilities. Related facilities do not include day care facilities, schools (kindergarten through twelfth grade), and rectories, convents, parsonages or ministers' residences;

P. Automobile service stations;

Q. Self-service laundromats;

R. Neighborhood markets;

S. Health clubs;

T. Supermarkets;

U. Lodges and meeting halls;

V. Cigar and hookah lounges in compliance with Section 18.46.030(C)(30);

W. Those uses permitted with a conditional use permit, pursuant to Section 18.46.030(C).

(Prior code § 10-3.1603; Ord. 1498 § 8, 1996; Ord. 1517 § 16, 1997; Ord. 1525 § 1, 1997; Ord. 1554 § 7, 1998; Ord. 1667 § 25, 2004; Ord. 1666 § 25, 2005; Urg. Ord. 1682; Ord. 1683 § 37, 2006; Ord. 1714 § 2(J), 2010; Ord. 1737 § 24, 2012; Ord. 1738 § 18,

2012; Ord. 1757 § 8, 2015; Ord. 1825 § 4, 2021; Ord. 1871 § 8, 2024)

§ 18.32.040. Uses Prohibited, Currently Grandfathered.

All uses not listed in Sections 18.32.020 and 18.32.030 are deemed to be expressly prohibited, except those determined to be similar pursuant to the provisions of Section 18.42.040. No similar use determination may be made for the following specific uses, which are deemed to be either incompatible with the uses permitted in the C-3 zone or otherwise prohibited:

A. Residential uses;

B. Any combination of residential and nonresidential uses in any building or structure or on any lot;

C. Industrial uses;

D. Wholesaling and warehousing;

E. Outdoor sales, including sales of products from trucks, conducted on vacant lots and outdoor sales of products not related to the business conducted on the premises;

F. It is unlawful to sell, contract to sell, offer to sell, display for the purpose of sale, or permit the sale of any vehicle from a vacant or unimproved lot. "Vehicle," as used in this subsection, means and includes everything so defined in the Vehicle Code of the state and, in addition, boats;

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