



**For Lease**

1401 W Artesia Blvd  
Gardena, CA

### Property Specifications

SPACE AVAILABLE

- ± 3,200 SF Pad Drive-Thru
- ± 950 - 1,653 SF
- ± 1,367 SF - 2,200 SF (2nd floor)

### 2025 Demographics

1 MILE

26,785 Population	25,420 Total Daytime Population	\$110,250 Average Household Income	10,043 Total Households
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3 MILES

191,882 Population	222,525 Total Daytime Population	\$115,493 Average Household Income	66,495 Total Households
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5 MILES

681,121 Population	664,470 Total Daytime Population	\$124,121 Average Household Income	227,801 Total Households
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### About the Property

- ±3,200 SF Drive-thru restaurant opportunity
- Located within Gateway Plaza (65,955 SF) neighborhood shopping center
- Excellent visibility on W. Artesia Blvd & S. Normandie Ave
- Convenient access to the 91, 110, & 405 Freeways

### Traffic Counts

Hwy-91	56,812 CPD
Normandie Ave	24,106 CPD
Year: 2025   Source: Costar	

### Contact

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2 MILES

Gateway Crossroads

Staples. ROSS  
DRESS FOR LESS  
SUBWAY  
Ono Hawaiian BBQ  
Former Boys

Gardena Market Place

Albertsons  
BASKIN ROBBINS  
PAPA JOHN'S  
Yogurtland  
IN-N-OUT  
BURGER KING  
PANDA EXPRESS  
SANTitas

Gardena Valley Shopping Center

VONS  
FLAME & BROILER  
Jamba  
DUNKIN'  
YOSHINOYA  
L & L

Pacific Square Shopping Center

sam's club  
TOKYO CENTRAL  
IHOP  
ALDI

University Square

dd's DISCOUNTS  
SUBWAY  
Carls Jr.  
PANDA EXPRESS  
SANTitas

Smart & Final extra!

SITE

Gardena Gateway Center

THE HOME DEPOT  
99 CENTS ONLY RANCH MARKET  
DAISO  
McDonald's

CHILE VERDE  
FISH GRILL  
LEES SANDWICHES

SKY ZONE

Walmart  
99 CENTS ONLY RANCH MARKET  
SUBWAY  
FLAME & BROILER  
Starbucks  
McDonald's  
TACO BELL  
Wendy's

ARTESIA BLVD

HARBORVIEW

SAN DIEGO HWY

INTERSTATE 410

91

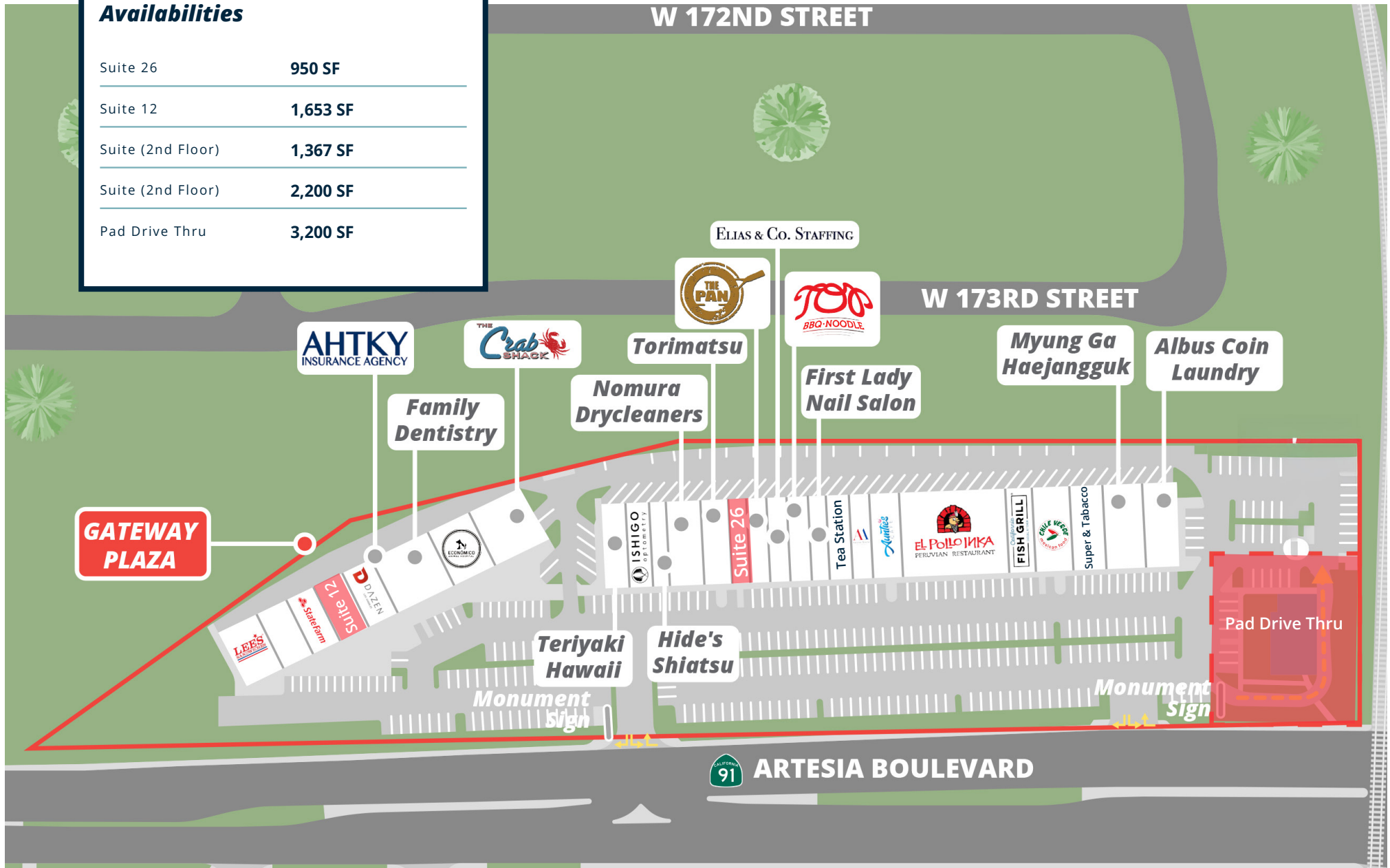
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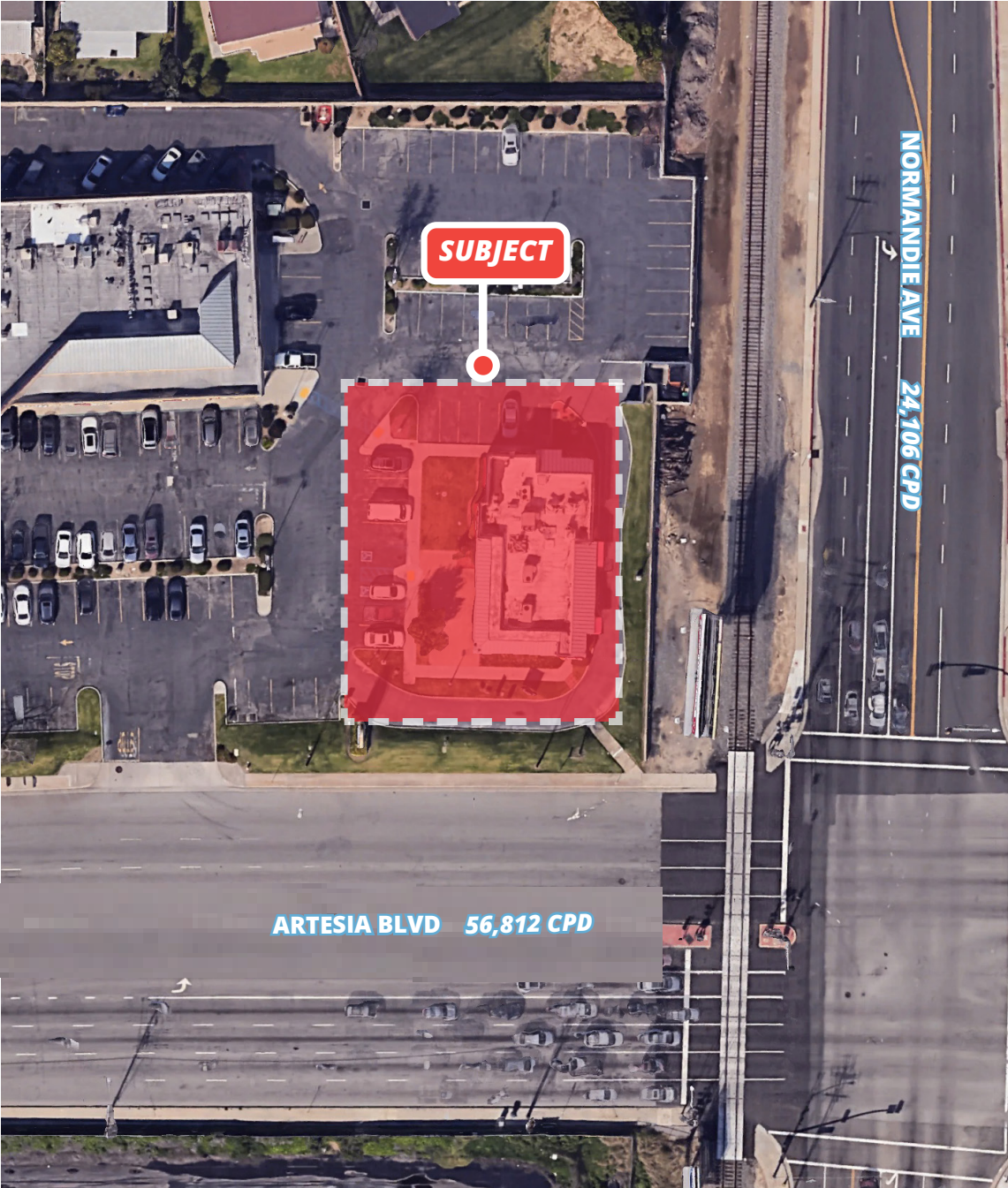
S WESTERN AVE

INTERSTATE 110

**Availabilities**

Suite 26	950 SF
Suite 12	1,653 SF
Suite (2nd Floor)	1,367 SF
Suite (2nd Floor)	2,200 SF
Pad Drive Thru	3,200 SF





***Pad Drive-Thru Opportunity***

**± 3,200 SF**  
AVAILABLE

= 0.38 AC (16,370 SF of Land)

APN 6106-034-001