

16616-16622 NORMANDIE AVE GARDENA, CA 90247



RARE OWNER-USER PROPERTY IN GARDENA FOR SALE

PROPERTY DETAILS

Asking Price:	\$1,195,000
Price per SF:	\$315.47
Building Size:	±3,788 SF
Lot Size:	±15,976 SF
Year Built:	1940 / 1960
Parking:	18 spaces
Zoning:	GAM1
APN:	6111-010-037 & 038

HIGHLIGHTS

- Two (2) Retail Operations, Restaurant and Motorcycle Shop
- One (1) One Bed, One Bath Residence
- Ideal for Owner User using SBA Financing
- Neighbors NAPA Auto Parts, Twilight Liquor, Gardena Welding Supply and Numerous Eateries



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

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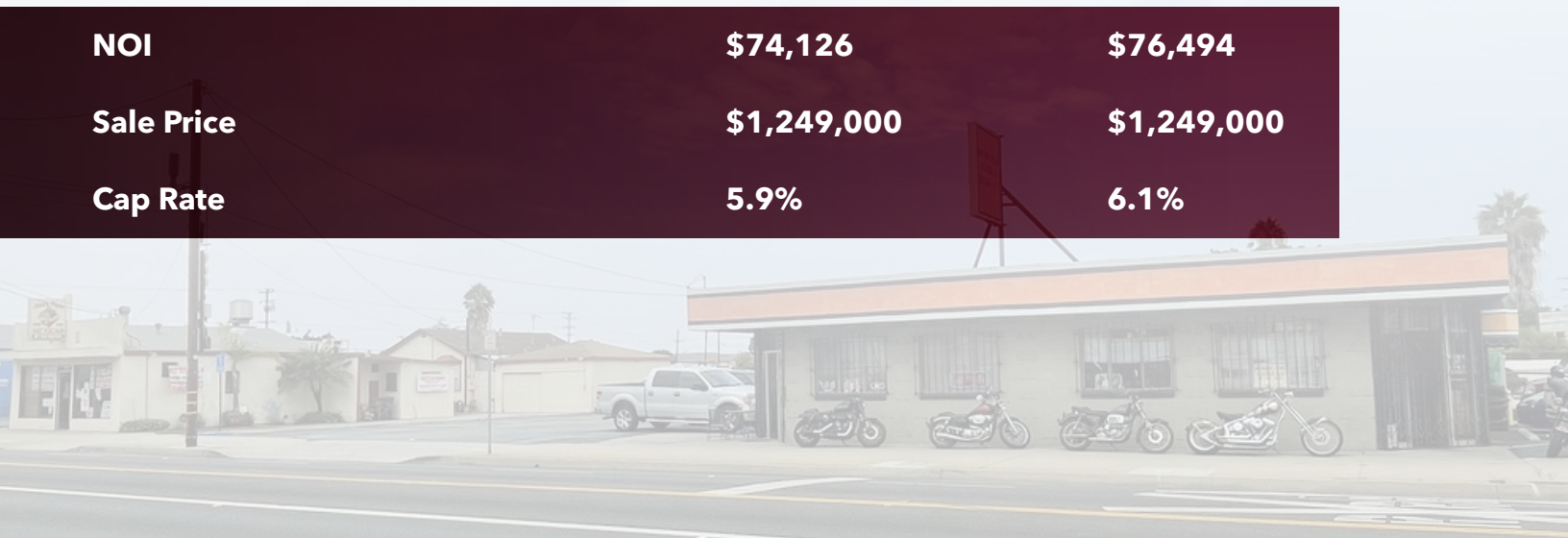
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RENT ROLL

TENANT	SF	CURRENT		PROFORMA		Expiration
		Rent/Mo	Rent/Yr	Rent/Mo	Rent/Yr	
Josie's Mexican	958	\$2,600	\$31,200	\$3,500	\$42,000	MTM
Michael's Motorcycles	2216	\$3,300	\$39,600	\$3,500	\$42,000	MTM
Residential	614	\$1,298	\$15,576	\$1,200	\$14,400	MTM
TOTAL	3788	\$7,198	\$86,376	\$8,200	\$98,400	

EXPENSES	CURRENT	PROFORMA
Insurance	\$4,861	\$4,861
Property Tax	\$7,219	\$16,875
Management Fee	\$-	\$-
Business License	\$170	\$170
TOTAL	\$12,250	\$21,906

NOI	\$74,126	\$76,494
Sale Price	\$1,249,000	\$1,249,000
Cap Rate	5.9%	6.1%



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PROPERTY PHOTOS



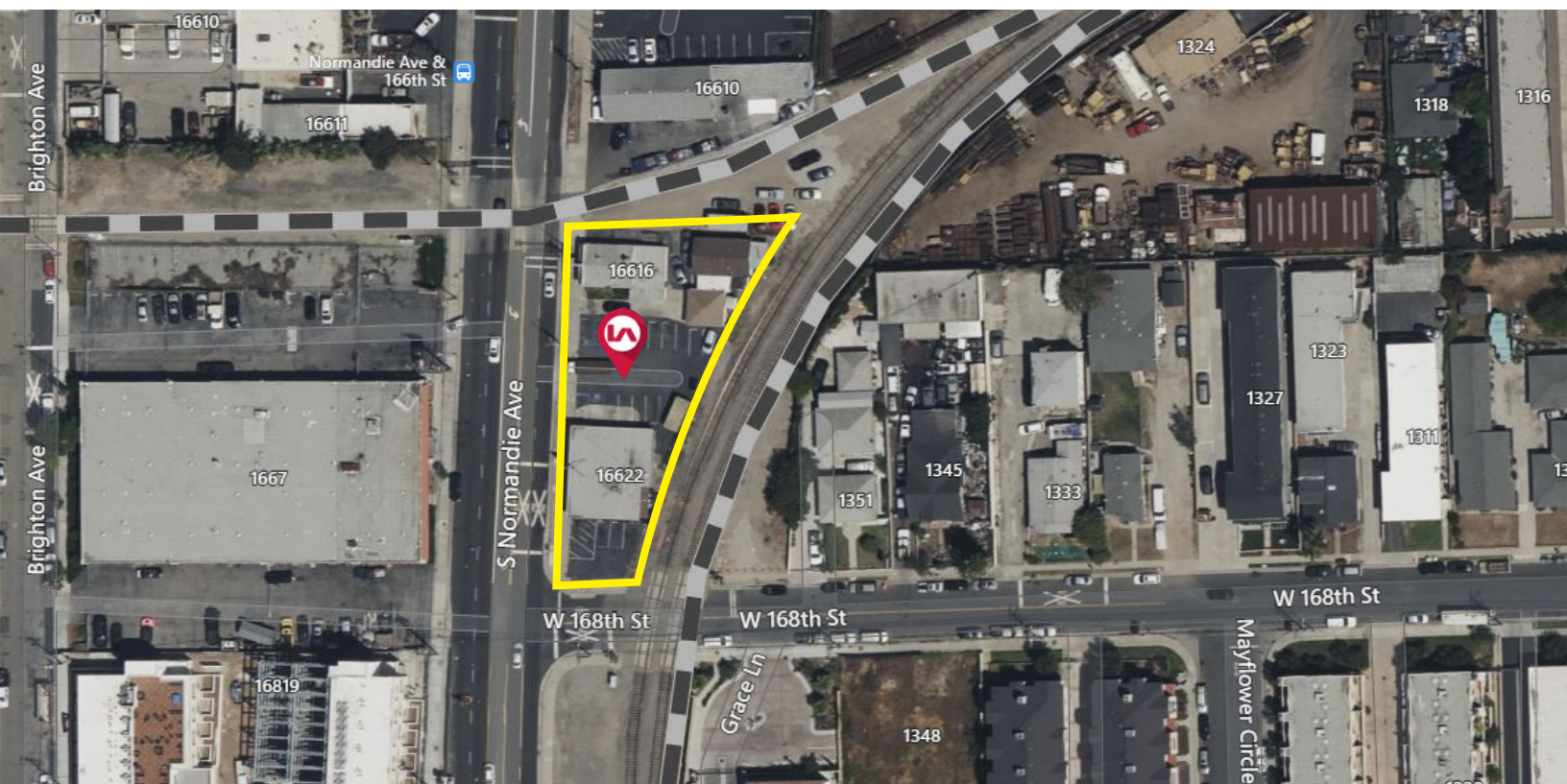
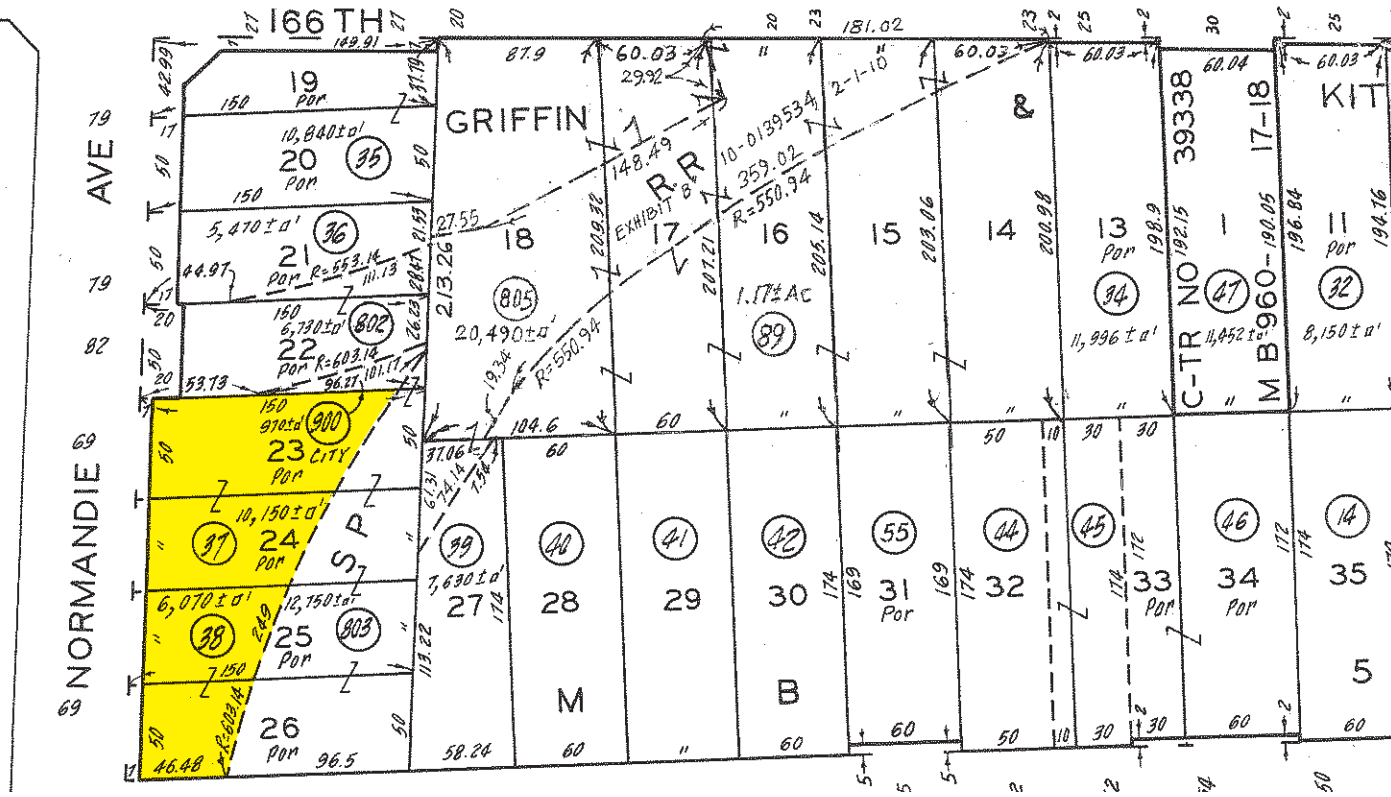
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PARCEL MAP



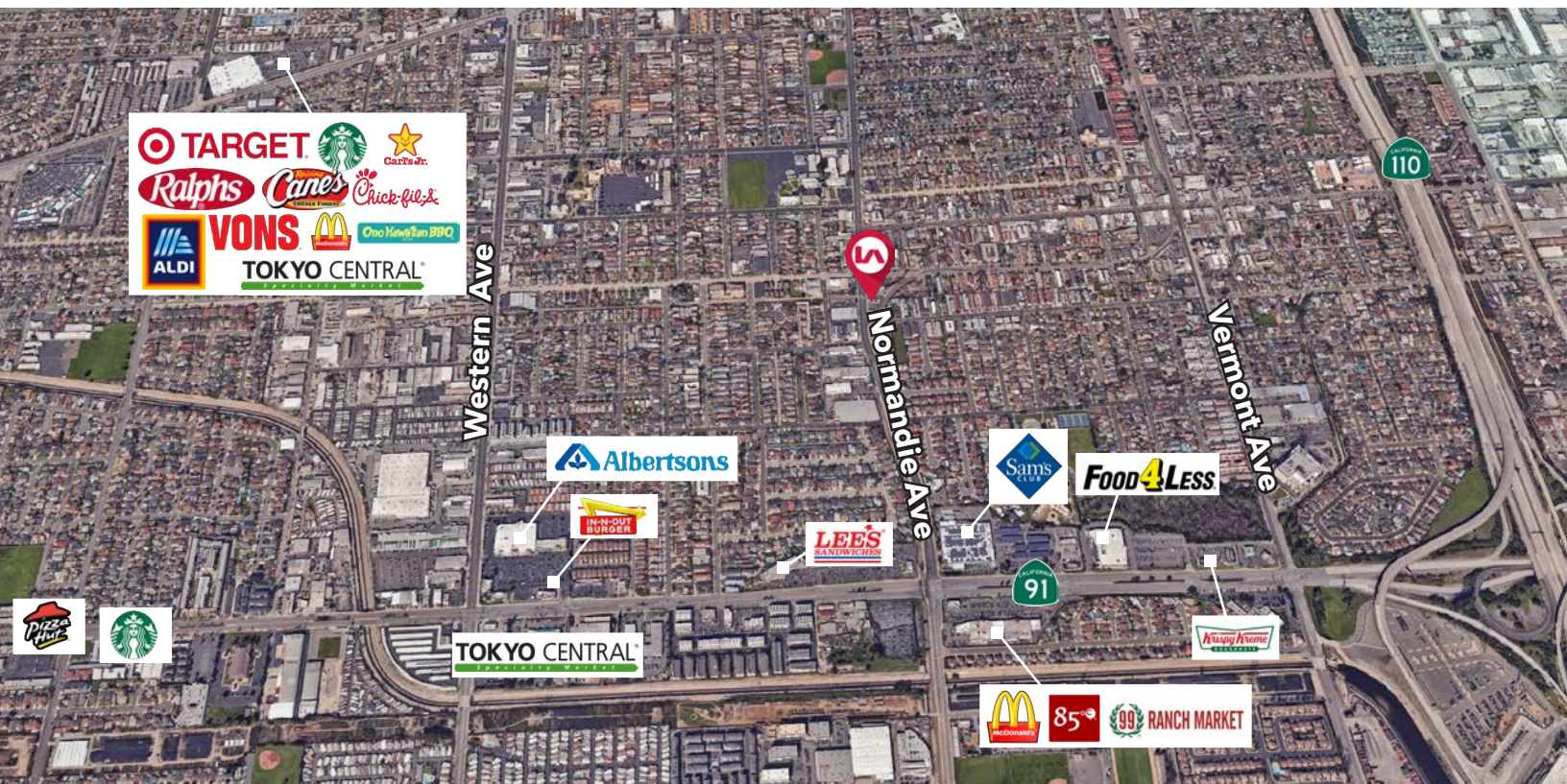
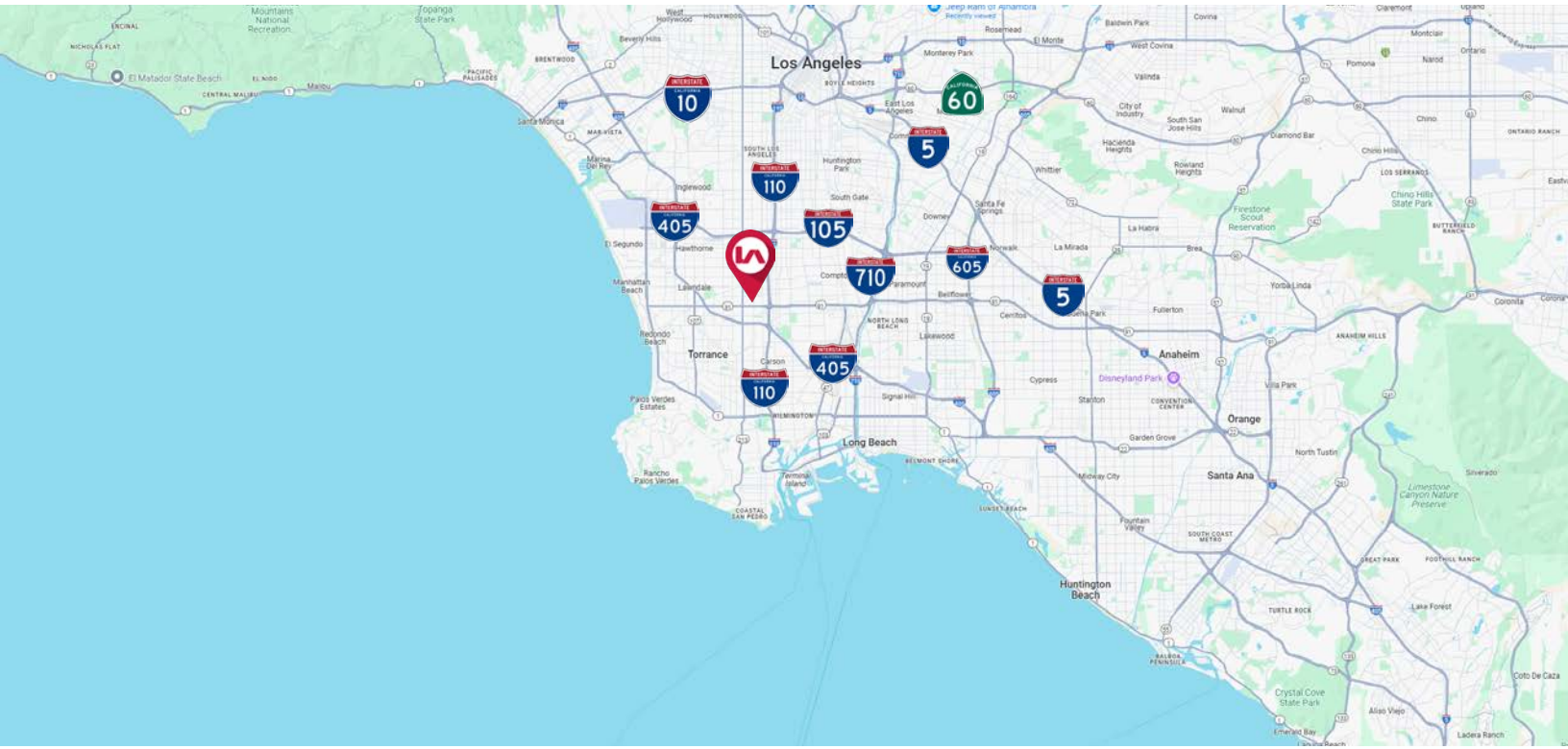
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OVERVIEW MAP



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DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2024 Population	31,533	200,959	710,991
Median age	42.4	39.5	38.5

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	11,320	66,054	224,938
Total persons per HH	2.6	2.9	3
Average HH income	\$86,746	\$95,716	\$101,021
Average house value	\$719,294	\$701,667	\$713,167

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	3,381	25,083	111,010
Black	3,330	43,653	138,626
American Indian/Alaskan Native	328	2,440	9,172
Asian	10,951	38,668	112,560
Hawaiian & Pacific Islander	208	1,362	4,926
Two or More Races	13,336	89,752	334,696
Hispanic Origin	13,671	91,991	344,623

**Demographic data derived from Co-Star 2024*

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