

# Marine @ Gramercy

Offering Memorandum



**2003 Marine Ave**  
Gardena, CA 90249

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE





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# Property Information

- › Executive Summary
- › Property Details
- › Property Highlights
- › Additional Photos

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# Executive Summary



## Property Details

|                      |                          |
|----------------------|--------------------------|
| <b>Sale Price</b>    | \$1,390,000              |
| <b>Cap Rate</b>      | 5.69%                    |
| <b>NOI</b>           | \$79,104                 |
| <b>Lot Size</b>      | 11,005 SF                |
| <b>Building Size</b> | 960 SF                   |
| <b>Year Built</b>    | 1960                     |
| <b>Lot Size</b>      | GAC3                     |
| <b>Cross Streets</b> | Marine Ave / Gramercy Pl |

## Prime Corner Owner-User & Investment Opportunity. Gardena, CA

Income just went up and will continue to rise ! Proven successful location and Amazon Proof - steady income stream. NAI Capital is pleased to present 2003 Marine Avenue, a highly visible corner commercial property offering a strong income asset in the heart of Gardena. Situated on a signalized corner with dual frontage on Marine Avenue (100 SF) and Gramercy Place (110 SF), the property benefits from a pronounced street presence and accessibility. The site features a ±960 SF freestanding retail/auto service building positioned on a generous ±11,005 SF lot, providing ample surface parking and functional circulation, along with alley access for additional ingress/egress and operational flexibility

Located at the signalized intersection of Marine Avenue and Gramercy

# Property Details

## Sale Price

**\$1,390,000**

## PROPERTY INFORMATION

|                  |               |
|------------------|---------------|
| Property Type    | Retail        |
| Property Subtype | Street Retail |
| Zoning           | GAC3          |
| Lot Size         | 11,005 SF     |
| APN #            | 4062-013-018  |
| Lot Frontage     | 100 ft        |
| Lot Depth        | 110 ft        |

## LOCATION INFORMATION

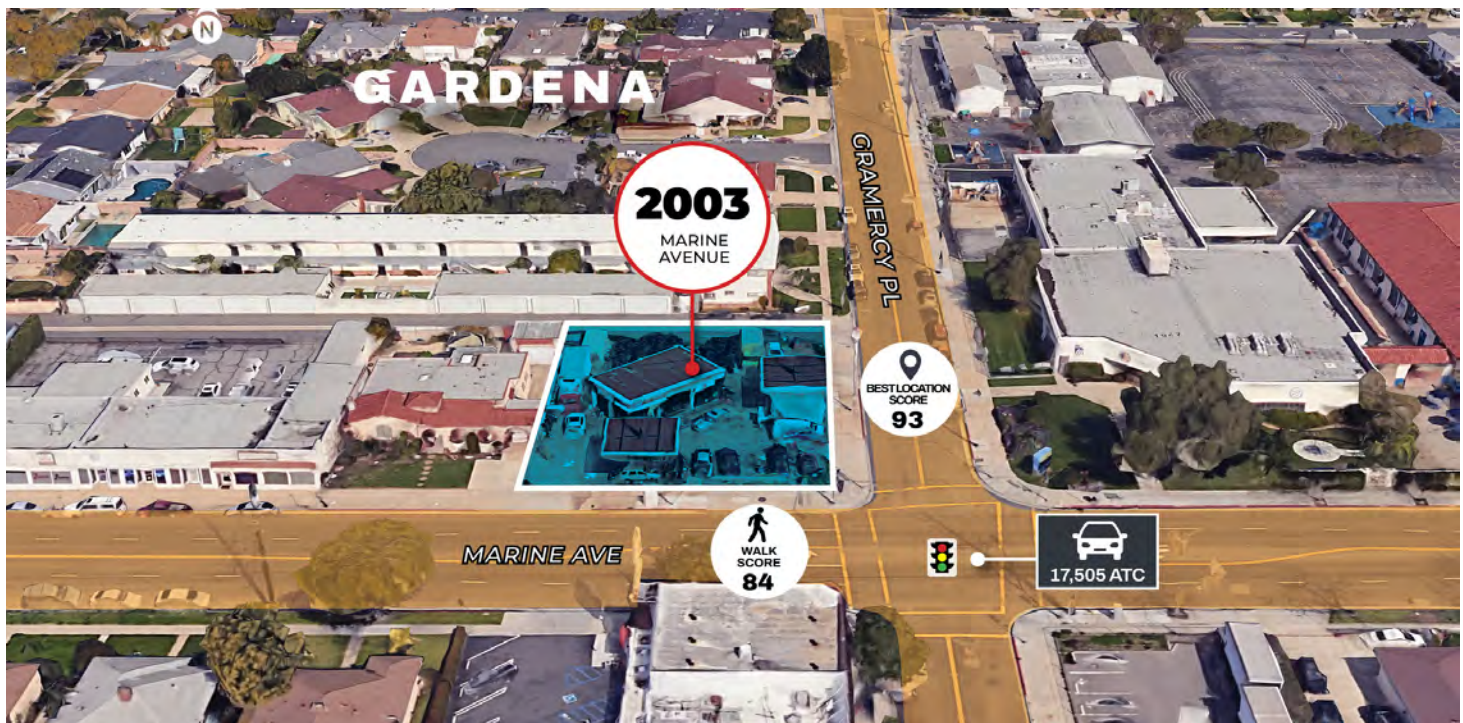
|                  |                   |
|------------------|-------------------|
| Building Name    | Marine @ Gramercy |
| Street Address   | 2003 Marine Ave   |
| City, State, Zip | Gardena, CA 90249 |
| County           | Los Angeles       |

## BUILDING INFORMATION

|               |             |
|---------------|-------------|
| Building Size | 960 SF      |
| NOI           | \$79,104.00 |
| Cap Rate      | 5.69        |
| Occupancy %   | 100.0%      |
| Year Built    | 1960        |

## TRAFFIC COUNTS

|                          |       |
|--------------------------|-------|
| Marine Ave/Gramercy Pl   | 17.5K |
| Van Ness Ave/Marine Ave  | 14.6K |
| S Western Ave/W 150th St | 23.4K |
| S Western Ave/W 152nd St | 23.2K |





# Complete Highlights

## Property Highlights

- True NNN Income cash flow - Proven location
- Positioned at a controlled intersection with strong visibility and consumer access, enhancing both retail exposure and long-term land value.
- Corner Fenced Lot with Prominent Signage
- Secured perimeter fencing, clear street presence, and signage visibility provide operational functionality and branding opportunity.
- Strong Traffic Exposure – ±17,505 Vehicles Per Day
- High daily traffic counts along nearby Western Avenue corridors support strong commuter and neighborhood retail flow.
- Located within a dense residential infill neighborhood supporting pedestrian accessibility and neighborhood-serving retail demand (Source: CoStar)
- Walk Score ® 84
- Classified as “Best Location” with a 93 Location Score, reflecting strong positioning within the Gardena submarket (Source: CoStar)
- Income-Producing – \$6,592/Month
- \$79,104 annually in gross income, allowing investors to collect cash flow while evaluating long-term repositioning strategies.
- Future Drive-Through Repositioning Potential (Buyer to Verify)
- Corner configuration, lot size, and site access create the opportunity to explore drive-through retail, QSR, coffee, or service-based concepts.
- Low FAR – Land Value Leverage
- Building FAR of approximately 0.09 providing long-term redevelopment optionality and intrinsic land value upside.
- Well positioned asset with strong fundamentals





# Additional Photos





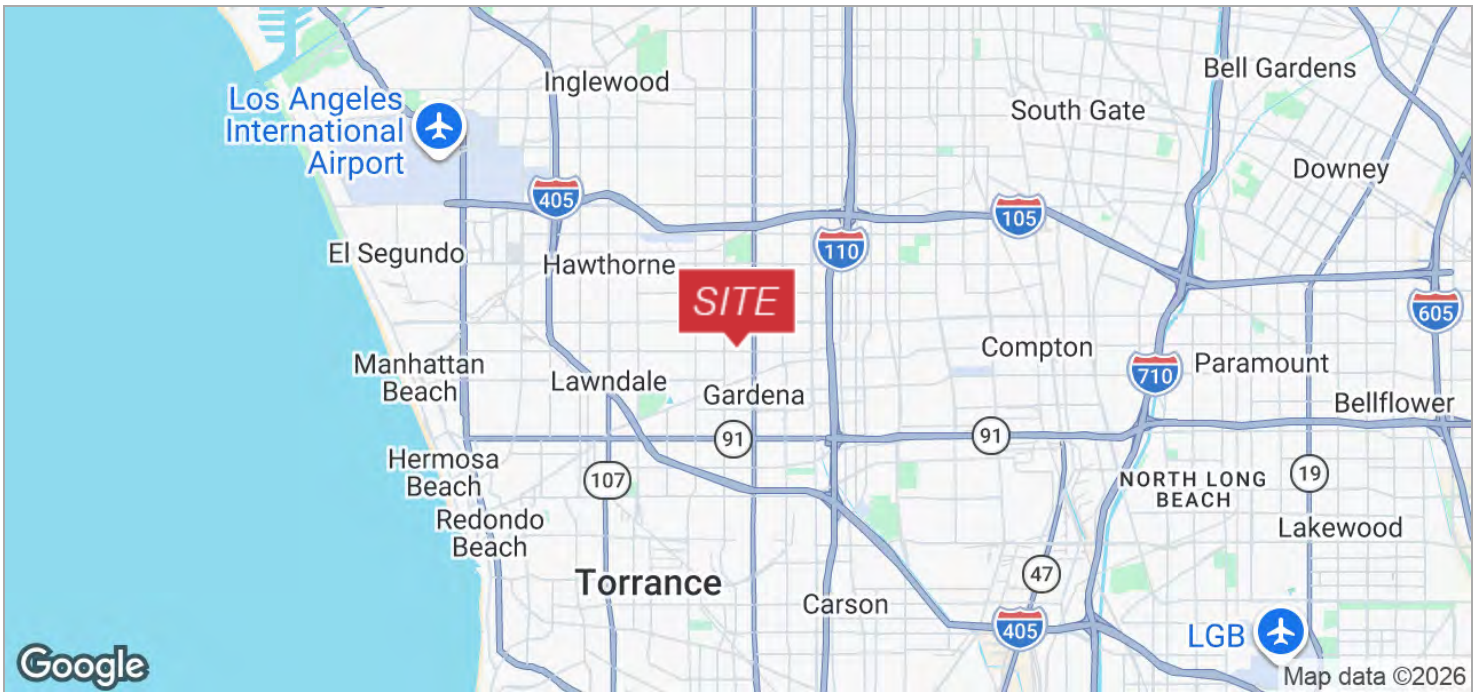
# Location Information

- › Location Maps
- › Aerial Map

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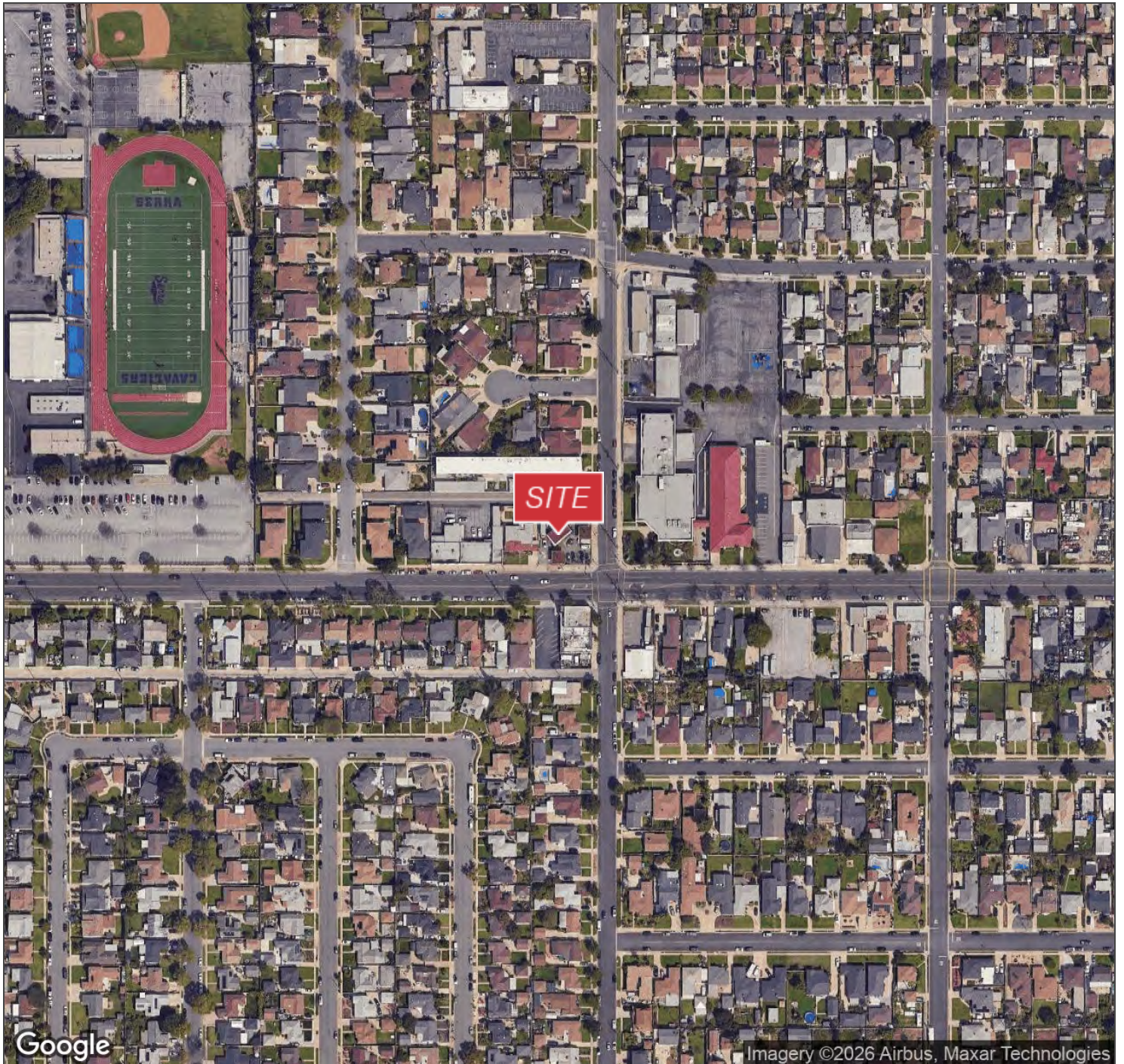


## Location Maps





# Aerial Map





# Financial Analysis

➤ Financial Summary

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# Financial Summary

## INVESTMENT OVERVIEW

|          |             |
|----------|-------------|
| Price    | \$1,390,000 |
| CAP Rate | 5.69%       |

## NET OPERATING INCOME

**\$79,104**

Tenant Pays : Rent is \$6,592 / Mo NNN

# Demographics

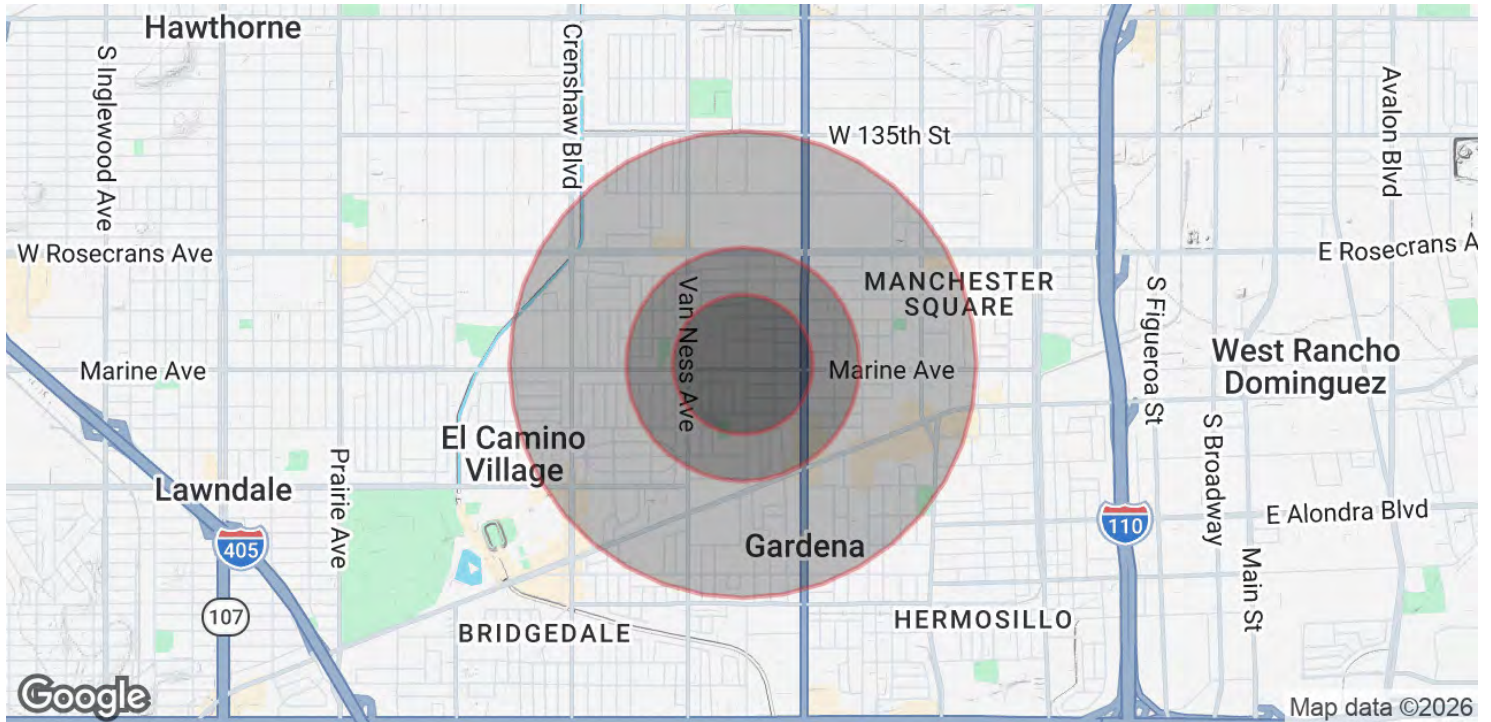
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# Demographics

## Map & Report



### POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,979     | 8,172     | 32,805 |
| Average Age          | 42        | 42        | 42     |
| Average Age (Male)   | 40        | 40        | 40     |
| Average Age (Female) | 43        | 43        | 43     |

### HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 687       | 2,796     | 11,600    |
| # of Persons per HH | 2.9       | 2.9       | 2.8       |
| Average HH Income   | \$111,456 | \$107,112 | \$98,725  |
| Average House Value | \$766,092 | \$747,856 | \$733,608 |

2020 American Community Survey (ACS)

# Listing Brokers



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