

**14617 Crenshaw Boulevard
Gardena, CA 90249**

**BUSINESS OPPORTUNITY:
NAPOLI PIZZA IN GARDENA**

FOR SALE



PLEASE DO NOT DISTURB TENANT OR QUESTION EMPLOYEES



JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
LIC# 01833441

MIRIAM JANOUSEK
310.395.2663 X127
MIRIAM@PARCOMMERCIAL.COM
LIC# 01303051

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SIZE: Approximately 1,450 square feet

ASKING PRICE: \$59,000

CURRENT LEASE: \$2,800 per month including NNN
6 years left on lease

PARKING: Surface lot parking

AVAILABLE: Immediately

- Space has a lot of potential and a spacious parking lot
- Over 28,300 cars pass by on Crenshaw daily
- Large upside potential
- Situated on the corner of Crenshaw Boulevard and 147th Street with Jay's Market and Lavanderia Laundry
- Nearby neighbors include Queen of Thai Cuisine, Motel 6, Ocean Nail Supply, P & J African Caribbean Products, Pancho's Taco, Dollar Tree O'Reilly Auto Parts and a FedEx Authorized Ship Center Pitstop



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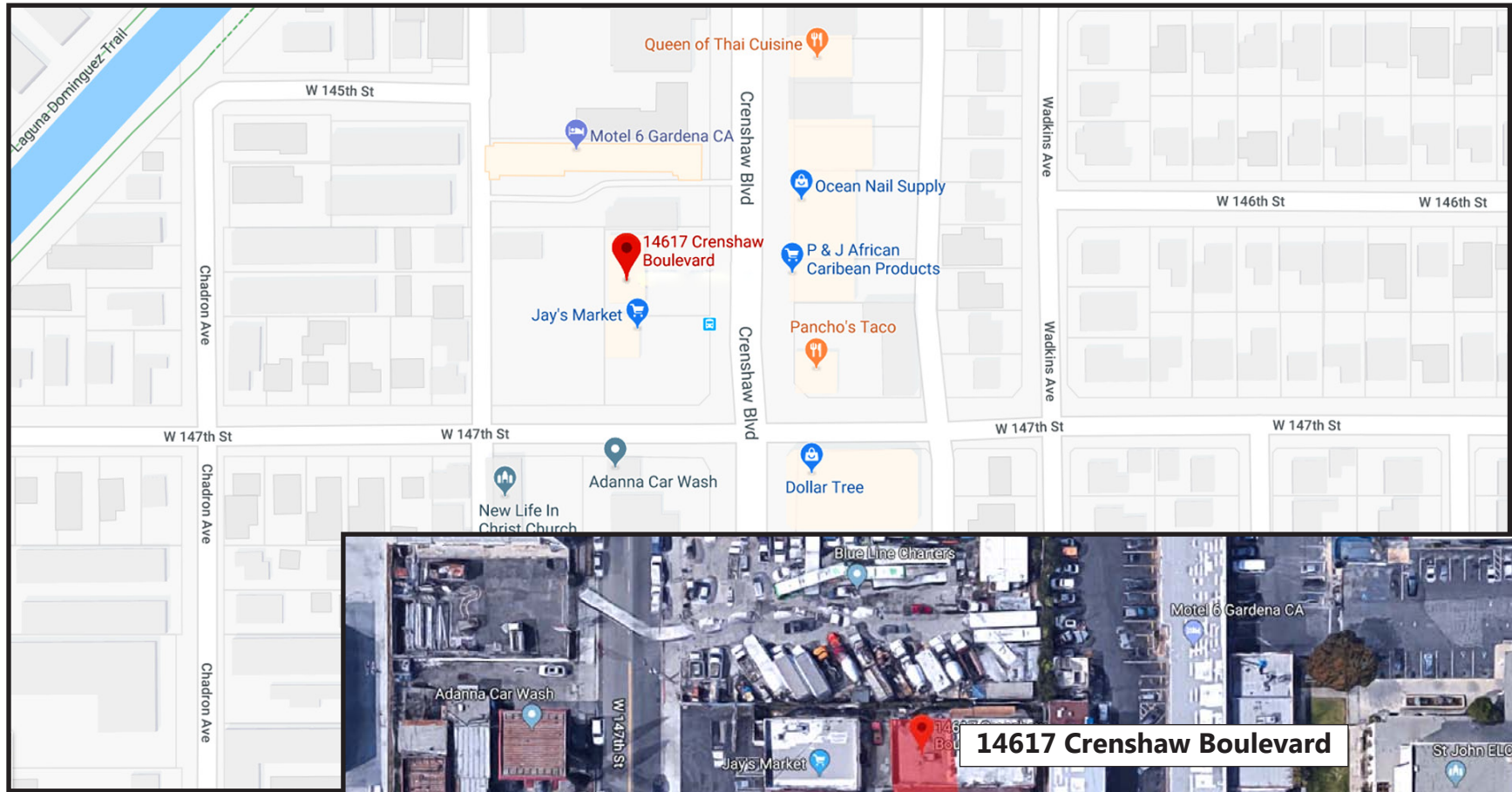
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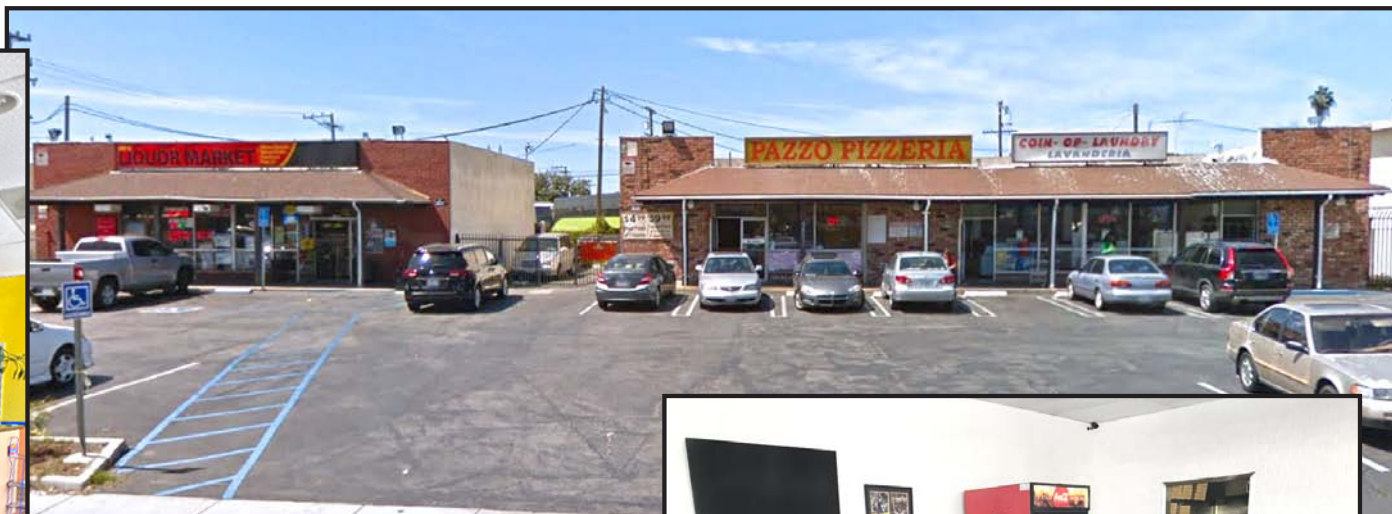
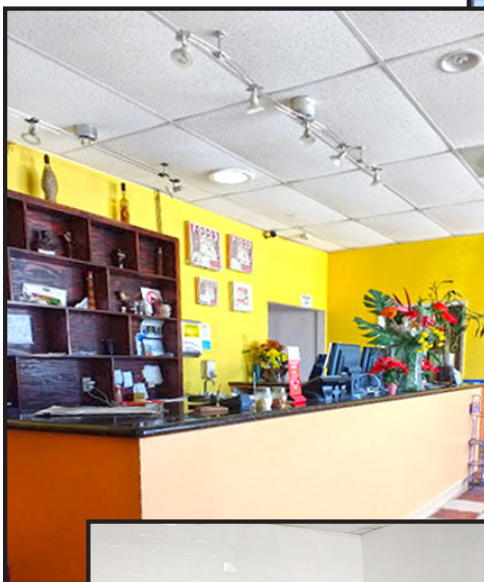
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PROPERTY
PHOTOS



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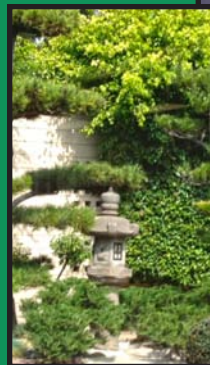
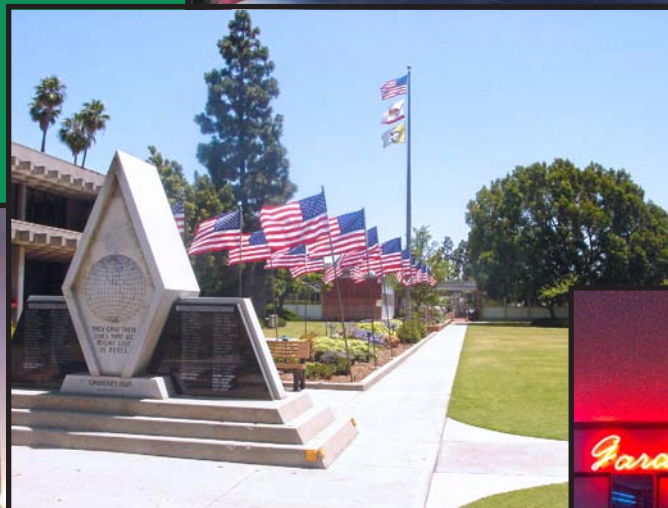
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Gardena is an active and progressive residential and business community with a City government that prides itself in providing a full range of qualified services to the community. Gardena is a city located in the South Bay (southwestern) region of Los Angeles County and is committed to maintaining an efficient and effective government that ensures the highest quality of life, a safe and attractive environment and a sound economic future. A safe and secure community is essential to the quality of life and economic success for the City of Gardena.

Gardena has the distinction of being located in the center of transportation access. It is 20 minutes away from the Los Angeles Airport, which has a major economic impact on Southern California business. In addition, Gardena boasts easy access to every major Los Angeles County Freeway – the 405, 105, 710, the 110 and the Artesia or 91 Freeway.



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