

GARDENA VILLAGE

15435 S Western Ave, Gardena, CA 90249



RETAIL & OFFICES FOR LEASE

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OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
BUILDING SIZE:	33,505 SF
AVAILABLE SF:	975 - 5,695 SF
LOT SIZE:	60,113 SF
YEAR BUILT:	1991
ZONING:	C-3, Gardena

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PROPERTY OVERVIEW

Opportunity to lease retail office space in one of the busiest neighborhood shopping centers in the city of Gardena, CA. Key traffic drivers include the strong mix of tenants including medical, restaurant, spa, retail, & the cultural center on site which hosts daily events for the community.

PROPERTY HIGHLIGHTS

- Abundant ground level parking and subsurface parking available
- Great mix of tenants drawing local and neighboring communities
- Excellent visibility offering 217' of frontage Western Avenue [20,000 VPD] and large pylon sign for tenants
- Elevator access at the center
- Centrally located near the 405, 110, 91 freeways
- 15-20 minutes from both LAX Int'l and Long Beach Airports



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SVN | VANGUARD 5

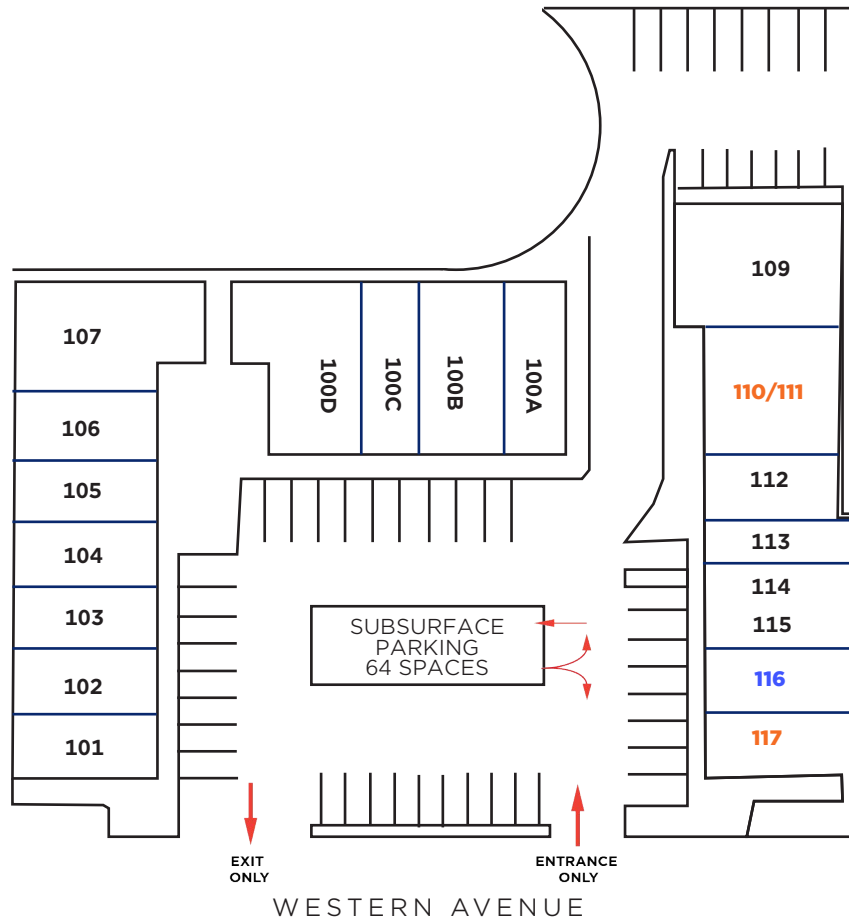


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SVN | VANGUARD 4

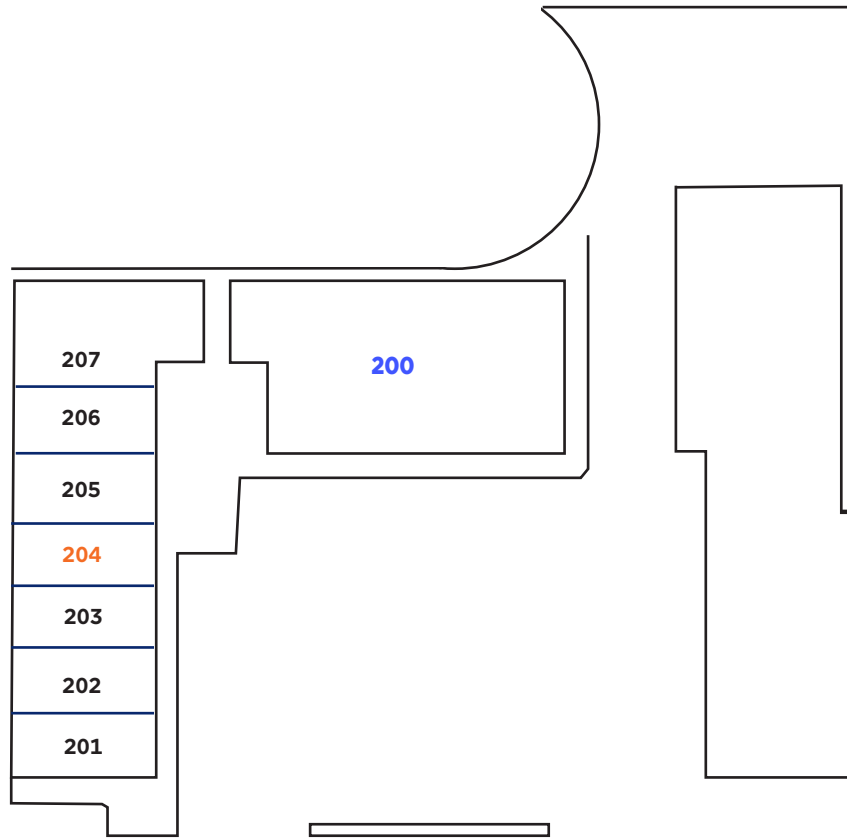
GROUND LEVEL (1ST FLOOR)



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SPACE	OCCUPANT	SQ FT
100A	Quickly Gardena	1,458
100B	Yonsei Med	820
100C	Econo Pharmacy	1,840
100D	Open Bank	1,520
101	Gardena Dental Office	980
102	New Super Carpet, Inc	1,021
103	OK Optical	980
104	Happy Day Fashion	975
105	Diva Hair	975
106 / 107	Gardena Women's Sauna	6,014
109	Gui Jip Resaurant	2,116
110 / 111	VACANT	1,857
112 / 113	Love Letter Pizza & Chicken	1,463
114 / 115	Jin Zza Ru Chinese Restaurant	1,308
116	Sopra Cosmetic (Available Dec 1)	1,037
117	VACANT	1,037

UPPER LEVEL (2ND FLOOR)



WESTERN AVENUE

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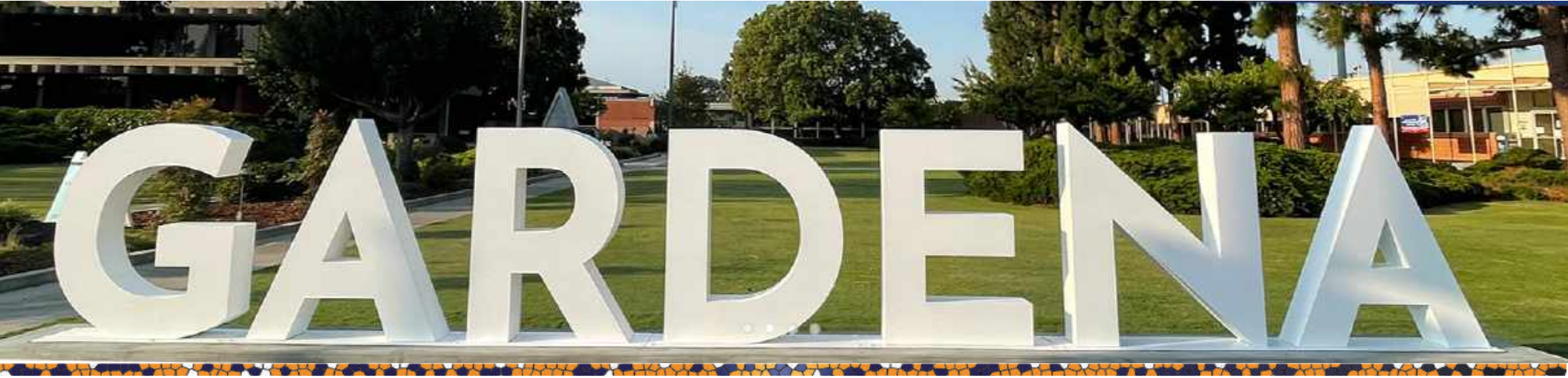
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SPACE	OCCUPANT	SQ FT
200	Gardena Cultural Center (Available)	5,695
201 / 202	Suk Medical Clinic	1,949
203	Zema Acupuncture	975
204	VACANT	975
205	Farmers Insurance	974
206 / 207	Gardena Women's Sauna (2nd Floor)	





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CITY OF GARDENA

ECONOMIC DEVELOPMENT

OPPORTUNITY AWAITS

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CITY DEMOGRAPHICS & INFORMATION

Gardena, California, is a full-service city of 5.9 square miles with an ethnically diverse population of just under 62,000. Several new residential developments have been completed to provide 353 new homes. The new developments are located at Redondo Village, Emerald Square, Carnelian Homes, Cottage Place, and San Lorenzo. A new upscale development is currently underway near Gardena Village.

Notably, Gardena is home to a large Japanese-American community. Until 2014, the city had the second-highest concentration of Japanese Americans in any U.S. municipality after Honolulu. As of 2014, the nearby city of Torrance holds the highest Japanese-American population in the 48 contiguous states.

Gardena is home to a large labor pool and provides employers with qualified and well educated workers. Nearly 40% of adults age 25 and older have four years' college education, a number almost double the statistics for the five-county Southern California region.

Top employers include Albertsons, ARCO, AVCORP, Honda, Gardena Nissan, Hustler Casino, In-N-Out, Lucky Lady Casino, Memorial Hospital of Gardena, Nissin, Sam's Club, Target, UPS & United Pacific

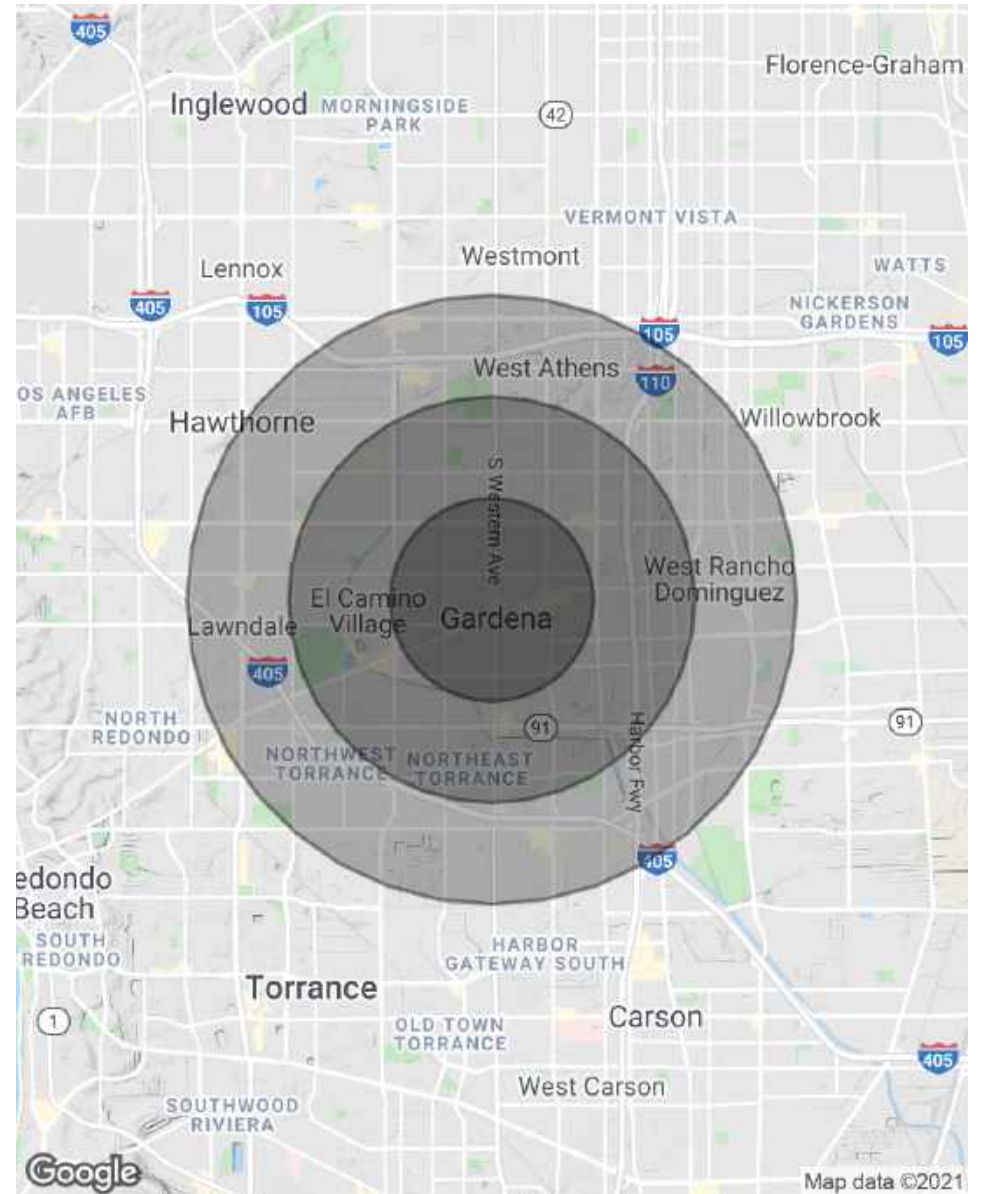
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	33,561	123,462	241,765
AVERAGE AGE	37.7	36.3	34.7
AVERAGE AGE (MALE)	36.2	35.1	33.2
AVERAGE AGE (FEMALE)	39.1	37.7	36.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	12,220	43,686	82,332
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	\$58,152	\$60,252	\$60,015
AVERAGE HOUSE VALUE	\$428,435	\$453,886	\$471,111

* Demographic data derived from 2010 US Census



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SVN | VANGUARD 10