



535 W. 152ND STREET

INDUSTRIAL OWNER-USER PROPERTY

Gardena, CA 90248



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Property Summary

TYPE	Industrial Use
GROSS SF	6,345
LOT SF	24,459
YEAR BUILT	1963
APN	6120-029-005
ZONING	MR-1-IVL-O *
PARKING	Unmarked Spaces

*While the property has a Gardena City Address, it is located in the City of Los Angeles jurisdiction for zoning.

OVERVIEW

We are pleased to present an approximately 6,345 square feet industrial property situated on over 24,400 square feet of land in the City of Gardena, California. The property is ideally located in very close proximity to the 110 Freeway just off the Rosecrans Exit. The property provides plenty of privacy as it is tucked away in a cul-de-sac on West 152nd Street directly adjacent to a LADWP property and other large industrial properties encapsulating the asset.

The building measures approximately 6,345 square feet and includes 18' clearance heights to the ceilings joists. There is an oversized 20' wide ground level loading dock in the rear of the building, as well as a 12' wide ground level loading dock on the side of the building. The office space is about 1,800 square feet and includes a secure entry as well as automatic gates and other security features throughout.

The property is zoned MR1, which stands for "Restricted Industrial Zone". Although the property has a Gardena address, the building is in the City of Los Angeles Harbor Gateway North zoning jurisdiction.

The lot size is well over half an acre and includes an enclosed patio area towards the rear tip of the parcel; great for overflow or other storage and outdoor work needs. The building is situated towards the west end of the parcel allowing an efficient use of the yard and parking area. With high ceilings, an expansive yard, great zoning and an incredible location close to the freeway, this property is a rare find at such a reasonable price point.

INVESTMENT OPPORTUNITY



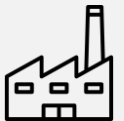
- Over Half Acre of Land & Yard Space



- Over 6,300 SF of Warehouse Industrial Space with 18' Clearance



- In Close Proximity to the 110 Freeway Right off Rosecrans Exit



- MR1 Zoning allows for Wide Array of Industrial Uses



- Additional Storage Area Towards the Rear of the Parcel



- Private and Secluded Location in a Cul-de-sac Street



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CLEARANCE

18'

HEIGHT LIMITS

18'



BACK DOOR
DIMMENSONS

20' Wide by 13' Tall

SIDE DOOR
DIMMENSIONS

12' Wide by 13' Tall





Ono Hawaiian BBQ

UEI
COLLEGE

STAPLES

ROSS
DRESS FOR LESS

HUSTLER
CASINO

Memorial Hospital
of Gardena



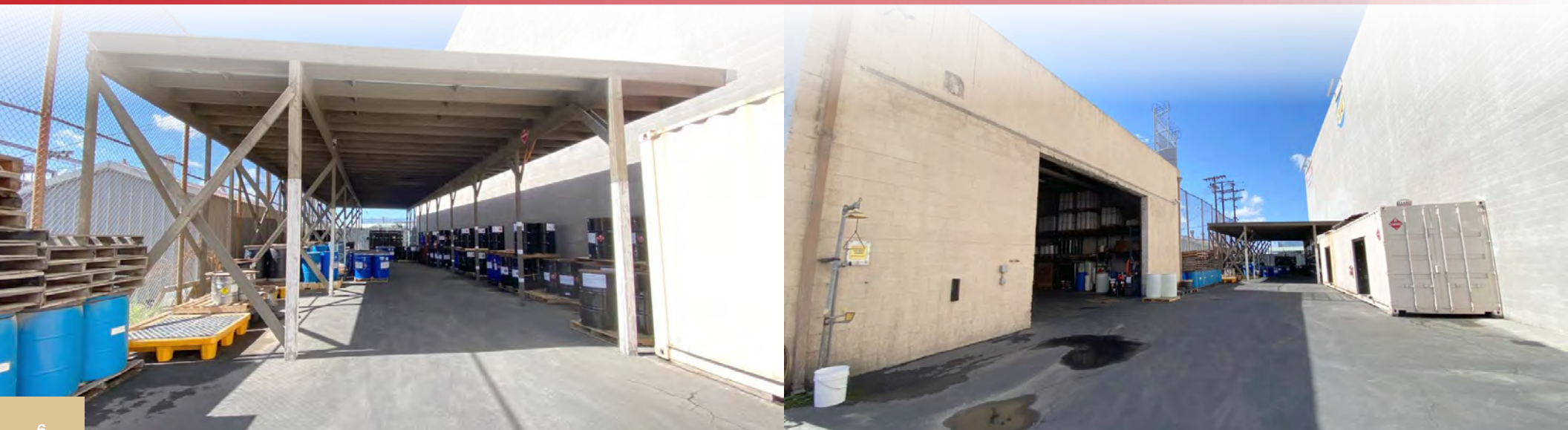
110 HARBOR FWY

152ND STREET



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INTERIOR GALLERY

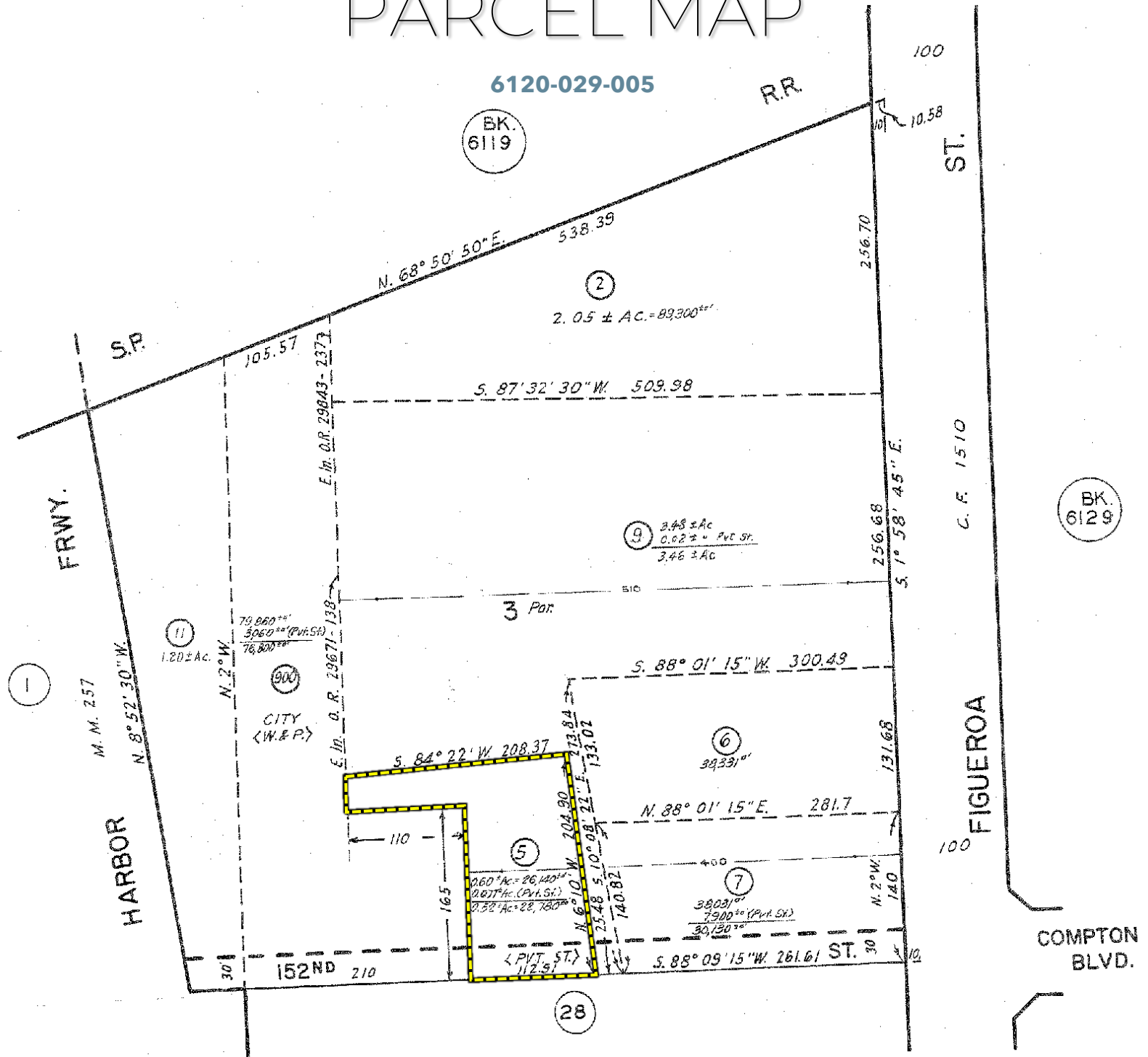




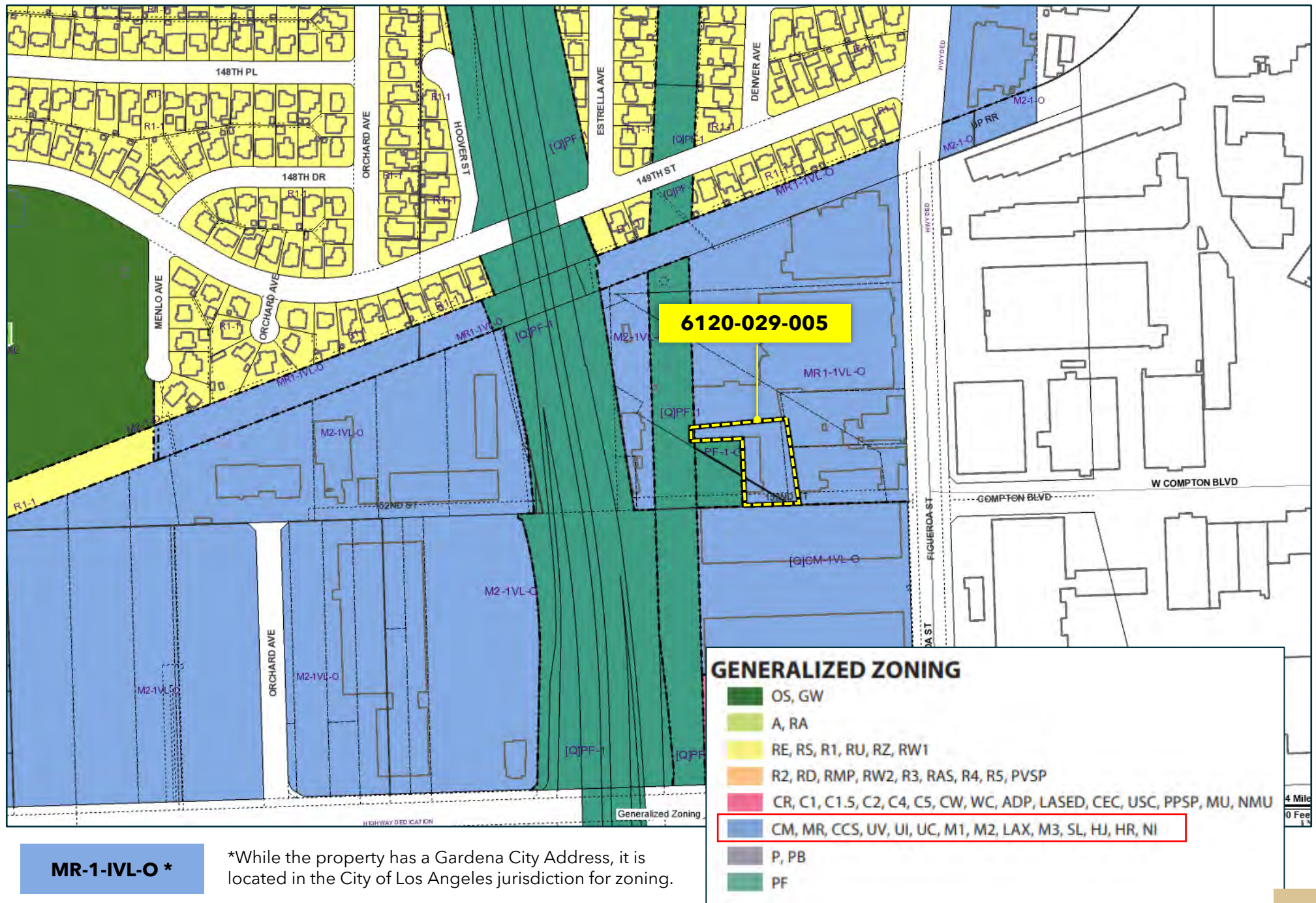
INTERIOR GALLERY



PARCEL MAP



ZONING SUMMARY





LOCATION

Located in the heart of the South Bay, along with some of the strongest densities and strong per capita retail sales within the region, it is no wonder that Gardena is known as a quality business environment. Gardena's foundation was built on the strength of its business industry and continues to thrive under the current leadership. Gardena provides services to its business community in a "unique" hometown atmosphere. Gardena strives to attract high quality businesses that want to grow, be successful and who will partner with the City to create jobs, provide services to its residents, and improve the overall quality of life.

GARDENA, CA THE FREEWAY CITY



61,027
POPULATION



20,391
NO OF HOUSEHOLDS



\$64,015
AVG HH INCOME

Gardena's retail sector includes plenty of national credit tenants and several nationally recognized manufacturers that produce a wide variety of products. The City is host to one of the largest printing companies in California and home to one of the oldest continuous provider of carbon composites in the United States.



AMENITIES





Easy Access for Commerce

With its ideal, centralized location, Gardena is particularly well-situated to conduct business throughout the state, or to conduct national or international trade. Gardena's close proximity to the major Southern California freeways, the 405, 104, 110, 91, provides easy and convenient access to the Los Angeles International Airport and the Ports of Long Beach and Los Angeles. The Gardena Bus Lines, or G-Trans links with regional bus transportation as well as with Metrolink and Amtrak passenger rail. Freight moves efficiently by truck or over nearby Southern Pacific Railroad lines.

INFRASTRUCTURE

Gardena has a long history of being home to a very diverse business base. The close proximity to the freeways, ports of Los Angeles and Long Beach, and Los Angeles International Airport make Gardena a very attractive destination. Having been home to corporate companies such as South West Offset Printing, Z-Gallerie, UPS, Nissin Foods, AVCORP, The Boring Company, and Chemical Guys, the Economic Development Department is targeting new industries and developments to continue supporting a diverse business base.

RESIDENTIAL DEVELOPMENT

When it comes to residential development in the Los Angeles area, Downtown Los Angeles has the spotlight, with skyscrapers and high-rise apartment complexes springing up from Bunker Hill to the Arts District. However, Gardena, deserves some attention as well. At the State of the City Address in March of 2019, Mayor Tasha Cerda discussed in detail some of the exciting residential community projects currently underway throughout the City of Gardena.



Bridgewater Gardena
40 brand new townhomes and condos.
Pricing: Starting in the mid- \$500's



Asher Pointe
21 single-family detached homes.
Pricing: Starting in the high \$600's



15 Minutes
LAX AIRPORT



20 Minutes
TO DTLA



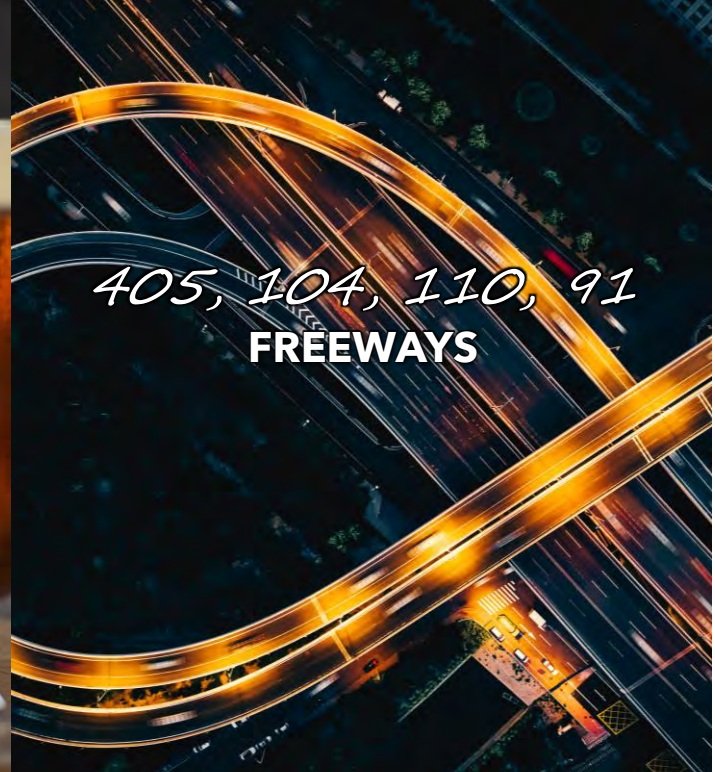
2.5 Million
SF OF RETAIL



400+
UNIQUE EATERIES



12 Craft
BREWERIES



405, 104, 110, 91
FREEWAYS

EMPLOYMENT HUBS

The economy of Gardena, California is diverse and includes a mix of industries, including manufacturing, healthcare, retail, and hospitality. One of the largest employers in Gardena is the Memorial Hospital of Gardena, which provides healthcare services to the city and surrounding areas. Other major employers in the city include several manufacturing companies, such as Pacific Industrial Co. and Precision Dynamics Corporation, which produce a range of products including aerospace components, medical equipment, and identification wristbands. The city also has a strong retail sector, with several shopping centers and strip malls throughout the city. Popular retail destinations in Gardena include the Gardena Valley Shopping Center and the Pacific Square Shopping Center.

735 Employees



712 Employees



500 Employees



410 Employees



SOUTH BAY DEVELOPMENTS

The South Bay continues to create new jobs and retail hubs through strategic development within the Bay's most high-traffic shopping centers. Redondo Beach's South Bay Galleria recently received approval for its 622,043-square-foot renovation, which Mayor Bill Brand called "the biggest project in the history of Redondo Beach." The expansion, slated for 2023, will include a 150-room hotel, 300 apartment units, a skate park and 249,723 square feet of public space.

The Manhattan Village Shopping Center, a 573,000-square-foot mall located in Manhattan Beach, is undergoing a much-needed \$150 million renovation. The redevelopment will include a 75,000-square-foot extension with new amenities, a central plaza, bike-friendly paths and more retail and restaurants.

Morgan Stanley recently acquired the 512,000-square-foot Bridge Point South Bay building within four miles of Park Emerald. The entire property has already been preleased to Nordstrom, providing more jobs in the region. Toyota Torrance is in the process of vacating its space, which means that a new tenant will provide as many as 4,000 new jobs.



FINANCIAL OVERVIEW

PRICING SUMMARY PROFORMA

OFFERING PRICE \$2,750,000

Net Operating Income	\$144,019
Cap Rate	5.24%
Building Size	6,345
Lot Size	24,459
Price Per Square Foot (Building)	\$433
Price Per Square Foot (Lot)	\$112

PROPOSED FINANCING

Down Payment	40%	\$1,100,000
Loan Balance		\$1,650,000
Interest Rate		6.00%
Term (Years)		30
Loan Due (Years)		5

Mortgage (Annual)	\$119,871
Mortgage (Monthly)	\$9,989

Cash on Cash Return	\$24,148
Return on Investment	1.46%
Debt Coverage Ratio	1.20

[1] Building and Lot sizes have not been verified by Agent or Seller. Buyer to conduct its own investigation.

[2] Proposed Financing may be substantially different or unavailable to Buyer.

Revenue

PROFORMA

Scheduled Gross Income (Projected) \$148,473

Tenant Expense Reimbursement (Projected)	\$41,050	
Vacancy Factor	(\$4,454)	3.00%
Total Gross Rental Income	\$185,069	

Operating Expenses

Real Estate Taxes (Estimated Tax Rate 1.22%)	\$33,550	1.22%
Insurance	\$4,500	
Utilities (Tenant Pays Direct)	\$0	
Utilities: Water (Tenant Pays Directly)	\$0	
Utilities: Gas (Tenant Pays Directly)	\$0	
Trash (Tenant Pays Direct)	\$0	
Repairs & Maintenance	\$3,000	
Total Operating Expenses	\$41,050	
Expense Ratio (% of EGI)	22%	
Expense PPSF	\$6	

NET OPERATING INCOME \$144,019

[1] Expenses are estimated by Broker.

[2] Real Estate taxes assume a 1.22% tax rate.

[3] Buyer should verify all estimates.

RENT ROLL

Suite	Tenant	Square Feet (Estimated)	% of Property	PROFORMA RENT				
				Monthly	PSF	Monthly NNN Fee	NNN/\$SF	TYPE
535	A Future Tenant	6,345	100%	\$12,373	\$1.95	\$3,421	\$0.54	NNN
Totals/Averages		6,345	100%	\$12,373	\$1.95	\$3,421	\$0.54	
TOTAL ANNUAL				\$148,473	\$23.40	\$41,050	\$6.47	
TOTAL RENT+NNN				\$15,794	\$2.49			
				\$189,523	\$29.87			

Notes:

(1) Proforma rent is an estimate only.

(2) Square footage has been obtained from sources believed to be reliable. Buyer to verify.

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