

FOR LEASE | ±1,240 SF OFFICE/MEDICAL

NEWLY DEVELOPED SPACE AVAILABLE

NWC S Western Ave & W 153rd St | Gardena, CA

beta.



For leasing, please contact:

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PROJECT HIGHLIGHTS

- 1,240 SF Retail Office or Medical Space available at busy signalized intersection of Western Ave and 153rd St.
- Vanilla shell condition
- Located in densely populated area with 260,000 residents in a 3-Mile Radius
- Highly visible signage opportunity
- Located across the street for newly redeveloped shopping center, restaurants and retail shops.

NEARBY RETAILERS:



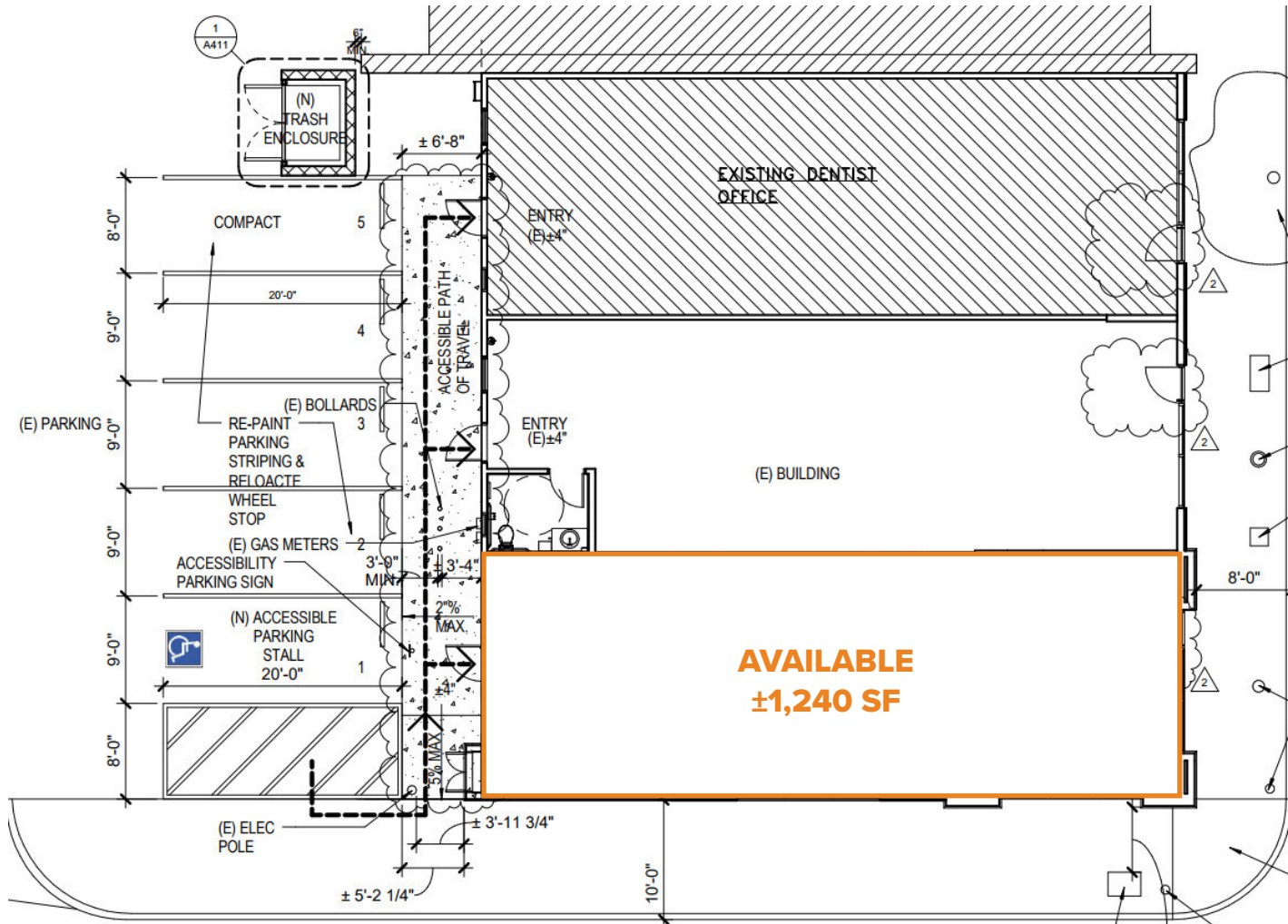
DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Total Households	12,328	84,747	241,903
Total Population	34,152	252,103	746,208
Avg. Household Income	\$99,738	\$104,289	\$114,658



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SITE PLAN

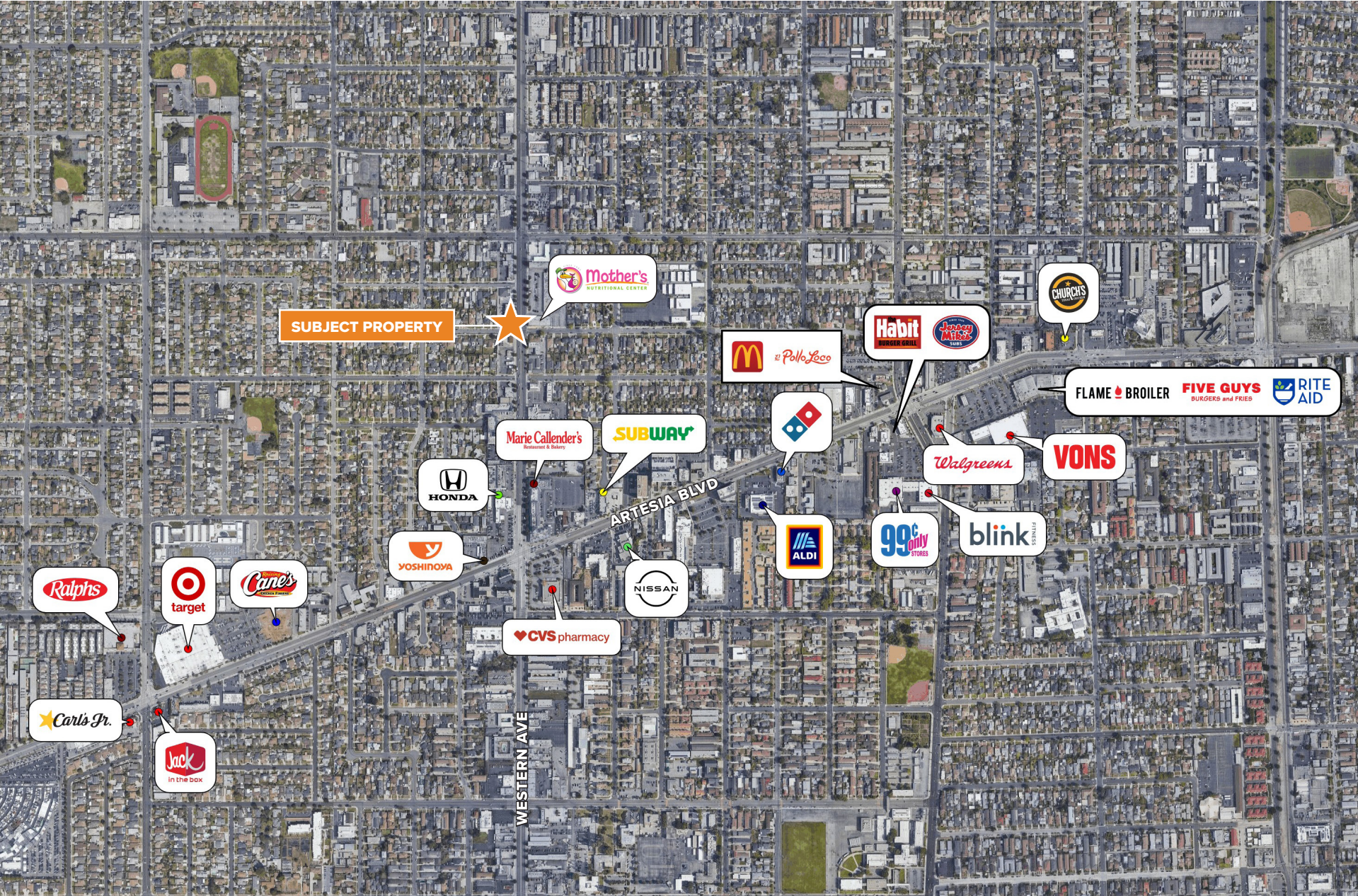


S WESTERN AVE | ±36,161 CPD

W 153RD ST



AREA OVERVIEW



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DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	34,152	252,103	746,208
Average age	39.5	36.8	36.0
Average age (Male)	38.1	35.6	34.8
Average age (Female)	41.0	38.0	37.2
Households & Income	1 Mile	3 Mile	5 Mile
Total households	12,328	84,747	241,903
# of persons per HH	2.7	2.9	3.0
Average HH income	\$99,738	\$104,289	\$114,658
Average house value	\$631,241	\$643,796	\$703,962
Race (%)	1 Mile	3 Mile	5 Mile
White	18.4%	18.2%	20.5%
Hispanic	40.0%	46.9%	48.6%
Black	16.2%	23.4%	23.0%
Asian	28.8%	16.2%	12.9%
Hawaiian	0.7%	0.6%	0.5%
American Indian	1.1%	1.5%	1.4%
Other	23.2%	27.6%	29.1%

