

1071 W 190th St

1071 W 190th St, Gardena CA 90248



OFFERING MEMORANDUM

**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

1071 W 190th St

CONTENTS

01 Executive Summary

Investment Summary	5
Location Summary	6

02 Property Description

Property Features	8
Aerial Map	9
Property Images	10

03 Demographics

Demographics	12
Demographic Charts	14

Exclusively Marketed by:

Silvestre Madrigal
(562) 843-3495
c21ccgroup@gmail.com

**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century 21 Commercial Cornerstone Group and it should not be made available to any other person or entity without the written consent of Century 21 Commercial Cornerstone Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Century 21 Commercial Cornerstone Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Century 21 Commercial Cornerstone Group has not verified, and will not verify, any of the information contained herein, nor has Century 21 Commercial Cornerstone Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT CENTURY 21 COMMERCIAL CORNERSTONE GROUP FOR MORE DETAILS.

Copyright © 2020 CREOP, LLC. All Rights Reserved.



01

Executive Summary

Investment Summary

Location Summary

1071 W 190TH ST

OFFERING SUMMARY

ADDRESS	1071 W 190th St Gardena CA 90248
COUNTY	Los Angeles
YEAR BUILT	1970
APN	7351029002

FINANCIAL SUMMARY

OFFERING PRICE	\$2,797,977
PRICE PSF	\$415.56

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	6,032	196,859	626,475
2019 Median HH Income	\$74,510	\$71,270	\$68,451
2019 Average HH Income	\$101,143	\$90,476	\$90,688



Free-standing office building over 22,650 SF lot. Immediate freeway access to 405, 91 and 110 and proximity to downtown LA. Use as an owner-use building or Great re-development opportunity with adjacent lots. Highly visible from 190th St.



Hawthorne

Willowbrook

Lawndale

El Camino Village

Gardena

West Rancho Dominguez

Compton East Compton

NORTH REDONDO

Crystal Casino

Redondo Beach

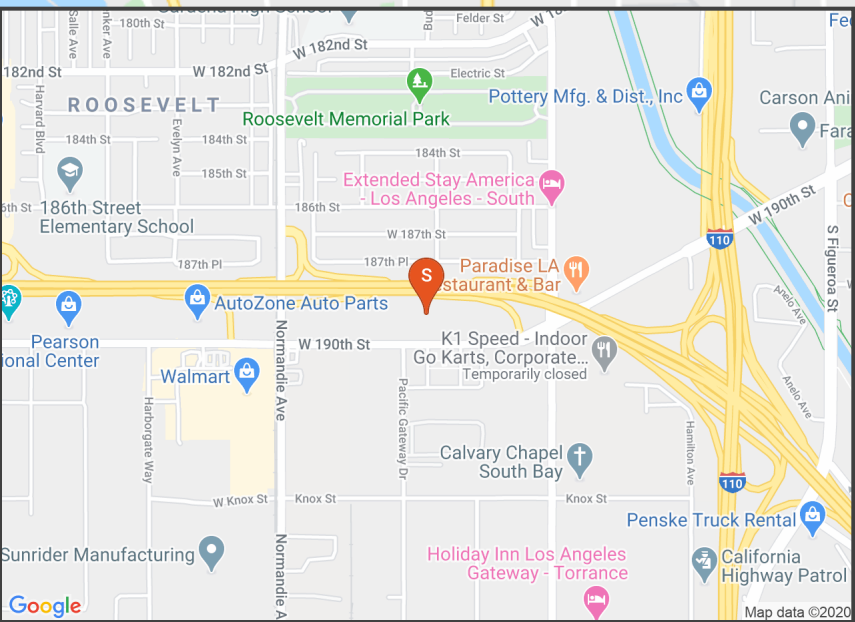
Redondo Beach

Cota

LOS CERRITOS

Carson

West Carson





1071 W 190TH ST

02

Property Description

Property Features

Aerial Map

Parcel Map

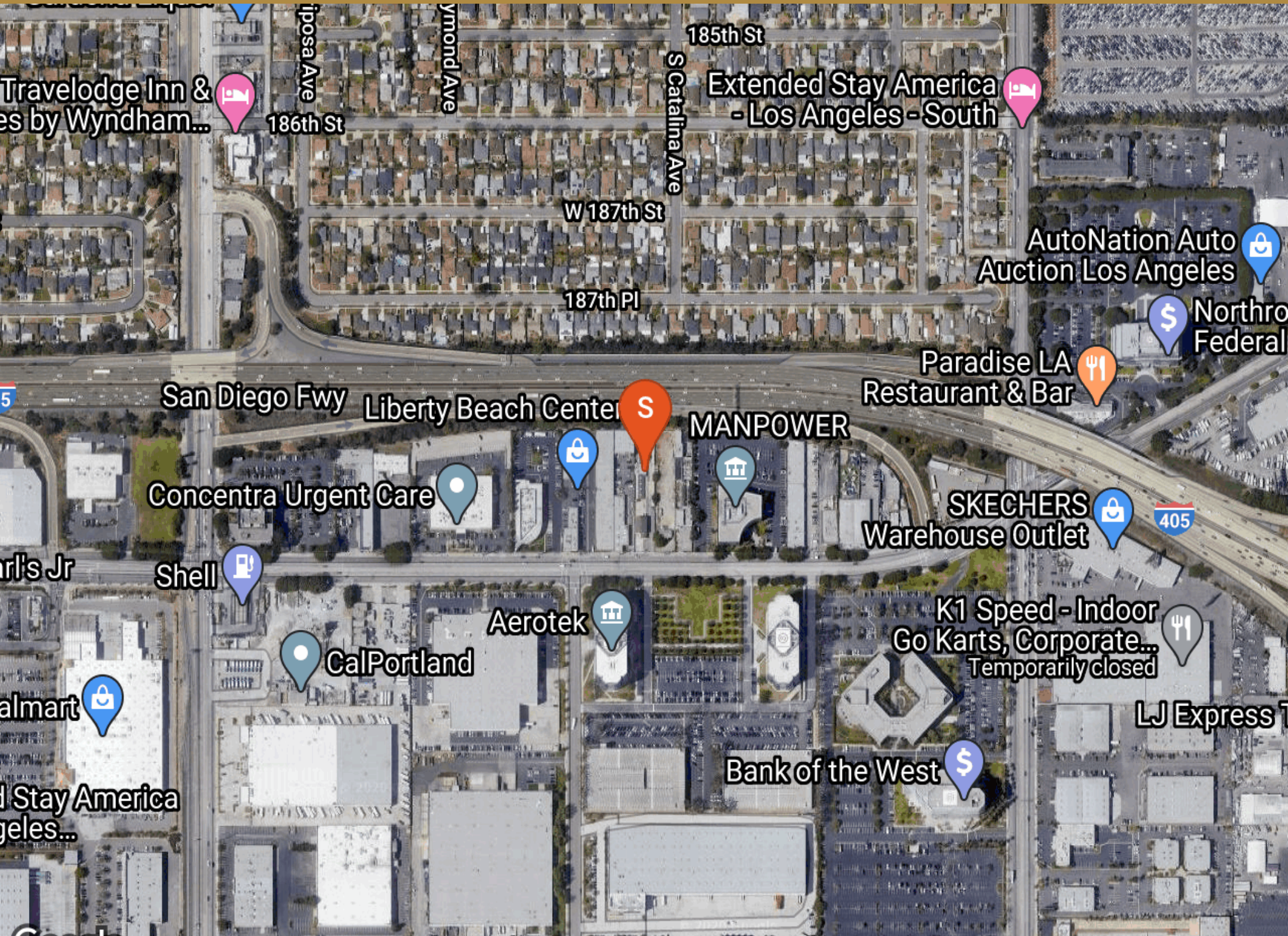
Additional Maps

Pictures with Captions

PROPERTY FEATURES

NET RENTABLE AREA (SF)	6,733
YEAR BUILT	1970
ZONING TYPE	MR1
BUILDING CLASS	C
NUMBER OF STORIES	2
LOT DIMENSION	24,000 SF
PARKING RATIO	1.34/1,000 SF









1071 W 190TH ST

03

Demographics

Demographic Details

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,531	184,630	588,498
2010 Population	5,808	189,341	606,822
2019 Population	6,032	196,859	626,475
2024 Population	6,179	202,045	636,404
2019 African American	395	29,255	112,281
2019 American Indian	36	997	3,605
2019 Asian	2,841	61,157	130,993
2019 Hispanic	1,811	72,603	260,798
2019 Other Race	886	36,408	126,984
2019 White	1,496	56,040	213,773
2019 Multiracial	339	10,645	32,833
2019-2024: Population: Growth Rate	2.40 %	2.60 %	1.55 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	162	5,158	17,536
\$15,000-\$24,999	164	5,231	15,876
\$25,000-\$34,999	103	4,664	15,295
\$35,000-\$49,999	253	6,923	22,990
\$50,000-\$74,999	439	11,211	35,423
\$75,000-\$99,999	344	9,176	27,286
\$100,000-\$149,999	381	11,570	34,521
\$150,000-\$199,999	145	5,851	17,099
\$200,000 or greater	239	4,137	14,182
Median HH Income	\$74,510	\$71,270	\$68,451
Average HH Income	\$101,143	\$90,476	\$90,688

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,121	62,634	198,582
2010 Total Households	2,178	61,985	195,852
2019 Total Households	2,230	63,921	200,209
2024 Total Households	2,276	65,224	202,309
2019 Average Household Size	2.70	3.03	3.10
2000 Owner Occupied Housing	1,467	34,861	101,422
2000 Renter Occupied Housing	607	25,874	90,559
2019 Owner Occupied Housing	1,598	35,622	103,164
2019 Renter Occupied Housing	632	28,299	97,045
2019 Vacant Housing	85	2,593	9,228
2019 Total Housing	2,315	66,514	209,437
2024 Owner Occupied Housing	1,641	36,495	105,421
2024 Renter Occupied Housing	635	28,729	96,888
2024 Vacant Housing	86	2,639	9,419
2024 Total Housing	2,362	67,863	211,728
2019-2024: Households: Growth Rate	2.05 %	2.00 %	1.05 %



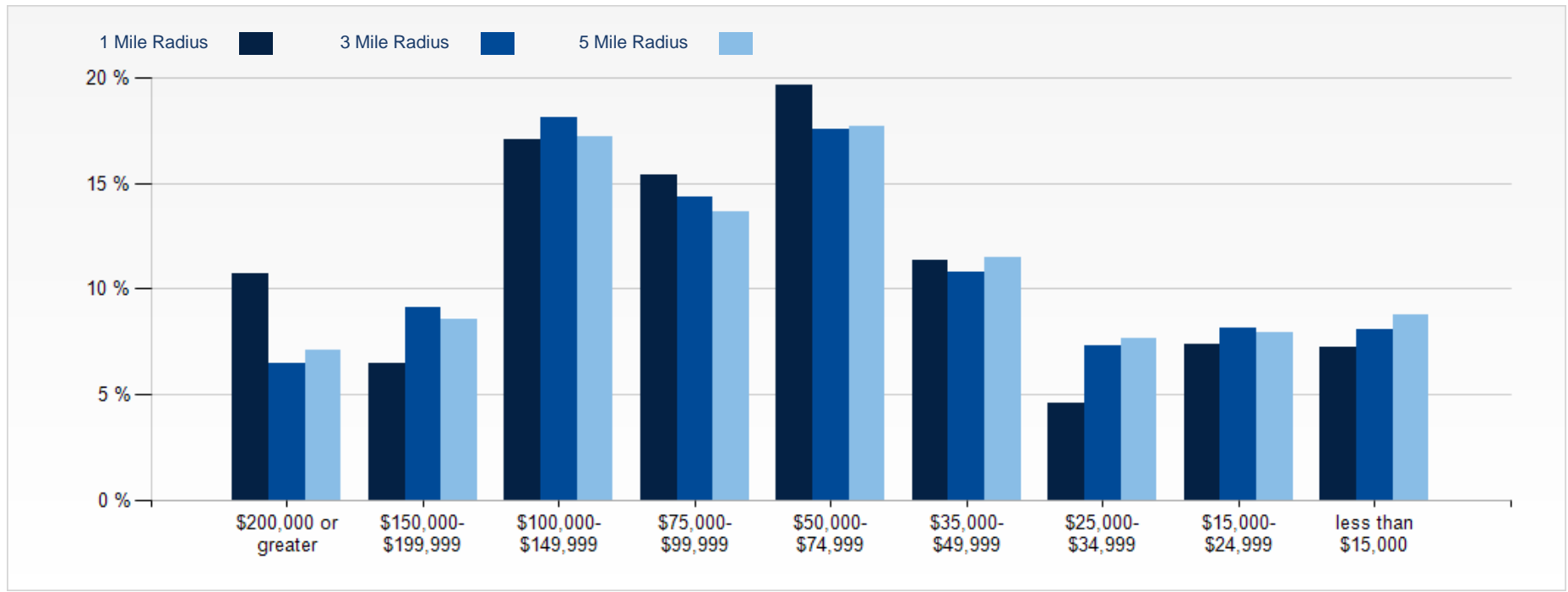
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	365	13,898	44,905
2019 Population Age 35-39	397	13,251	42,542
2019 Population Age 40-44	367	12,317	39,176
2019 Population Age 45-49	397	13,031	40,728
2019 Population Age 50-54	392	12,985	40,236
2019 Population Age 55-59	452	13,203	40,385
2019 Population Age 60-64	450	12,126	35,877
2019 Population Age 65-69	376	10,072	28,853
2019 Population Age 70-74	324	8,038	22,381
2019 Population Age 75-79	262	5,723	15,815
2019 Population Age 80-84	201	4,094	10,811
2019 Population Age 85+	275	4,443	11,323
2019 Population Age 18+	4,956	155,514	481,974
2019 Median Age	46	39	37

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,294	\$71,710	\$65,728
Average Household Income 25-34	\$101,486	\$88,850	\$83,693
Median Household Income 35-44	\$92,254	\$83,860	\$79,378
Average Household Income 35-44	\$122,437	\$101,362	\$99,615
Median Household Income 45-54	\$107,013	\$90,573	\$87,663
Average Household Income 45-54	\$140,392	\$109,094	\$110,680
Median Household Income 55-64	\$83,759	\$79,123	\$77,398
Average Household Income 55-64	\$110,431	\$96,387	\$98,569
Median Household Income 65-74	\$61,182	\$58,755	\$58,279
Average Household Income 65-74	\$88,175	\$79,540	\$79,364
Average Household Income 75+	\$58,659	\$55,067	\$54,887

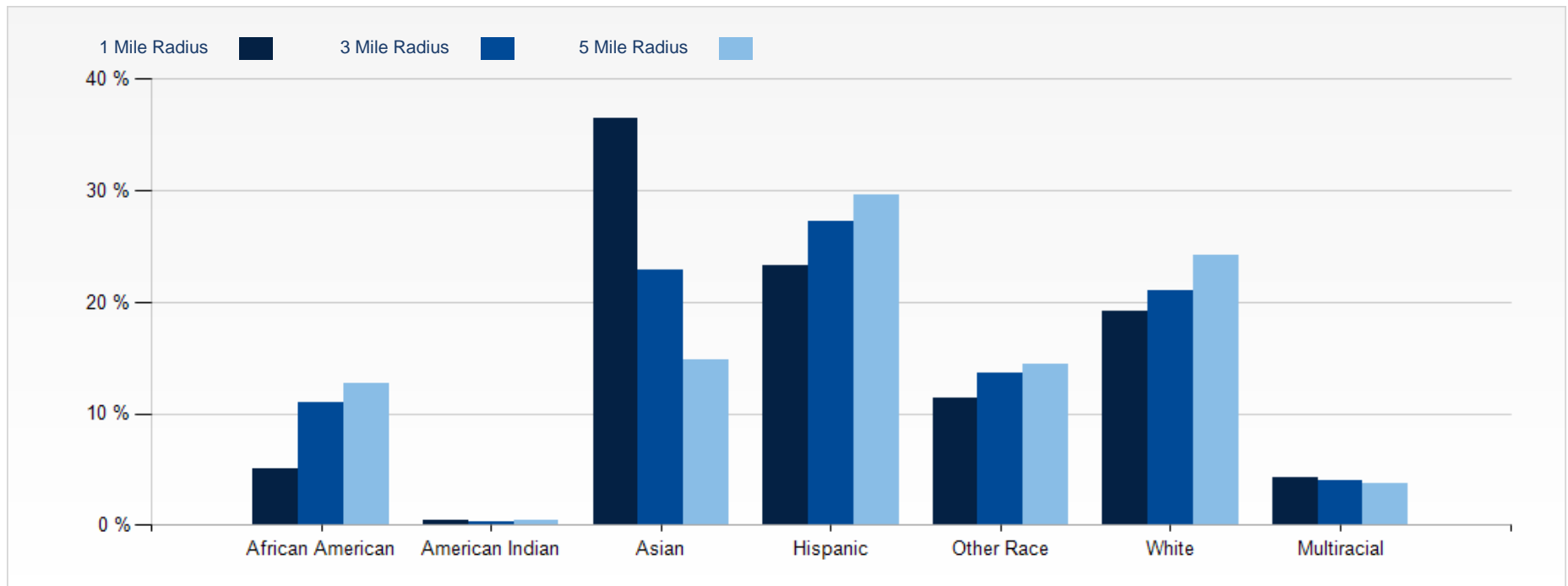
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	358	15,334	49,719
2024 Population Age 35-39	383	14,326	44,948
2024 Population Age 40-44	423	13,613	42,490
2024 Population Age 45-49	370	12,251	38,286
2024 Population Age 50-54	407	13,025	39,805
2024 Population Age 55-59	407	12,656	38,389
2024 Population Age 60-64	447	12,660	37,618
2024 Population Age 65-69	441	11,249	32,518
2024 Population Age 70-74	374	9,147	25,585
2024 Population Age 75-79	316	6,867	19,037
2024 Population Age 80-84	210	4,609	12,437
2024 Population Age 85+	285	4,770	12,243
2024 Population Age 18+	5,061	160,959	495,027
2024 Median Age	47	40	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,243	\$82,251	\$77,922
Average Household Income 25-34	\$117,751	\$103,956	\$99,304
Median Household Income 35-44	\$109,441	\$100,259	\$93,908
Average Household Income 35-44	\$149,796	\$120,763	\$118,337
Median Household Income 45-54	\$130,790	\$104,575	\$102,780
Average Household Income 45-54	\$170,566	\$128,492	\$130,265
Median Household Income 55-64	\$101,510	\$90,823	\$89,439
Average Household Income 55-64	\$137,843	\$114,743	\$117,526
Median Household Income 65-74	\$73,990	\$67,961	\$68,273
Average Household Income 65-74	\$111,409	\$96,495	\$96,424
Average Household Income 75+	\$72,494	\$66,966	\$67,164

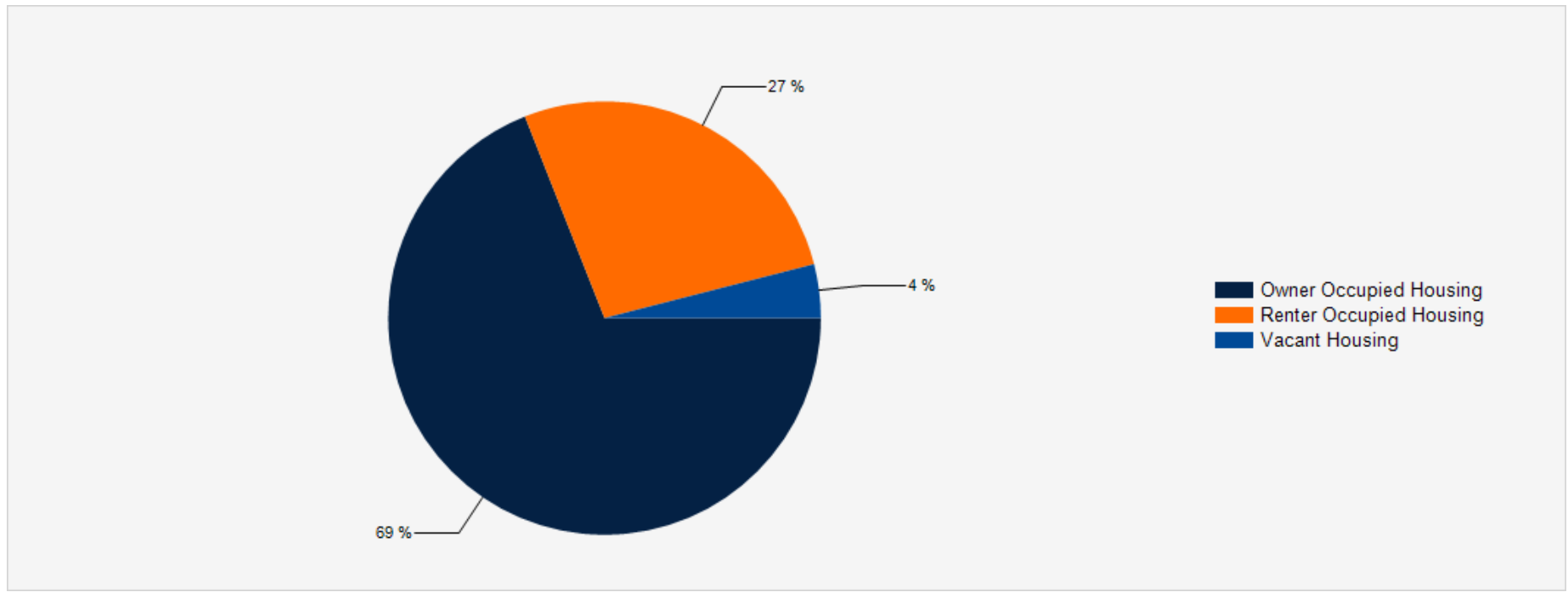
2019 Household Income



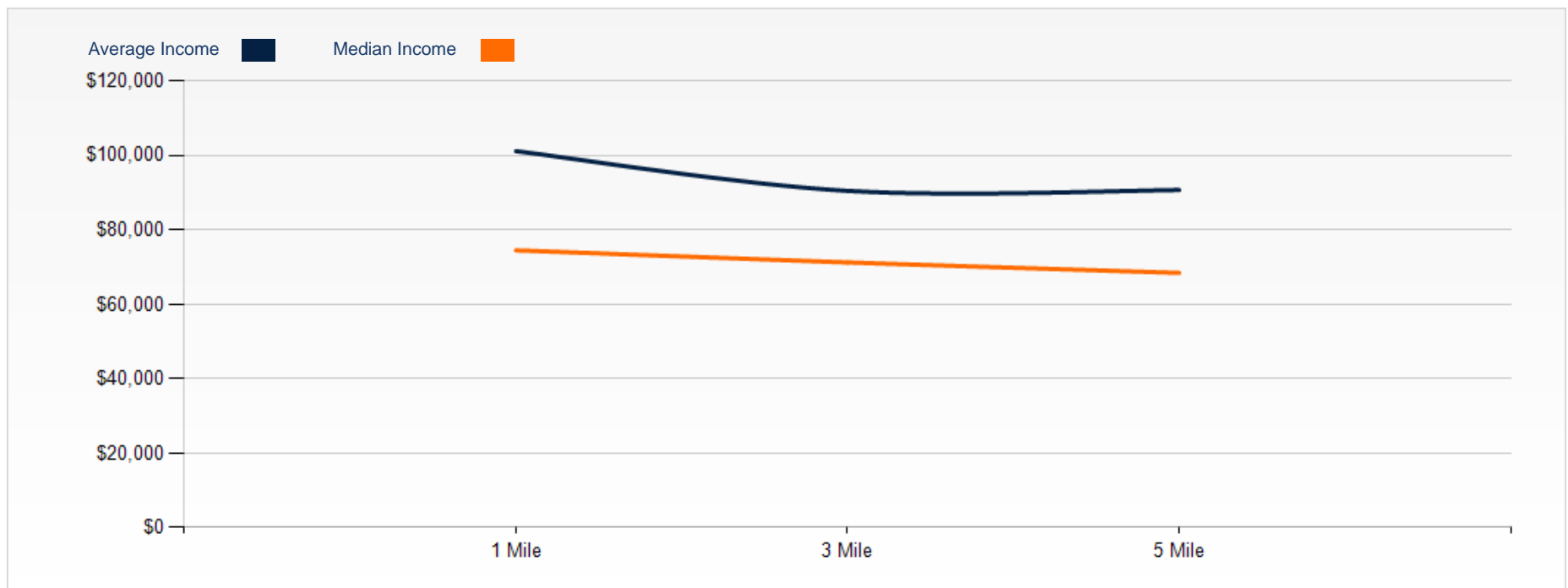
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



1071 W 190th St



Exclusively Marketed by:

Silvestre Madrigal
(562) 843-3495
c21ccgroup@gmail.com

**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

powered by CREOP