

**AVISON
YOUNG**

CRENSHAW PLAZA

14730 - 14842 Crenshaw Boulevard
Gardena, California 90249

FOR LEASE

±987 - ±3,208 RSF

RETAIL SPACE

AVAILABLE

YANSY NARANJO

Senior Associate

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DAVID MALING

Principal

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LEASING TERMS

Multi-Tenant Retail Space(s) Available For Lease. Ideal for Various Retail.

Crenshaw Plaza offers an opportunity to plug a hole in the immediate marketplace. Take advantage of the high traffic counts by capturing the growing residential and daytime populations of this well-traveled major corridor.

- SQUARE FOOTAGE:** ±987 - ±3,208 RSF
- ASKING RENT:** Negotiable
- TERM:** 5 - 10 Years
- DATE AVAILABLE:** Available

SITE PLAN



AVAILABLE UNITS			
UNIT #	TENANT	RSF	USF
14770	VACANT	±987	±895
14780	VACANT	±991	±899
14802, 14812	VACANT	±3,208	±2,910
14822	VACANT	±1,126	±1,021

OCCUPIED UNITS		
UNIT #	TENANT	SIZE (SF)
14742	AUTOZONE	7,484
14752	PIT STOP PACKAGING	956
14782	T-MOBILE	1,288
14800	EASTER SEALS	1,142
14810	EASTER SEALS	1,143
14820	EASTER SEALS	1,142
14840	JOY COIN LAUNDRY	2,634
14842	EXEAT BY EATTALIAN	2,518

PROPERTY DESCRIPTION



CRENSHAW PLAZA

14730 - 14842 Crenshaw Plaza
Gardena, California 90249

Highlights

- Multi-tenant street front retail available for lease, ranging from ±987 SF to ±3,208 RSF
- Abundant parking with 81 free surface parking spaces (3/1,000 SF)
- Excellent visibility with pylon sign and 388' frontage on Crenshaw Blvd
- Great signage and monument signage opportunity
- Excellent daytime demographics and traffic counts
- Substantial recent building and property upgrades

Local Demographics & Traffic Counts

Crenshaw Blvd & 147th S St - Approximately 28,045 VPD
Crenshaw Blvd & Marine S Ave - Approximately 24,258 VPD



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- Dollar Tree
- O'Reilly Auto Parts
- Motel 6
- Big Lots
- Rally's
- Starbucks
- Dat Moi Market
- Pizza Hut
- Big 5 Sporting Goods
- dd's Discounts
- Green Farm Market
- Jumper's Jungle Family Fun Center
- Little Caesars Pizza
- Wingstop
- LAX Beauty Supply
- Subway
- U-Haul
- Gardena Cinema
- Superior Grocers

MARKET OVERVIEW

SOUTH BAY - GARDENA, CA RETAIL SHOPPING CENTERS



Gardena is located in the South Bay on the west side of I-110-- a location that provides proximity to both LAX and the ports, as well as to the major transportation corridors that run toward Downtown LA, San Diego, and Inland Empire. Due to its convenient location, the tenant base is primarily focused on local businesses and distribution.

Historically, retail development in the greater Gardena market area has generally followed population and income growth, as well as the availability of exceptional retail sites. The continued growth of both population and income, paired with the availability of prime potential retail sites, will serve to generate additional retail development opportunities. As the supply of quality retailers increases in the greater Gardena market area, the City will need to establish itself as a viable location for shopping and dining.

The most common job groups, by number of people living in Gardena, CA, are Office & Administrative Support Occupations (4,847 people), Sales & Related Occupations (3,104 people), and Management Occupations (2,149 people). The following chart illustrates the share breakdown of the primary jobs held by the residents of Gardena, CA.

© City of Gardena



CRENSHAW BOULEVARD (28,045 VPD)



45,737
POPULATION

55.79%

TRAVEL <30 MINUTES TO JOB

990 | **7,049**
BUSINESSES | EMPLOYEES
DAYTIME EMPLOYMENT



\$70,158
AVERAGE HOUSEHOLD INCOME

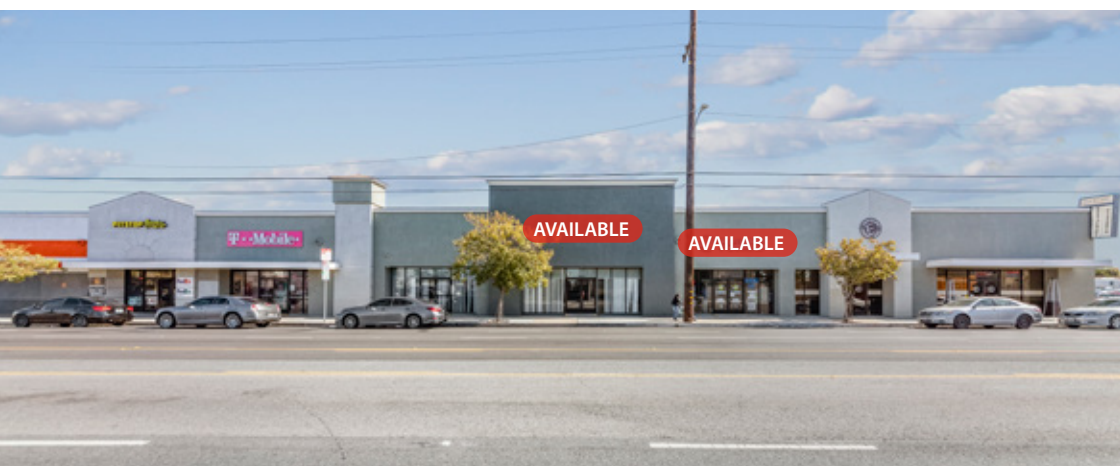
15,582
HOUSEHOLDS

40.2% | **59.8%**
OWNER | RENTER
OCCUPIED HOUSING UNITS

1-MILE RADIUS DEMOGRAPHICS



Available



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