

FOR LEASE

END-CAP SPACE ON WESTERN AVENUE

18515 S. WESTERN AVENUE | GARDENA, CA 90248



AARON GUIDO

CA REAL ESTATE LIC #01924254

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FEATURES + AMENITIES

- ±2,583 SQFT (DIVISIBLE) END-CAP RETAIL OR PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE.
- LARGE PARKING LOT WITH EASY ACCESS TO BOTH CROSS STREETS.
- MOMENTS FROM THE 405 FREEWAY.
- GREAT STORE FRONT STREET EXPOSURE.
- PROMINENT MONUMENT SIGNAGE ON WESTERN AVENUE.
- PROFESSIONALLY MANAGED.
- LOCATED AT THE BEGINNING OF THE WESTERN AVENUE COMMERCIAL/RETAIL CORRIDOR.
- DENSE POPULATION COUNTS.
- EXCELLENT DAYTIME TRAFFIC & EMPLOYEE NUMBERS.
- **3 MILE DEMOGRAPHICS:**
 - INCOME — \$78,192
 - POPULATION — 218,002
- **TRAFFIC COUNTS (CPD):** WESTERN AVENUE — 30,000

NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	13,470	218,002	671,281
AVG HH INCOME	\$82,279	\$78,192	\$89,371

EXCLUSIVELY REPRESENTED BY

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AERIAL PHOTO

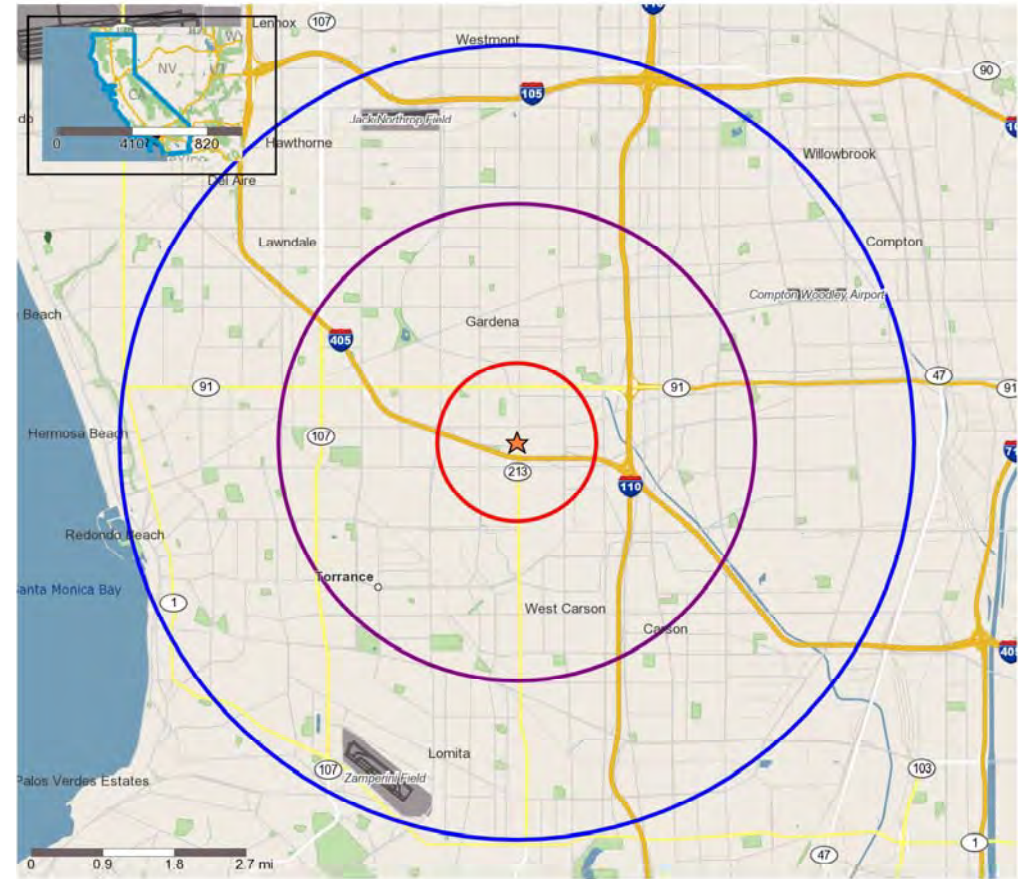
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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2016B			
Total Population	13,470	218,002	671,281
Female Population	51.67%	51.06%	51.42%
Male Population	48.33%	48.94%	48.58%
Population Density	4,287	7,709	8,546
Population Median Age	46.3	38.7	37.9
Employed Civilian Population 16+	5,996	100,574	309,732
% White Collar	69.0%	61.9%	61.8%
% Blue Collar	31.0%	38.1%	38.2%
Total Q4 2016 Employees	14,800	132,226	326,289
Total Q4 2016 Establishments*	964	10,957	28,966
Population Growth 2000-2010	-1.83%	3.10%	3.01%
Population Growth 2016B-2021	-0.22%	0.80%	0.42%
Income: 2016B			
Average Household Income	\$82,279	\$78,192	\$89,371
Median Household Income	\$62,936	\$59,776	\$63,790
Per Capita Income	\$32,151	\$26,980	\$30,529
Avg Income Growth 2000-2010	33.76%	38.52%	41.13%
Avg Income Growth 2016B-2021	15.63%	15.93%	15.21%
Households: 2016B			
Households	5,252	74,534	227,956
Average Household Size	2.61	2.88	2.90
Hhld Growth 2000-2010	-3.49%	1.91%	1.84%
Hhld Growth 2016B-2021	0.30%	2.20%	1.88%
Housing Units: 2016B			
Occupied Units	5,252	74,534	227,956
% Occupied Units	99.18%	98.57%	98.45%
% Vacant Housing Units	0.82%	1.43%	1.55%
Owner Occ Housing Growth 2000-2010	-5.71%	3.75%	2.71%
Owner Occ Housing Growth 2000-2021	1.33%	8.31%	6.05%
Owner Occ Housing Growth 2016B-2021	0.29%	2.33%	1.64%
Occ Housing Growth 2000-2010	-3.49%	1.91%	1.84%
Occ Housing Growth 2010-2021	7.24%	6.71%	6.64%
Occ Housing Growth 2016B-2021	0.30%	2.20%	1.88%
Race and Ethnicity: 2016B			
% American Indian or Alaska Native Population	0.51%	0.55%	0.55%
% Asian Population	50.77%	29.68%	20.42%
% Black Population	3.96%	11.14%	17.20%
% Hawaiian or Pacific Islander Population	0.43%	0.96%	0.93%
% Multirace Population	6.68%	5.60%	5.39%
% Other Race Population	9.92%	18.61%	17.81%
% White Population	27.73%	33.45%	37.69%
% Hispanic Population	23.04%	38.18%	37.34%
% Non Hispanic Population	76.96%	61.82%	62.66%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5

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