

Gateway Plaza - For Lease

1401-1451 W. ARTESIA BLVD., GARDENA, CA



Available ±3,200 SF Drive-Thru Restaurant: Retail and Office Space



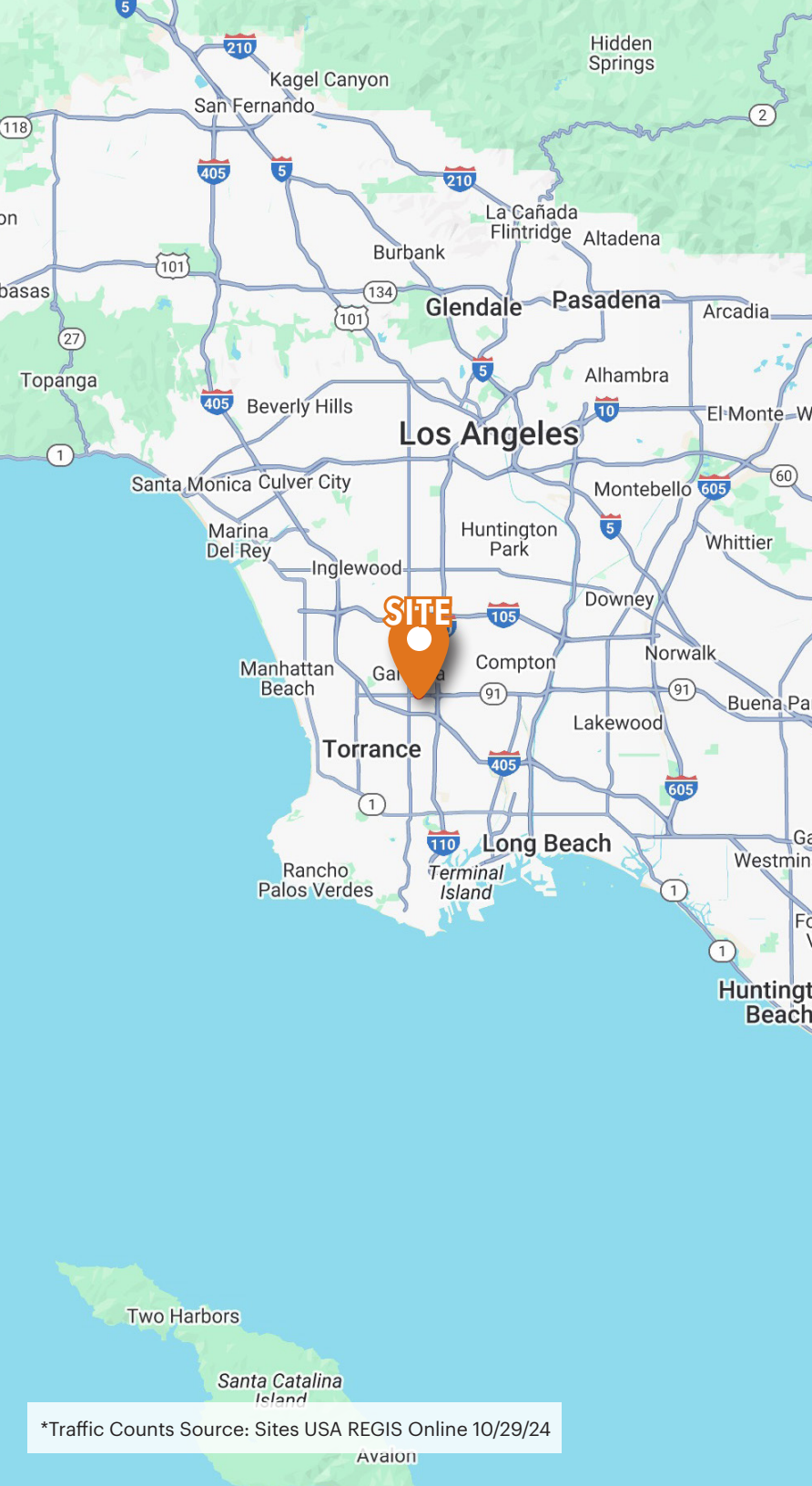
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PROPERTY PROFILE

PROPERTY HIGHLIGHTS

- Gateway Plaza - 65,955 SF Shopping Center
- High profile corner location at heavily traveled intersection
- Gardena's retail corridor
- Directly across the street from Sam's Club & Ranch 99 Market
- Over 189,187 people in the 3 Mile Trade Area

TRAFFIC COUNTS

W. Artesia Blvd.	35,251 ADT
Normandie Ave.	29,178 ADT
91 Freeway at 110 Fwy - East	73,586 ADT
S. Western Ave.	5,251 ADT

AVAILABLE SPACE

1401 W. Artesia Blvd. Restaurant with Drive-Thru: 3,200 SF
 1451 W. Artesia Blvd. (2nd Floor Office): 1,367 SF usable; 1,490 SF rentable

ASKING RENTS

Contact Leasing Agents

PROPERTY DESCRIPTION

Rare Drive-Thru restaurant available for lease. Convenient location just west of 91 Freeway. Complimentary retail, service, restaurants and offices within the project, with convenient access and parking.

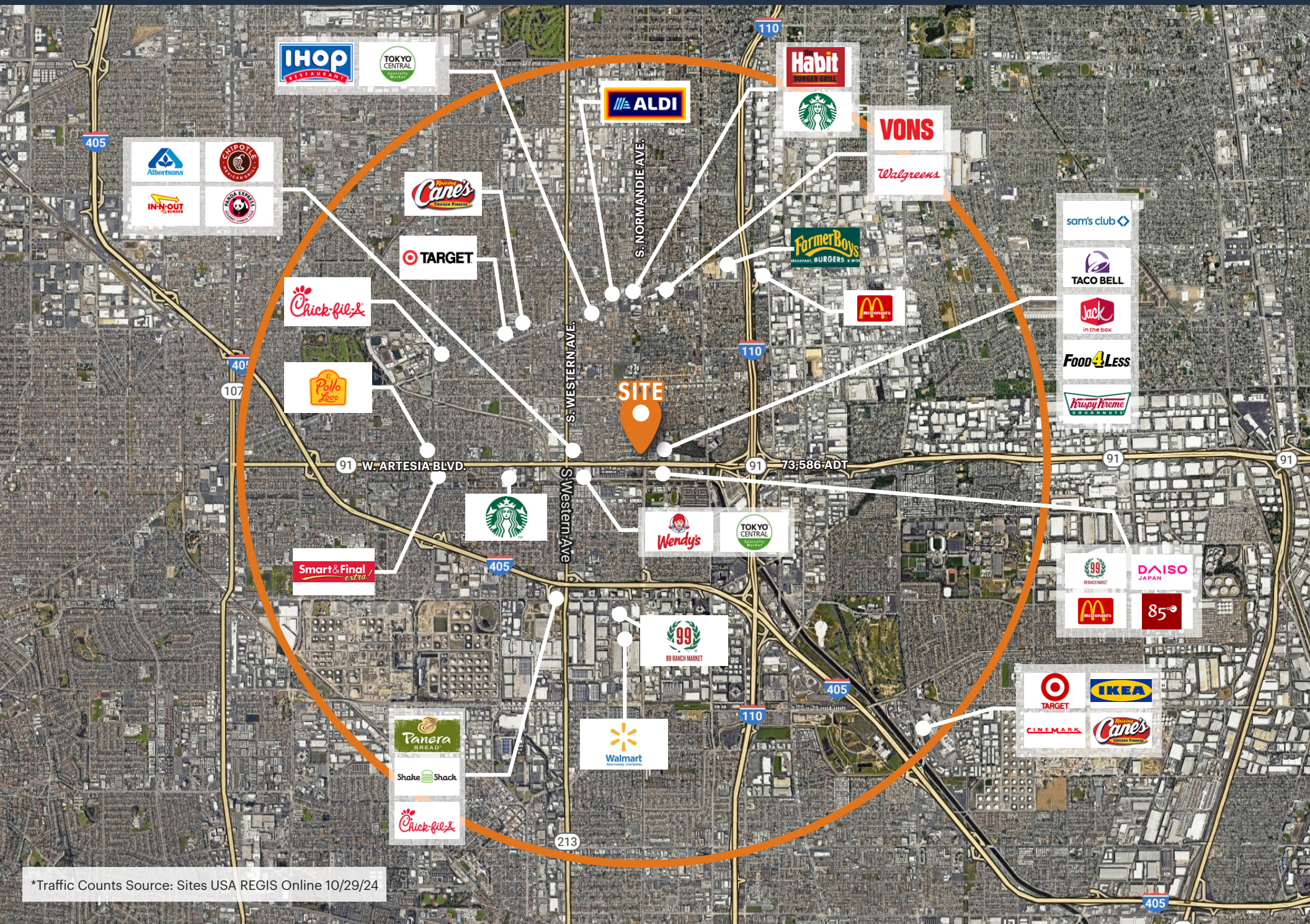
LOCATION DESCRIPTION

The property is located at the NWC of W. Artesia Blvd. & S. Normandie Ave. in the City of Gardena. Located just one block from the end of the westbound 91 Freeway. Positioned in a densely populated trade area surrounded by residential and commercial properties. Heavy industrial property mix east of the 110 Freeway and south of 405 Freeway.

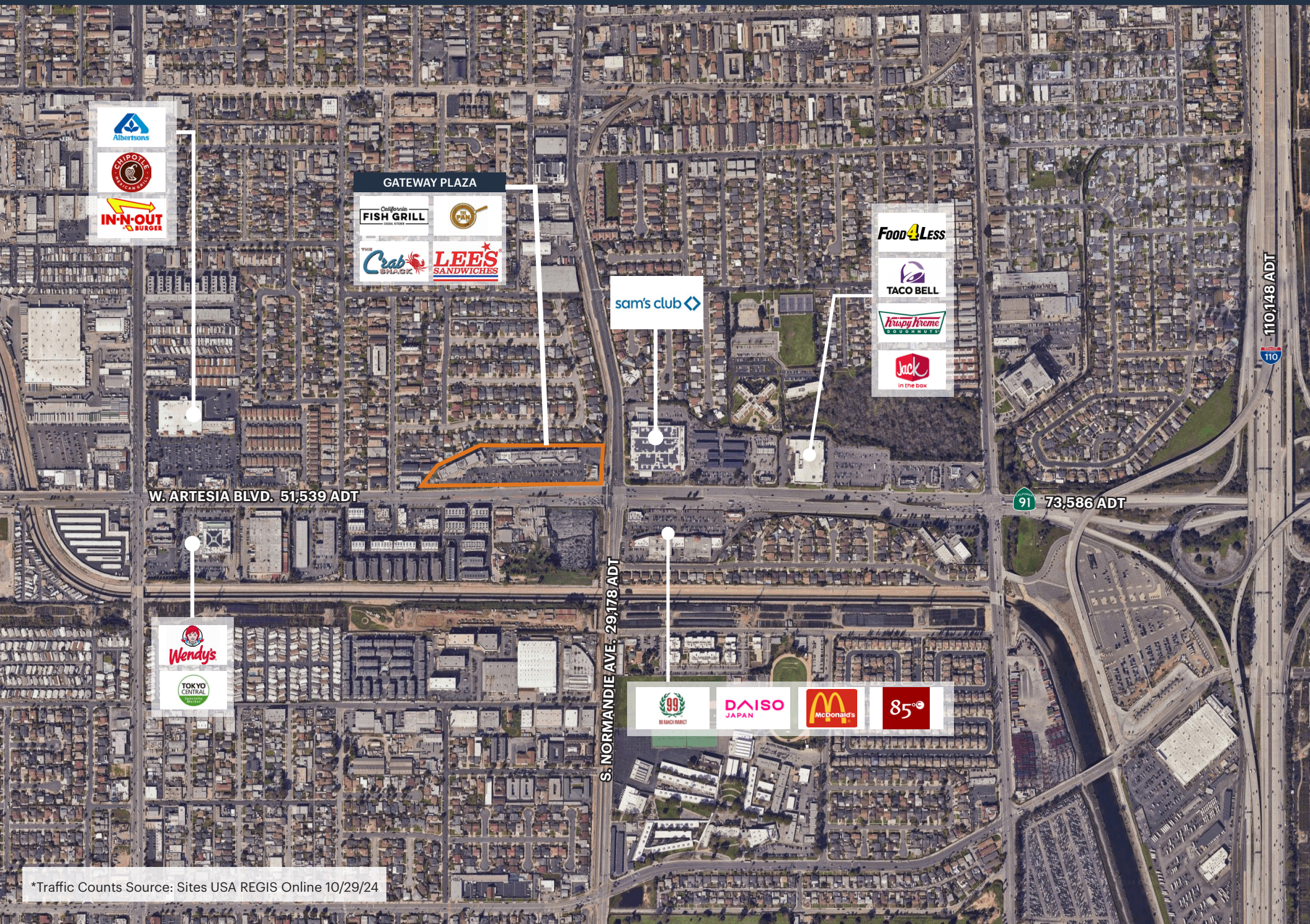
PROPERTY PHOTOS



TRADE AREA AERIAL | 3 Miles



*Traffic Counts Source: Sites USA REGIS Online 10/29/24



W. ARTESIA BLVD. 51,539 ADT

S. NORMANDIE AVE. 29,178 ADT

91 73,586 ADT

110,148 ADT

*Traffic Counts Source: Sites USA REGIS Online 10/29/24



AVAILABLE

(2nd Floor Office): 1,367 SF
usable; 1,490 SF rentable

AVAILABLE

Fast Food Restaurant with
Drive-thru - 3,200 SF

LEE'S
SANDWICHES

THE
Crab
SHACK

California
FISH GRILL

sam's club

W. ARTESIA BLVD. 51,539 ADT

S. NORMANDIE AVE. 29,178 ADT

McDonald's

99
CENT MARKET

DAISO
JAPAN

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
26,055	189,187	673,123



NUMBER OF HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,592	64,764	222,115



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$108,951	\$115,615	\$124,997



MEDIAN HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$87,917	\$90,118	\$95,398



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
23.1%	21.7%	21.3%



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
9,578	114,857	280,332

