

# Gateway Plaza - For Lease

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



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

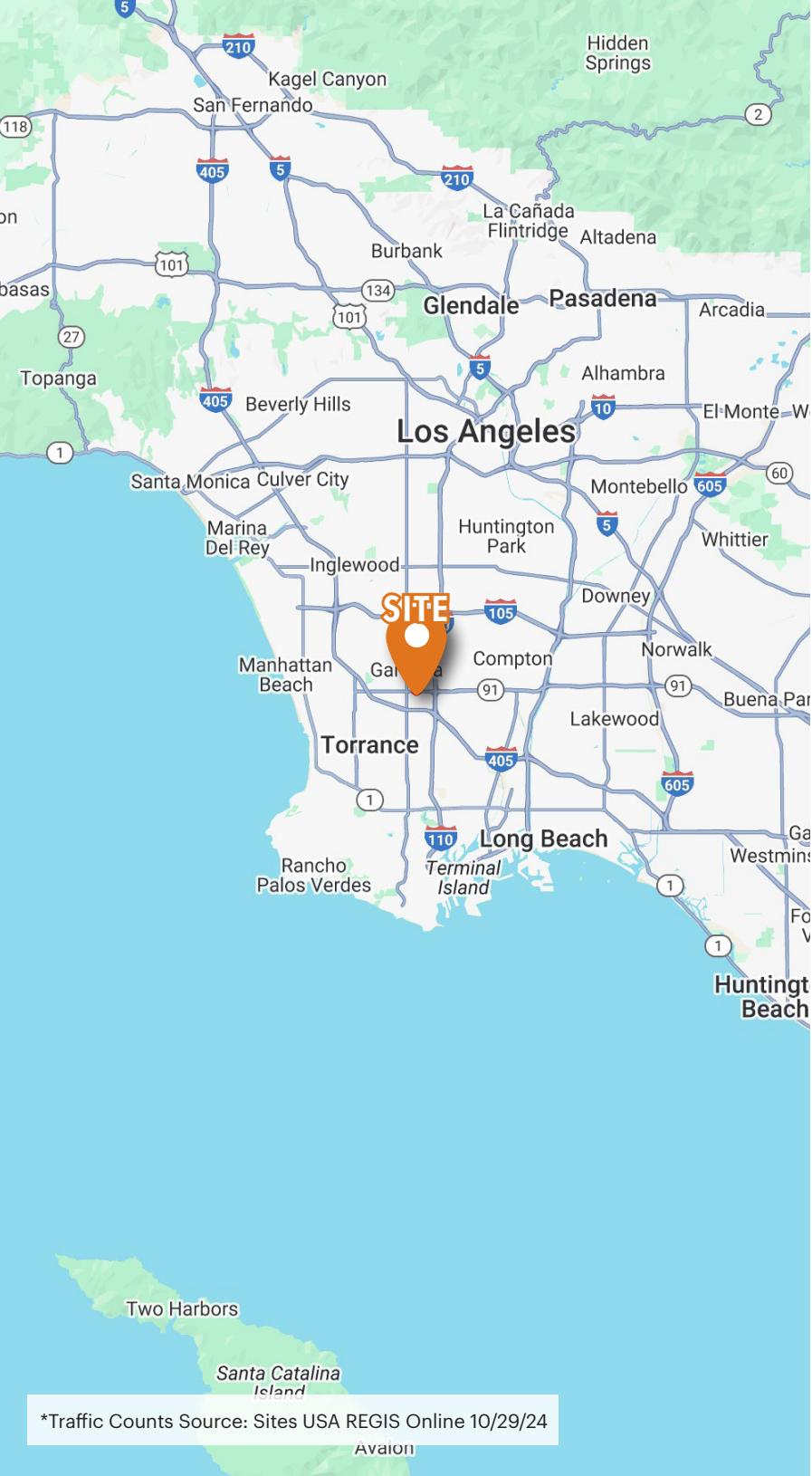


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## PROPERTY PROFILE

### 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

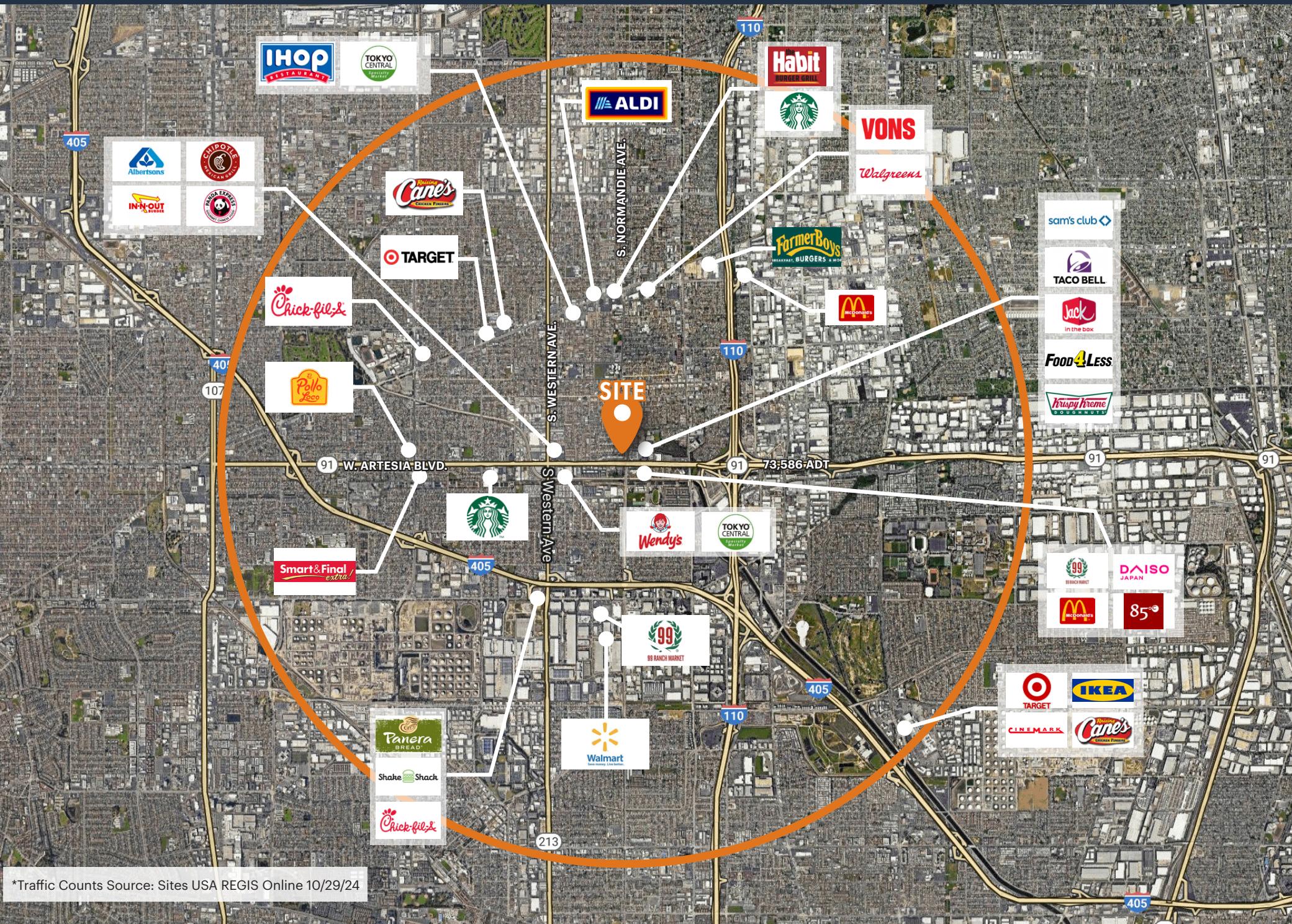
The property is located at the NWC of W. Artesia Blvd. & S. Normandie Ave. in the City of Gardena. Located just one block from the end of the westbound 91 Freeway. Positioned in a densely populated trade area surrounded by residential and commercial properties. Heavy industrial property mix east of the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

# PROPERTY PHOTOS

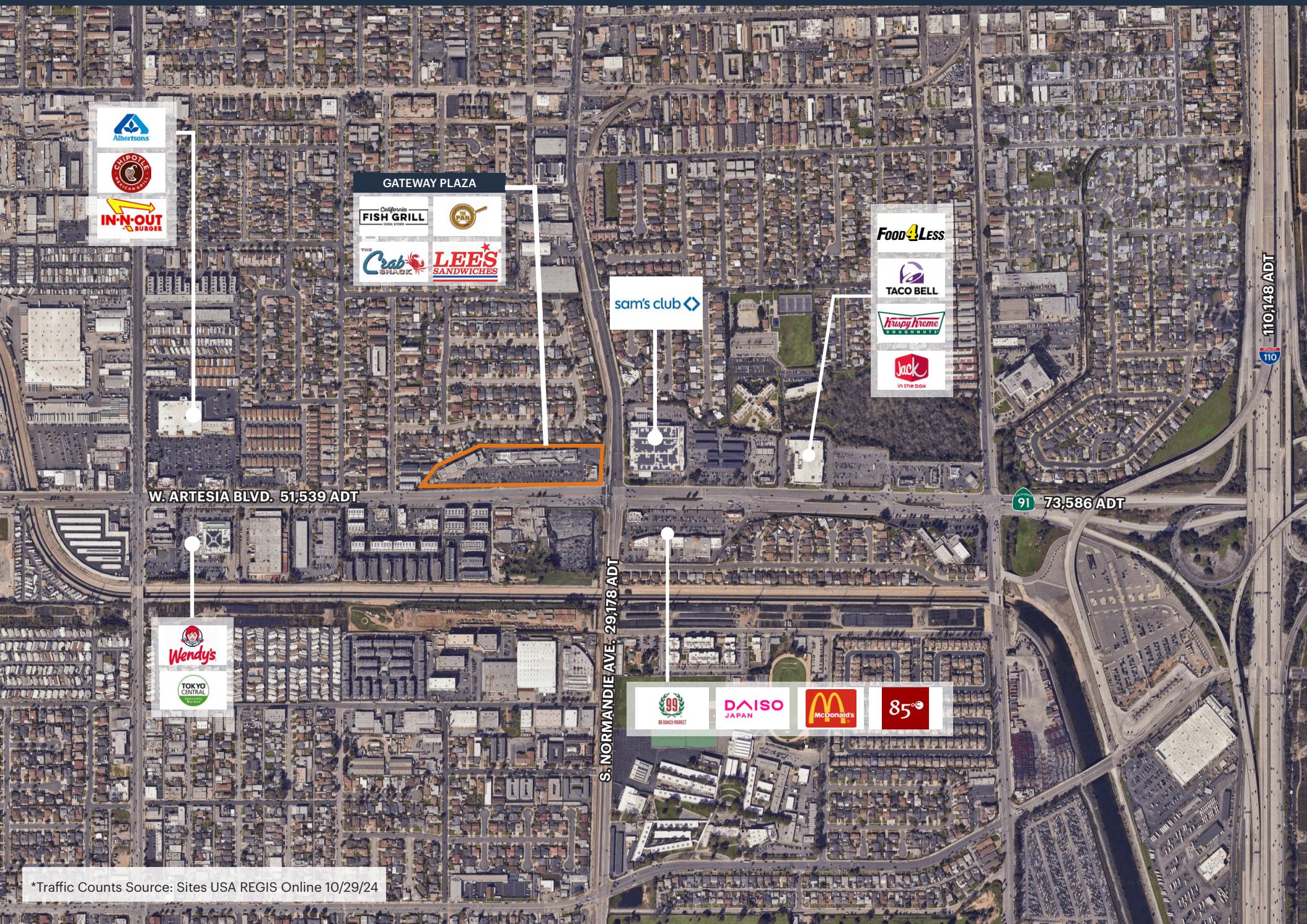


# TRADE AREA AERIAL | 3 Miles

4 | 



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



# CLOSE-AERIAL



# 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

