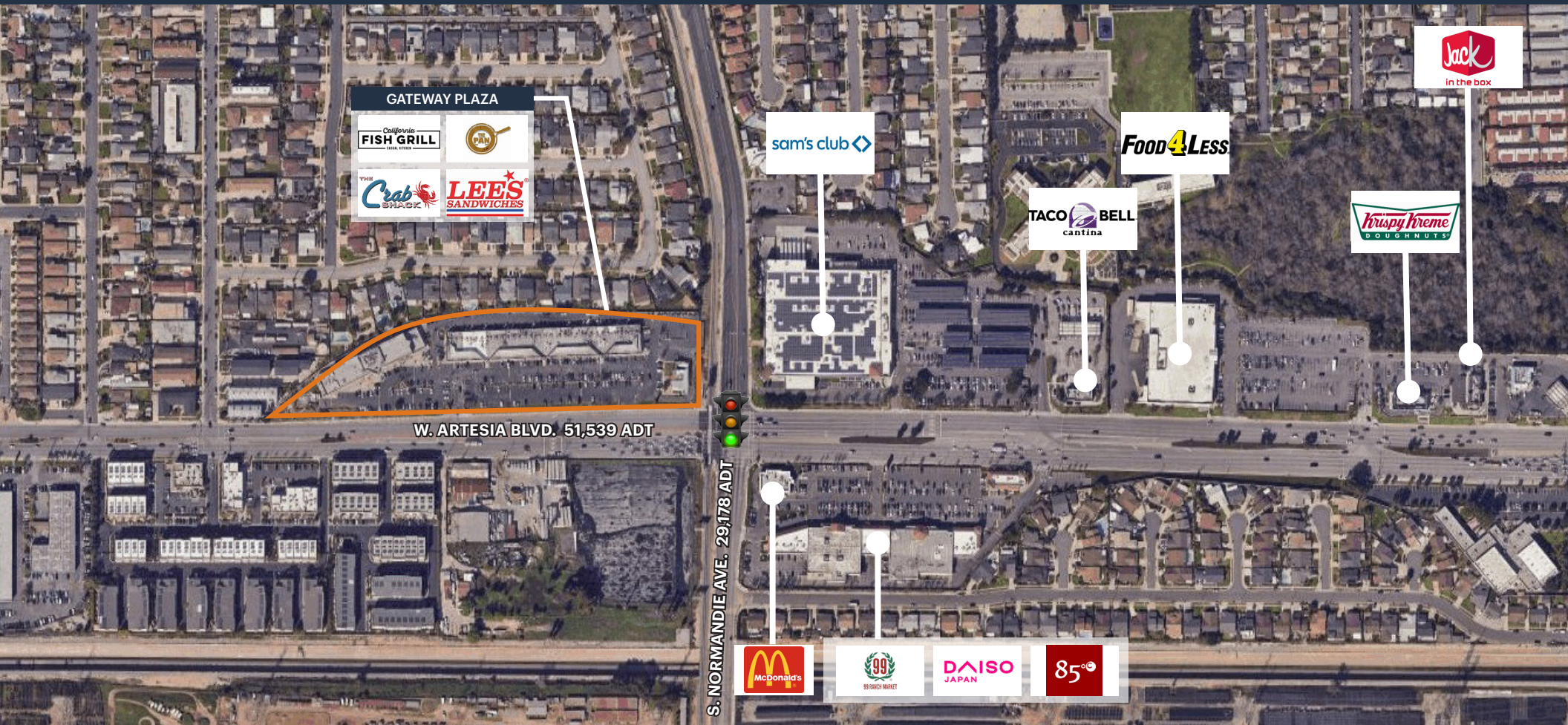


Gateway Plaza - For Lease

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



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

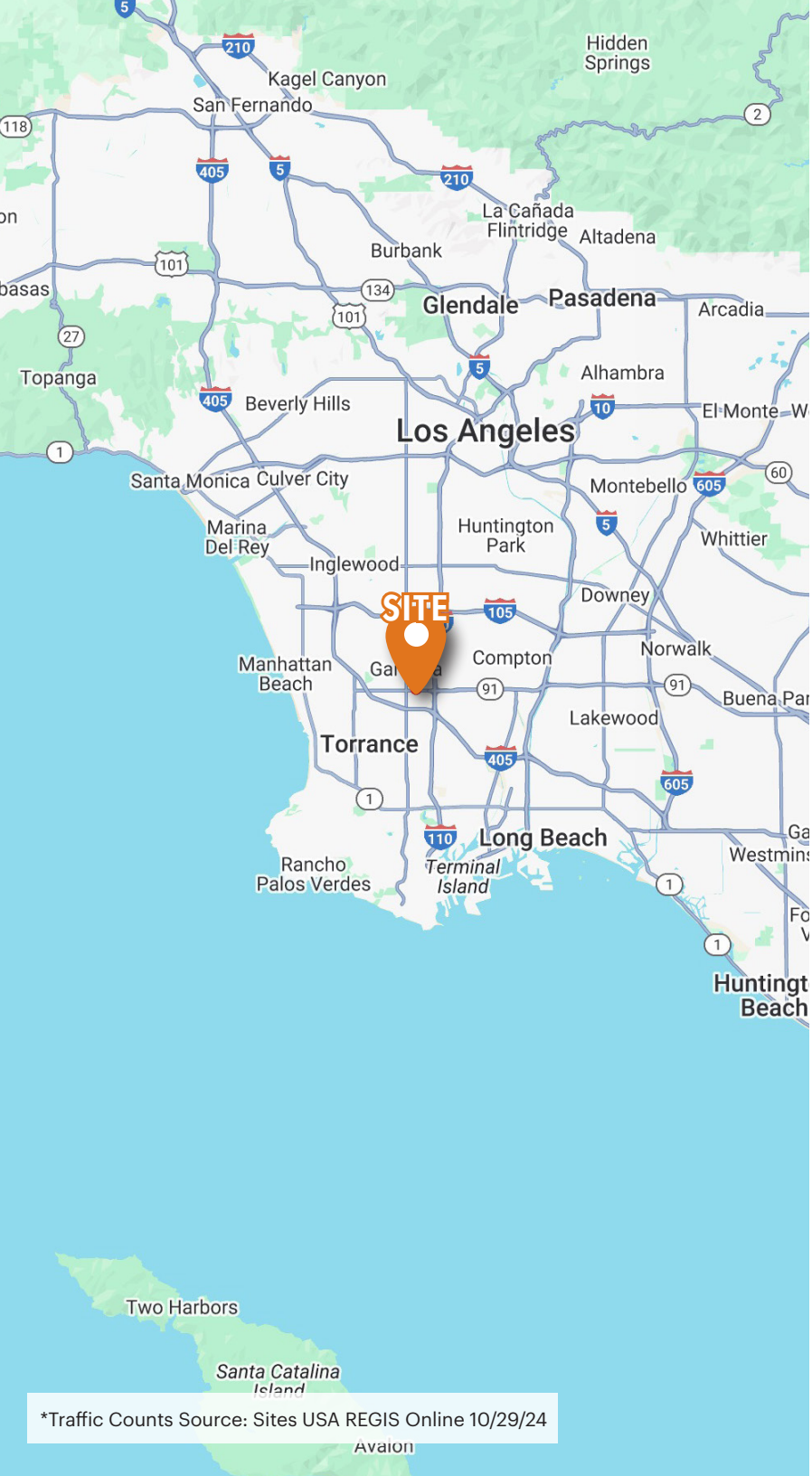


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PROPERTY PROFILE

PROPERTY HIGHLIGHTS

- Gateway Plaza - 65,955 SF Shopping Center
- High profile corner location at heavily travelled intersection
- Gardena’s retail corridor
- Directly across the 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

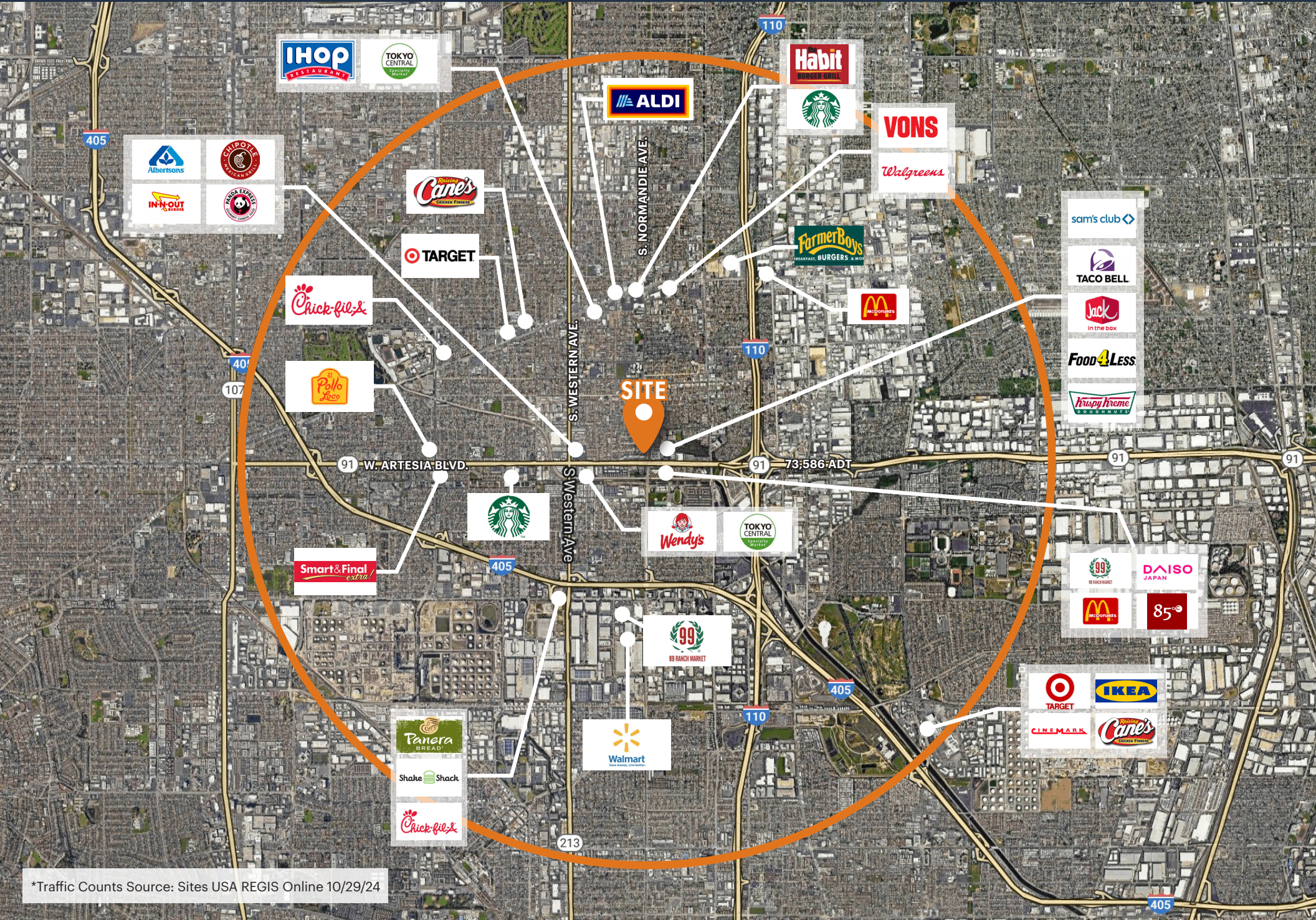
The property is located at the NWC of W. Artesia Blvd. & S. Normandie Ave. in the City of Gardena. Located just one block from the end of the westbound 91 Freeway. Positioned in a densely populated trade area surrounded by residential and commercial properties. Heavy industrial property mix east of the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

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

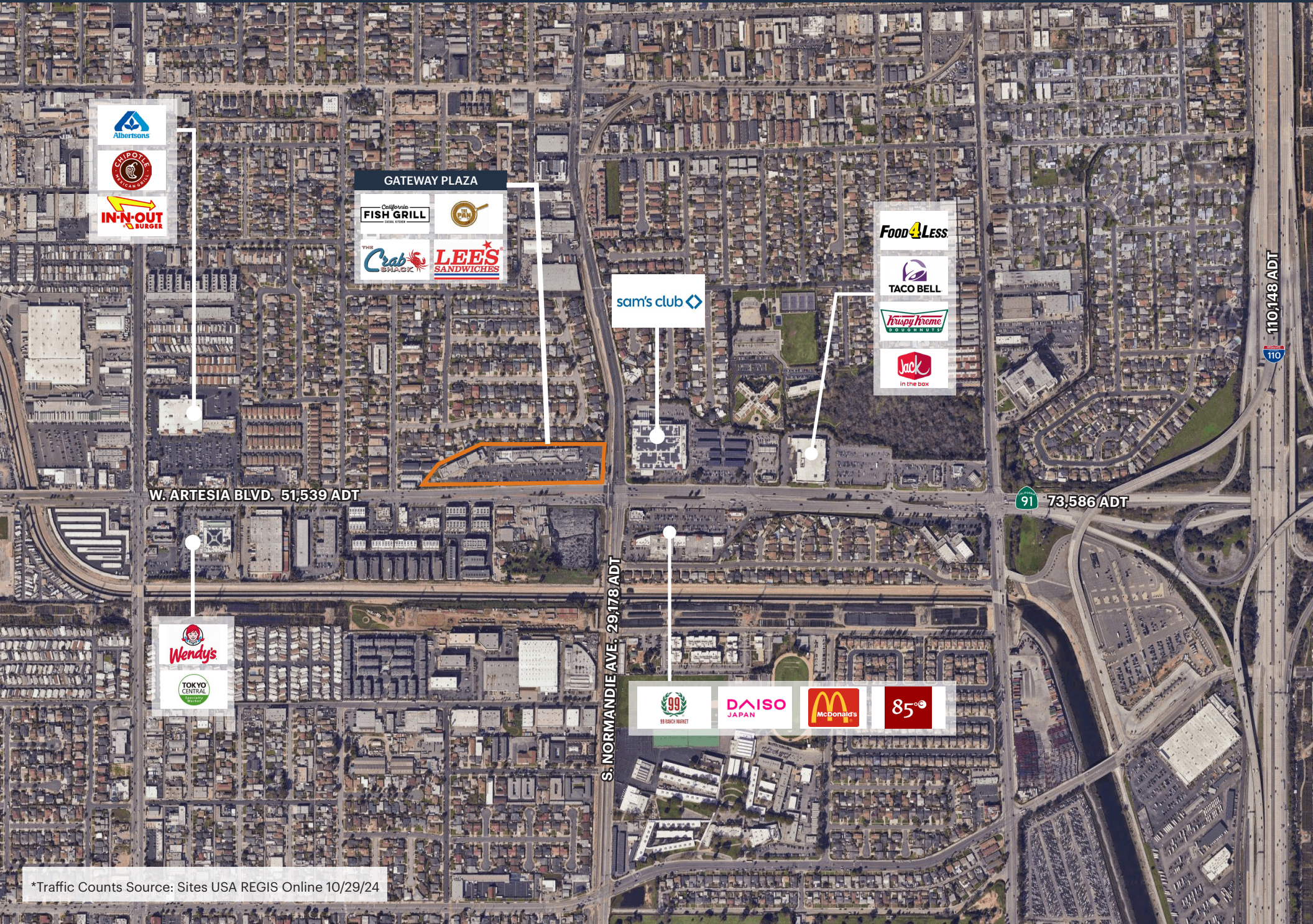
PROPERTY PHOTOS



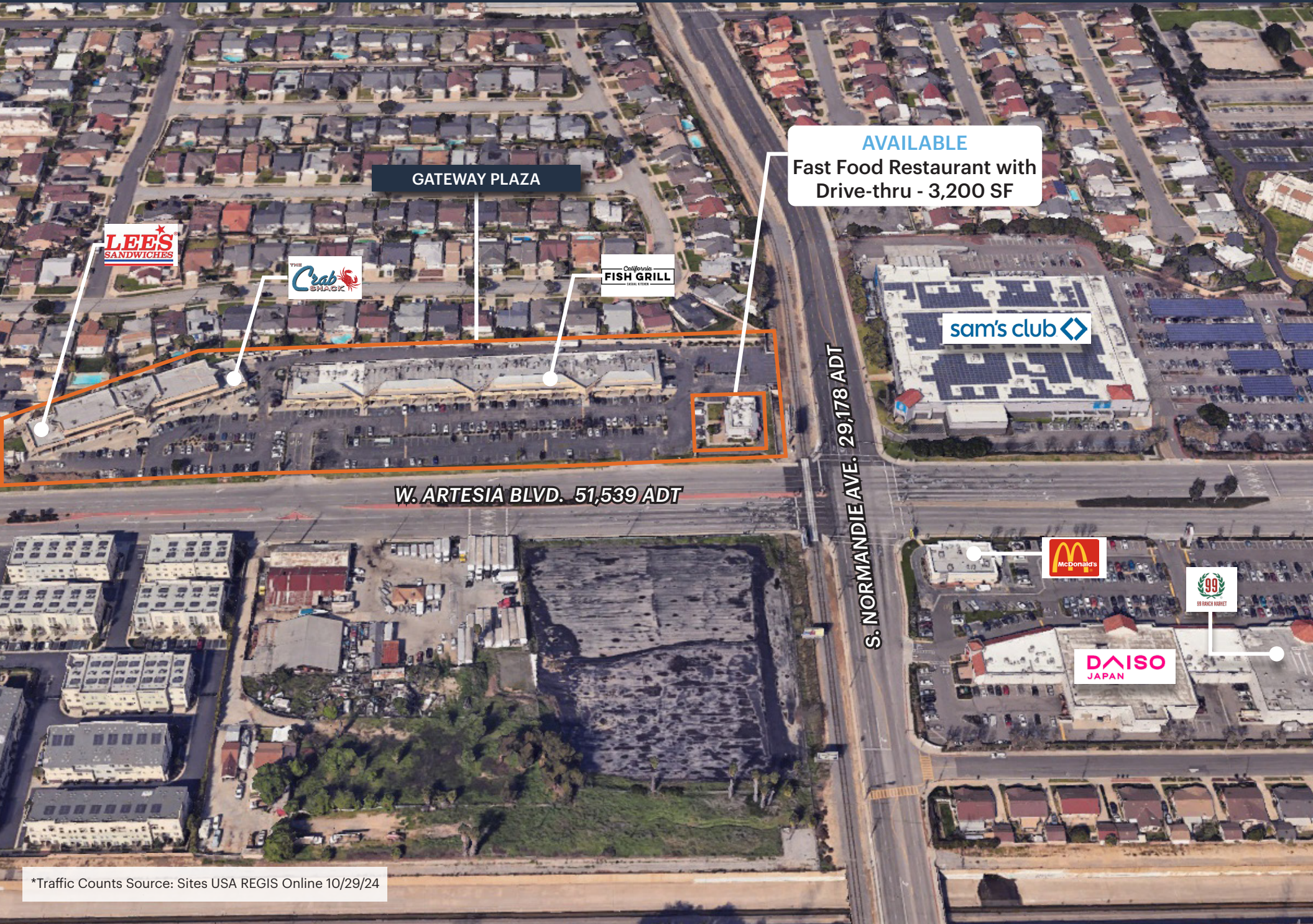
TRADE AREA AERIAL | 3 Miles



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



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



GATEWAY PLAZA

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

LEE'S
SANDWICHES

CRAB
SHACK

California
FISH GRILL
CALIFORNIA FISH GRILL

sam's club

W. ARTESIA BLVD. 51,539 ADT

S. NORMANDIE AVE. 29,178 ADT

McDonald's

99
RANCH MARKET

DAISO
JAPAN

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

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



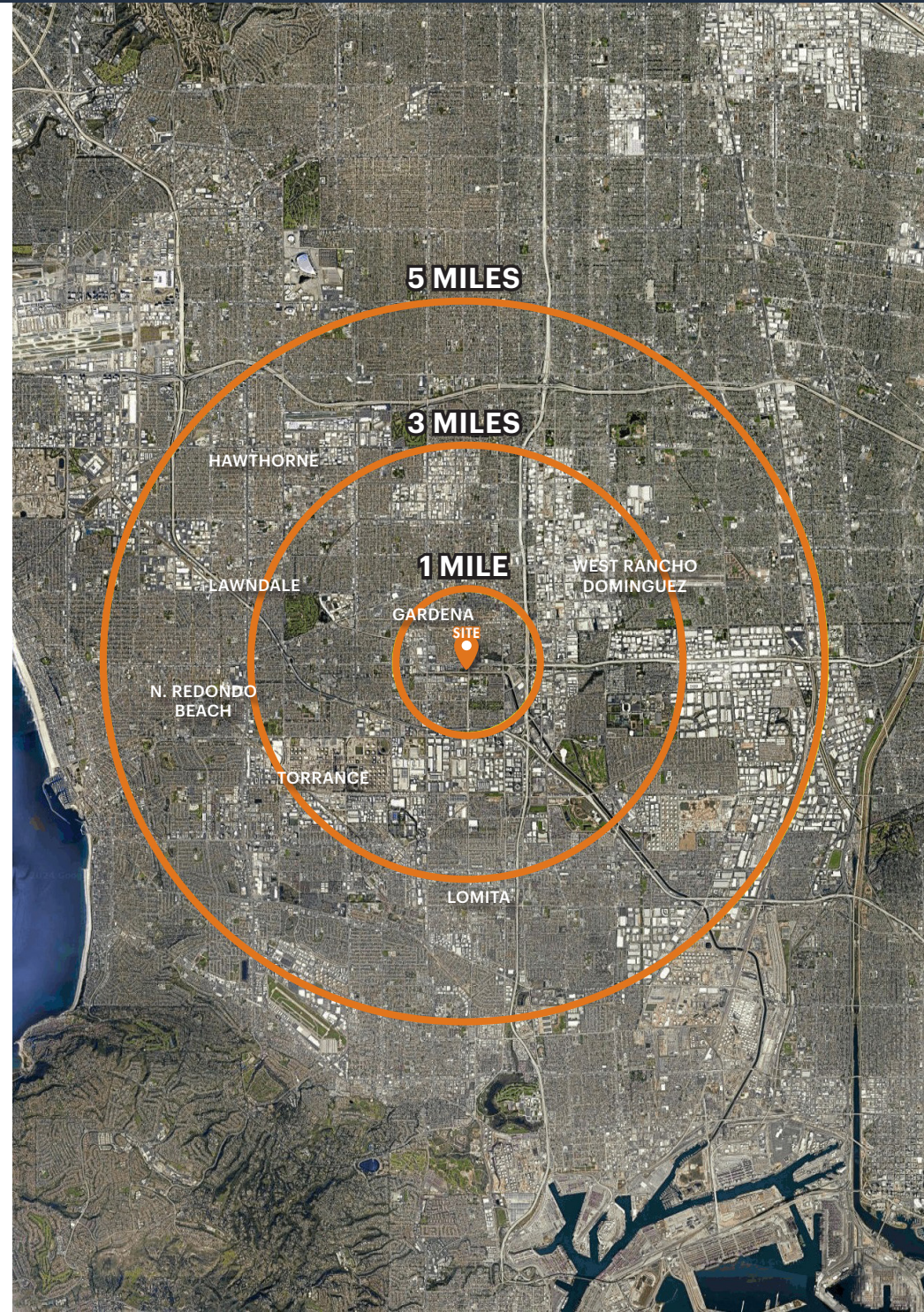
MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$87,917	\$90,118	\$95,398



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



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