

# 606 W 140TH ST

Gardena, CA 90248

Industrial  
Leasing Opportunity  
Leasing Brochure



±242,000 VPD

**MATTHEWS™**

# EXCLUSIVELY LISTED BY



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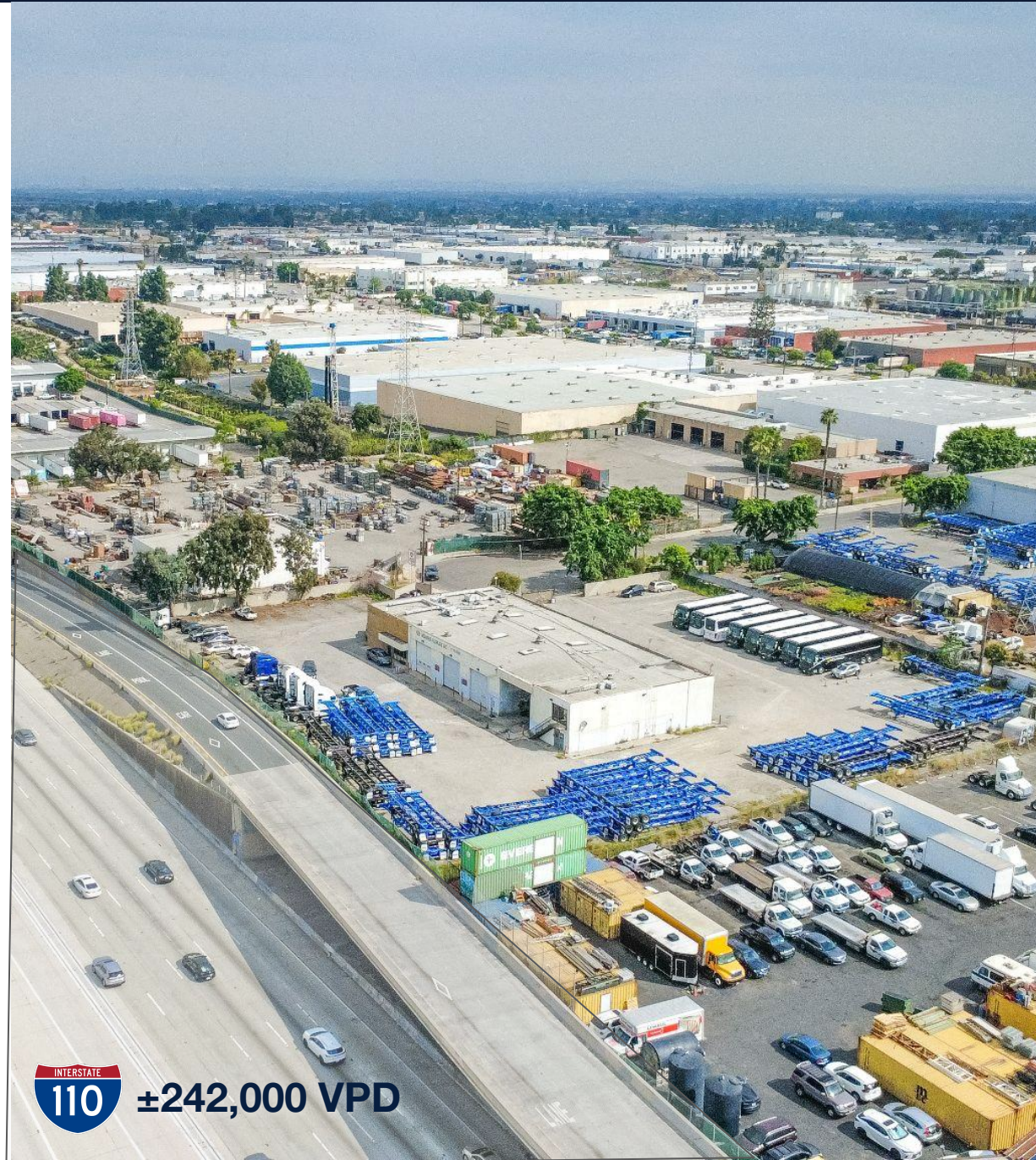
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# LEASING HIGHLIGHTS

## Property Highlights

- **Prime IOS:** Features  $\pm 57,692$  SF of industrial outdoor storage.
- **Freeway Access:** Right next to the 110 freeway, providing a functional access point for transportation and logistics.
- **Ingress & Egress:** Features 2 access points to ensure seamless ingress and egress flow for tenants.
- **Gated Access:** Located within a secured facility with gated access for added security.
- **Occupancy:** The space is available for immediate lease, offering flexibility for users who want to occupy the space now
- **Shared Space:** Hebaragi Charter is occupying a separate portion of the parcel
- **Competitive Lease Terms:** Competitive pricing at \$0.50 per square foot.
- **Bonus:**  $\pm 1,000$  SF of warehouse space with GL Door and  $\pm 600$  SF of office



**$\pm 242,000$  VPD**



# 606 W 140TH ST

Gardena, CA 90248

**\$0.50 PSF**

Lease Rate

**±57,692 SF**

Industrial Outdoor Storage

**Two (2) Access Points**

Seamless Ingress - Egress  
Fully Gated

**110 Freeway Frontage**

Multiple Access Points

**±1,600 SF**

Warehouse and Office Space









Los Angeles International Airport



**Alameda Corridor**  
20-mile freight rail expressway linking the ports to the UP/BNSF network



Distribution/Warehouse

**PRO CLUB** Comfort & Style

**FedEx** Freight

**NRI**

**HARBOR**



Hawthorne Municipal Airport



± 230,000 VPD



Distribution/Warehouse

**BEST BUY**

**ups**

**Forward**

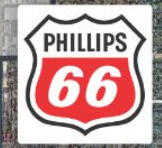
Tesla Design Center

**TESLA**

**amazon**

**SENTINEL**  
TRANSPORTATION

Dense Industrial Corridor



Dense Industrial Corridor

**Subject Property**



Compton/Woodley Airport

**STG Logistics**

± 311,000 VPD

**SPACE X**

± 242,000 VPD

**amazon**

Dense Industrial Corridor



± 50,000 VPD

± 201,000 VPD



**Port of Los Angeles**  
±14 Miles South

± 257,000 VPD

Dense Industrial Corridor

Dense Industrial Corridor

Google Earth



# Gardena, CA

Los Angeles MSA



## Local Market Overview

Gardena is a well-established infill industrial submarket in Los Angeles County, located approximately 15 miles south of Downtown Los Angeles with direct access to Interstates 110, 405, and 91. Positioned within the South Bay region, Gardena benefits from proximity to the Ports of Los Angeles and Long Beach, as well as Los Angeles International Airport, making it a strategic location for logistics, warehousing, and last-mile distribution users.

The local economy is supported by a diverse mix of manufacturing, logistics, food production, and service-related industries, with strong demand driven by its central location within one of the nation's most active industrial corridors. Limited land availability and high barriers to entry continue to constrain new development, supporting long-term rent growth and occupancy stability. For industrial investors, Gardena represents a highly sought-after infill market with durable demand fundamentals, institutional interest, and access to critical regional infrastructure.

Population	1-Mile	3-Mile	5-Mile
2020 Population	22,436	280,523	850,310
2025 Population	22,451	269,202	805,238
2030 Population Projection	22,433	266,329	794,028
Households	1-Mile	3-Mile	5-Mile
2020 Households	7,061	85,216	248,538
2025 Households	7,003	81,200	233,678
2030 Household Projection	6,986	80,192	229,997
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$98,350	\$95,461	\$94,566

# LOS ANGELES, CA

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Greater Los Angeles stands as a dynamic economic and cultural hub, with an estimated 2024 population of over 9,757,000—up more than 26,000 from 2023—driven by international migration and a recovering job market attracting younger, urban-oriented professionals. Los Angeles' continued draw as a global gateway underscores its appeal for long-term residence and investment.

The metro shows significant economic scale, with a 2024 median household income of about \$91,000, rising steadily on the strength of high-wage industries like tech, healthcare, and entertainment. While housing affordability is a challenge, high incomes and wealth concentration sustain consumer spending and housing demand, making the diverse market resilient for developers and investors.

**Total Population**  
**3,770,958**

**Annual Visitors**  
**50 Million**

**Tourism Economic Impact**  
**\$157.3 Billion**

**GDP**  
**\$1.29+ Trillion**



# TRANSPORTATION

The Ports of Los Angeles and Long Beach form the largest container port complex in the Western Hemisphere, processing over 10 million TEUs in 2024, including 743,417 containers in the latest monthly count. Serving as the main entry point for goods from Asia—especially China, at about 40% of total volume—the ports anchor one of the nation’s largest logistics and warehousing hubs, supporting over 1 million regional jobs.

Once goods arrive, they move quickly across North America via extensive air, rail, and road networks. Los Angeles International Airport, one of the world’s busiest, handled over 75 million passengers and 2.7 million metric tons of cargo in 2023, ranking among the top five U.S. freight airports.



Port Cargo Volume  
**10.3 million TEUs**



Airport Economic Impact  
**\$126.6 Billion**



Logistics Employment  
**205,700**



Annual Ridership  
**76.59 million**

The freeway system—including I-5, I-10, I-405, and US-101—links Southern California to major West Coast and national corridors, supporting both commuting and long-haul trucking. Public transit is expanding, with the Los Angeles Metro operating over 100 miles of rail lines and upcoming projects like the D Line Extension and Inglewood Transit Connector, while Metrolink connects the city to surrounding counties, boosting regional workforce mobility.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **606 W 140TH St Gardena, CA 90248** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.