

# 13215 S Western Ave

Gardena, CA 90249

Industrial  
Leasing Opportunity

Offering Memorandum



±10,000 SF For Lease

**MATTHEWS**™

# EXCLUSIVELY LISTED BY



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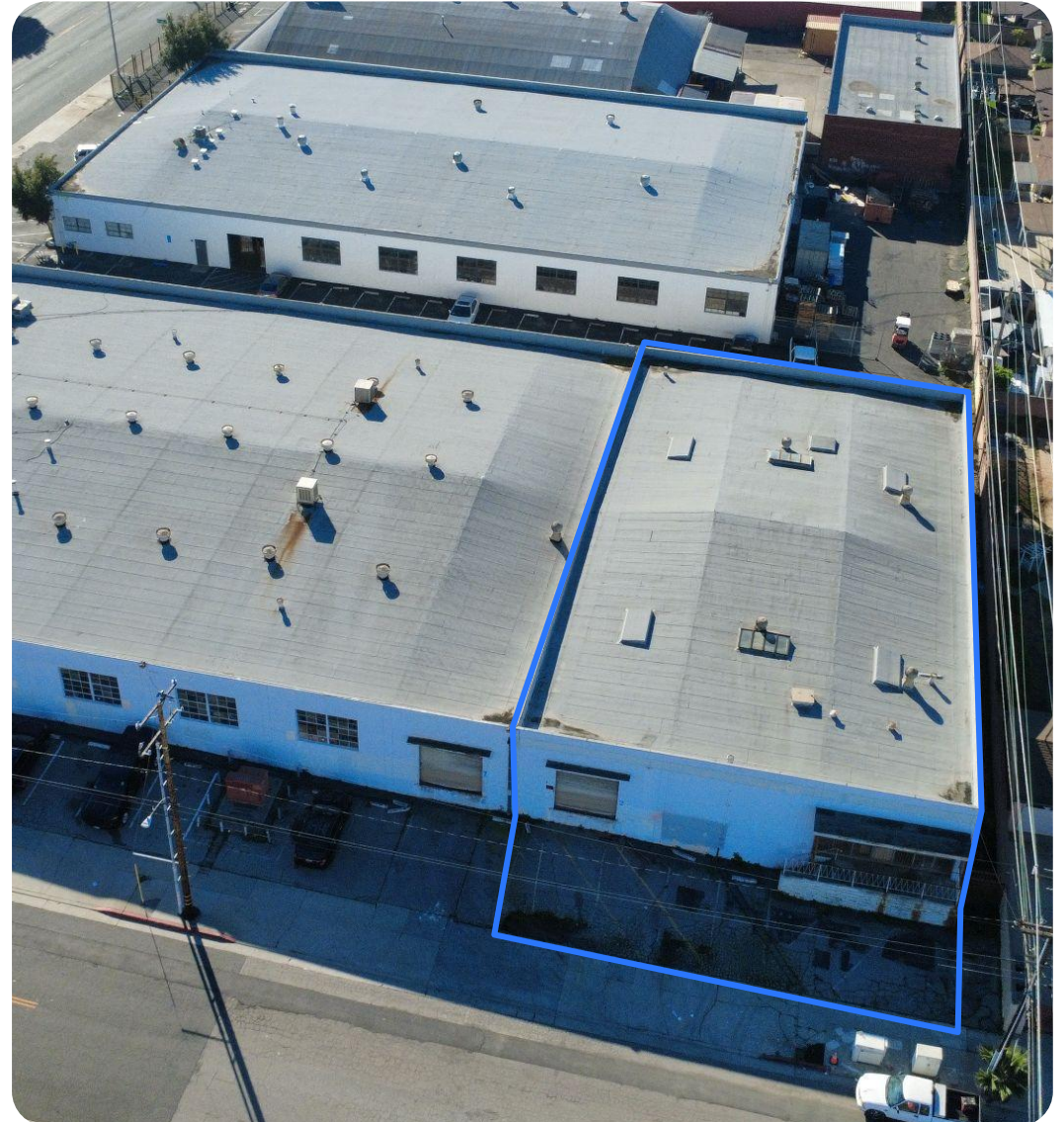
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Overview

# LEASING HIGHLIGHTS

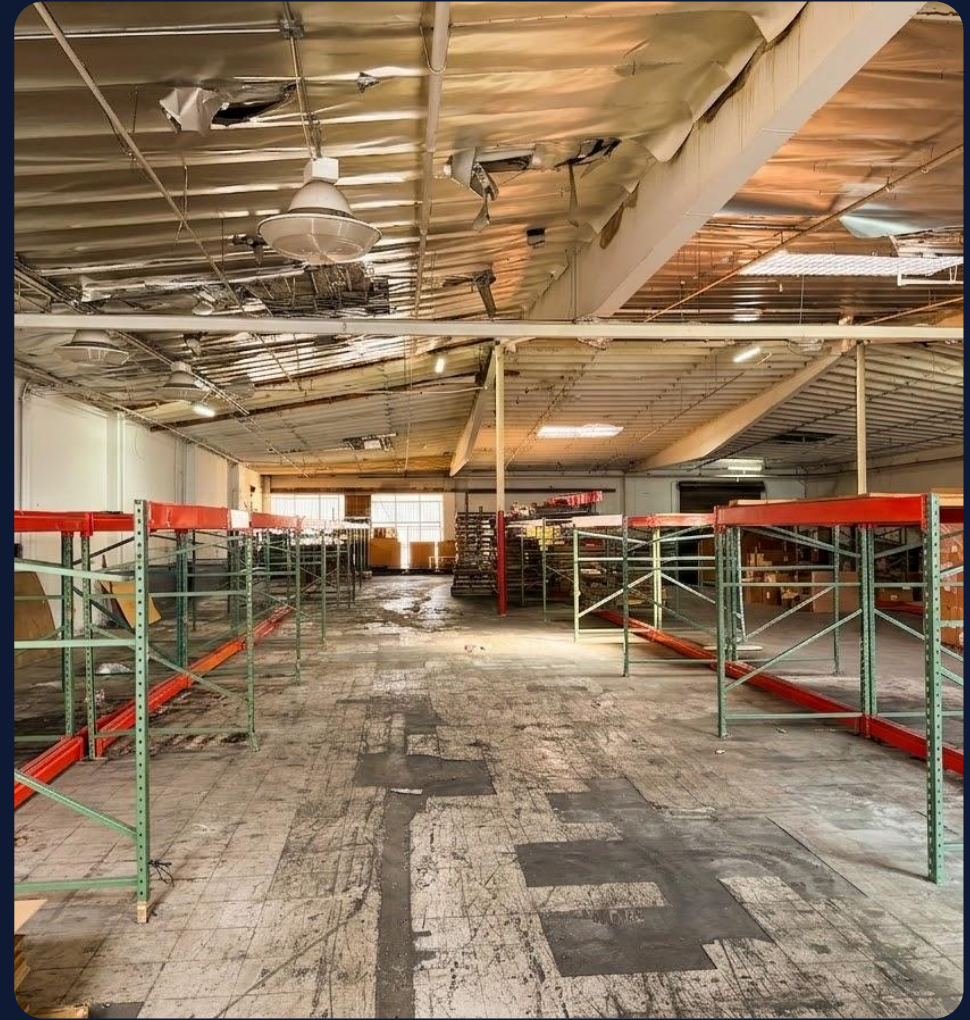
## Property Highlights

- **Industrial Dry Storage:** Features  $\pm 10,000$  SF of versatile warehouse space.
- **Dedicated Office Space:** Includes roughly  $\pm 1,000$  SF of built-out office space.
- **Prime Location:** Exceptional freeway access, ideally situated within the highly desirable Gardena industrial corridor.
- **Immediate Occupancy:** Available for immediate lease, offering excellent speed-to-market flexibility for incoming tenants.
- **Shared Parcel:** Shared site with Andy's Beauty Supply, operating out of a completely separate portion of the parcel.
- **Competitive Lease Terms:** Attractively priced at \$1.25 Gross / SF. Please reach out to the brokerage team for additional pricing details.
- **Racking:** Existing racking is in place and available for immediate use.





# Interior Photos



Los Angeles International Airport



± 311,000 VPD

Tesla Design Center



Hawthorne Municipal Airport

Distribution/Warehouse

Subject Property

amazon



SPACEX

amazon



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



± 230,000 VPD



Distribution/Warehouse

SENTINEL TRANSPORTATION

Dense Industrial Corridor

Dense Industrial Corridor



Compton/Woodley Airport

STG Logistics

Dense Industrial Corridor

Dense Industrial Corridor

Alameda Corridor

91

107

91

± 50,000 VPD



± 242,000 VPD

± 201,000 VPD

91



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

± 257,000 VPD

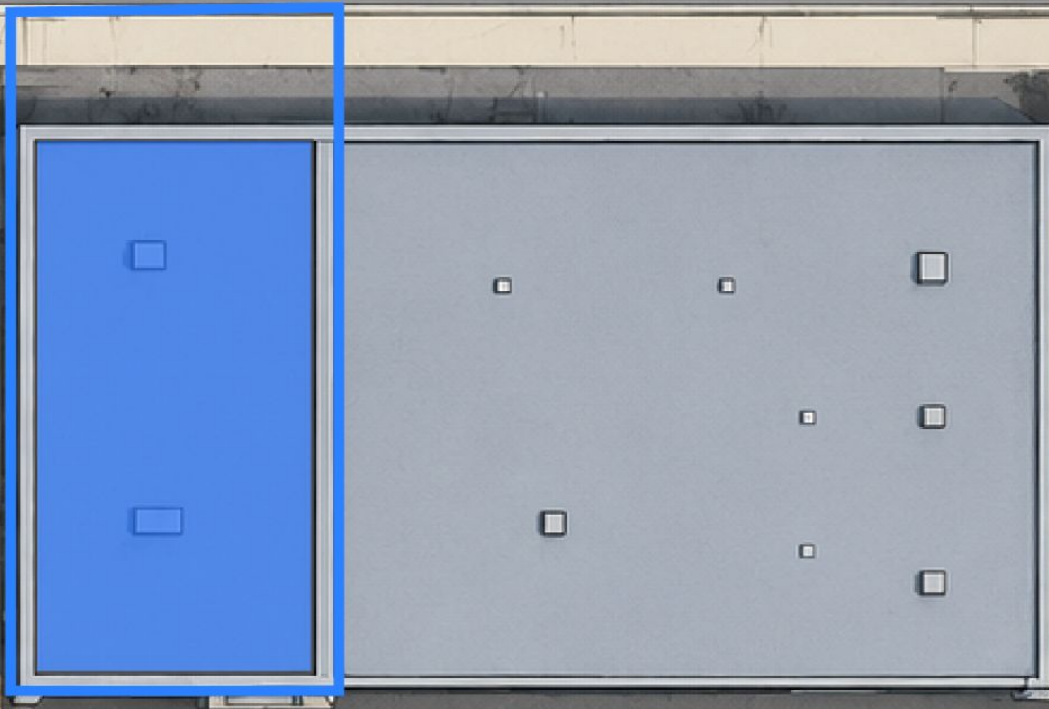
Google Earth



# Site Plan

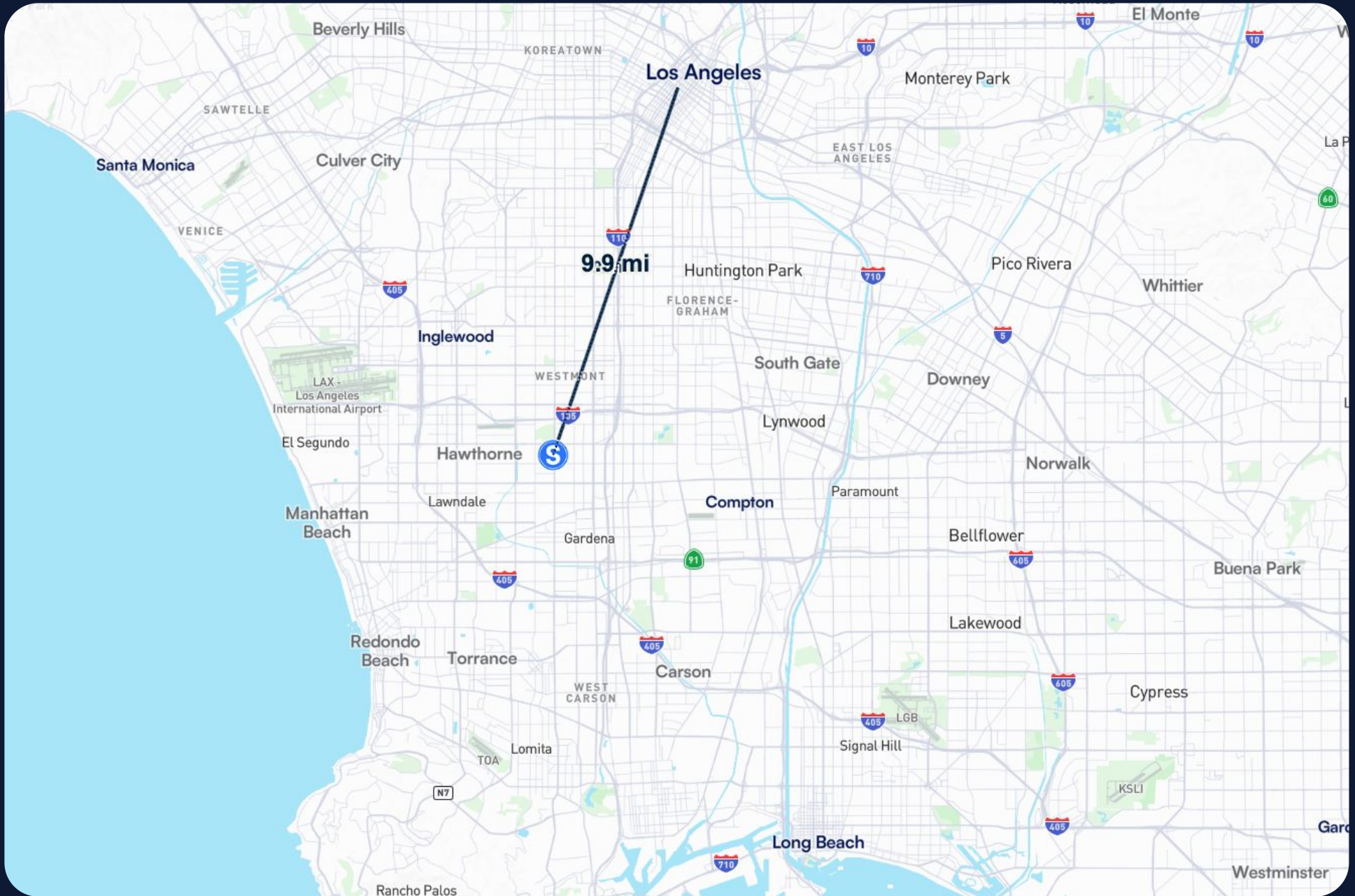


W 132nd St



S Western Ave ± 35,600 VPD

# MARKET OVERVIEW



# 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
Five-Year Projection	22,532	305,890	779,062
Current Year Estimate	22,553	318,080	812,683
2020 Census	22,831	326,980	826,585
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,897	102,523	249,722
Current Year Estimate	7,803	105,688	257,974
2020 Census	7,404	104,750	254,699
Growth Current Year-Five-Year	1.21%	-2.99%	-3.20%
Growth 2020-Current Year	5.40%	0.90%	1.29%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$118,581	\$104,999	\$110,329

# LOS ANGELES, CA

Los Angeles is the nation's #1 industrial market because it combines unmatched global trade access, irreplaceable infill location, and massive economic scale into one integrated logistics system. As the primary entry point for goods into the U.S. and a gateway to both regional and national distribution, LA benefits from continuous demand that cannot be replicated elsewhere, reinforcing its position as the most strategic and defensible industrial market in the country.

# #1

## Industrial Market in the U.S.

#3 Nationally in Total  
Industrial Inventory

Total Population

**3,770,958**

Annual Visitors

**50 Million**

Tourism Economic Impact

**\$157.3 Billion**

GDP

**\$1.29+ Trillion**



# Demand Drivers & Major Tenants

The Los Angeles industrial market is driven by its role as the nation's primary import gateway and a dense consumer base that fuels last-mile distribution demand. Limited new supply and strong leasing velocity continue to tighten fundamentals, positioning the market as one of the most competitive and supply-constrained logistics hubs in the U.S.

Global Trade Hub

**35%**

of U.S. Inbound Handled by Ports  
of Los Angeles & Long Beach

Port Volume

**±8.1M TEUs**

Handled in 2025, Supporting  
Consistent Import Driven Demand

Last Mile Demand

**High**

for "Last-Touch" Logistics Facilities  
Near Dense Population Centers

Supply Constraints

**±1-2%**

of Inventory Under Construction  
Limited New Supply

Leasing Momentum

**±33.3M SF**

Leased in 2025  
(+11.8% YoY)

Warehouse Jobs

**+1.3%**

Transportation & Warehouse  
Employment YoY

LA Industrial

**Major Tenants**



# LA Industrial Performance

**\$961M+**

Total Inventory



**\$321**

Sale Price Per SF

**\$17.55**

Asking Rent Per SF

**3.2M+**

SF Under Construction

The Los Angeles industrial market is a premier, supply-constrained logistics hub anchored by the Ports of Los Angeles and Long Beach, which drive consistent global trade demand. A dense population base supports strong last-mile distribution needs, while limited land availability sustains low vacancy and long-term rent growth, attracting top logistics and industrial tenants.

Source: CoStar



# Key Industrial Submarkets

Los Angeles industrial demand is concentrated in a series of highly strategic, infill submarkets that support port-driven logistics, regional distribution, and last-mile delivery. These submarkets benefit from proximity to the nation's largest port complex, creating some of the tightest vacancy and highest rent growth environments in the U.S.

## Port-Centric Hub

### South Bay

Carson | Torrance | El Segundo



**2-4%**

Vacancy

**Vacancy**

Among Lowest in U.S

Closest Submarket to Ports of LA and Long Beach  
Some of the **Highest Industrial Rents** in LA County

## Core Logistics Hub

### San Gabriel Valley

City of Industry | Pomona | Walnut



**3-5%**

Vacancy

**250M+**

SF Industrial Inventory

Hub For Import/Export, Wholesale, and Logistics Users

## Commerce Hub

### Central Los Angeles

Vernon | Commerce | Downtown LA



**2-4%**

Vacancy

**150M+**

SF Industrial Inventory

Critical for Last-Mile Distribution, Food Production, and Cold Storage

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