18020 S Broadway

Gardena, CA 90248

Industrial Property for Sale or Lease

Offering Memorandum

Exclusively Listed By

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PROPERTY HIGHLIGHTS

Property Highlights

- **Power Infrastructure -** Over 800 Amps, 3-phase electrical service supporting a range of heavy industrial and manufacturing uses with a consistent and reliable power supply.
- **Loading Capabilities -** Equipped with four (4) ground-level overhead doors providing practical and direct access for shipping, receiving, and general manufacturing logistics.
- **Clear Height -** 14-foot clear height at the eave, facilitating vertical storage, equipment maneuverability, and efficient operational flow.
- **Parking Availability -** Features ample on-site parking for both staff and visitors.
- **Occupancy & Due Diligence -** Available for immediate lease or sale. A Phase 1 Environmental report has already been conducted and is ready for review.

CAMPUS & BUILDING BREAKDOWN

±36,000 SF	4	$1.00	Lease Separately
Total Available	Buildings	Gross Leasable Rate	Or Together

Building Summary

Building / Use	Size (SF)
1 **Building 1** Warehouse	**17,500 SF**
2 **Building 2** 2-Story Warehouse/Office	**5,000 SF**
3 **Building 3** Storage	**1,500 SF**
4 **Building 4** Warehouse	**12,000 SF**

All buildings are offered for lease at $1.00 per SF Gross.
Buildings may be leased separately or together.

18020 S Broadway
Gardena, CA 90248

Sale Price
6,600,000 ($183.33 PSF)

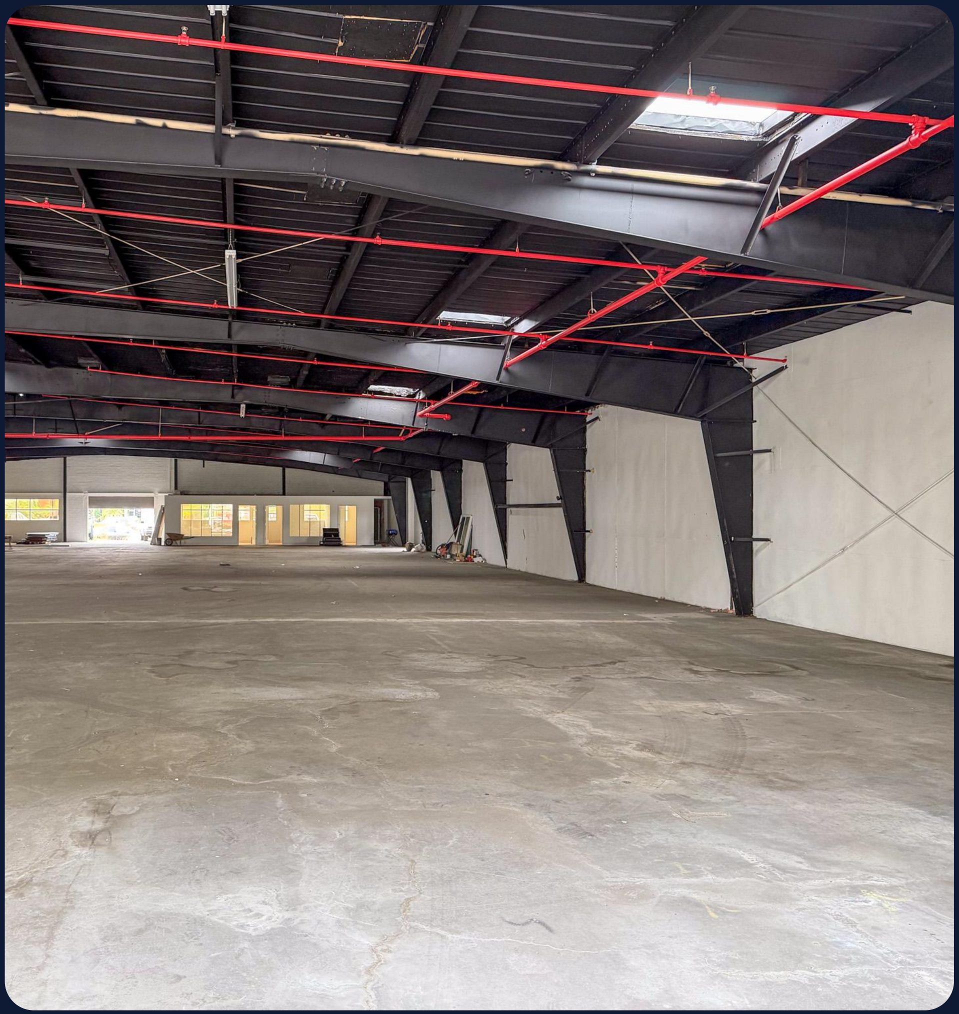
Lease Rate
$1.25/SF Gross (Front Unit)
$1.00/SF Gross (Other Units)

Lot Size
±1.08 AC Site

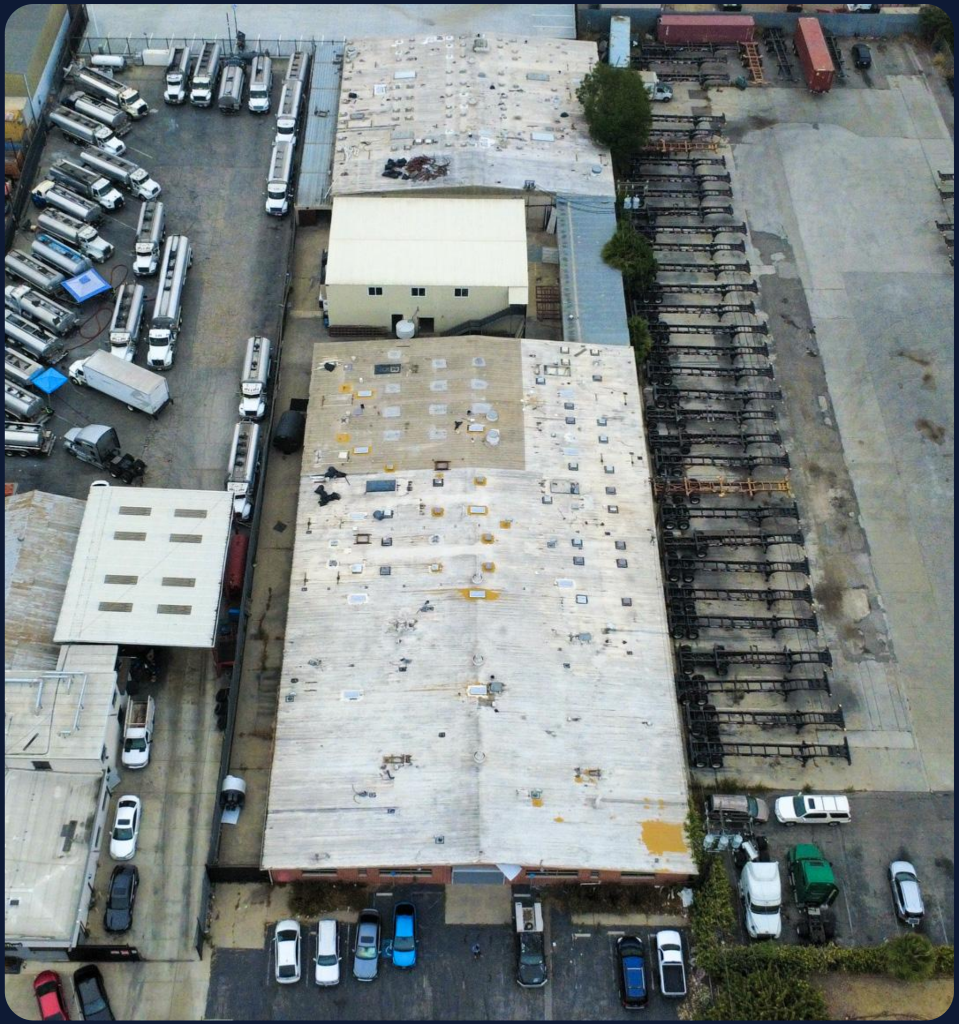
3 Phase
800 AMPS

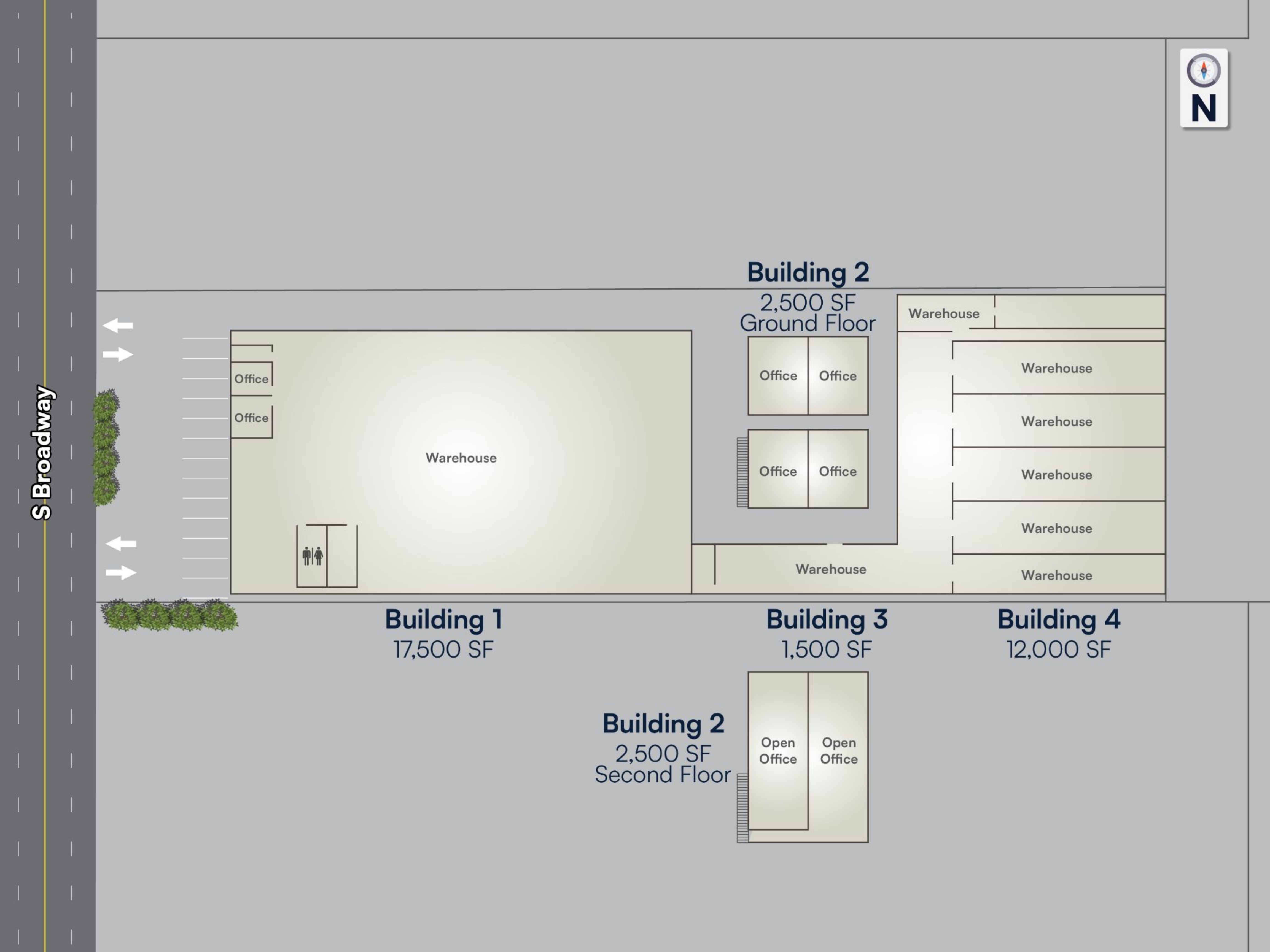
Building Size
±36,000 SF

INTERIOR PHOTOS



AERIAL PHOTOS

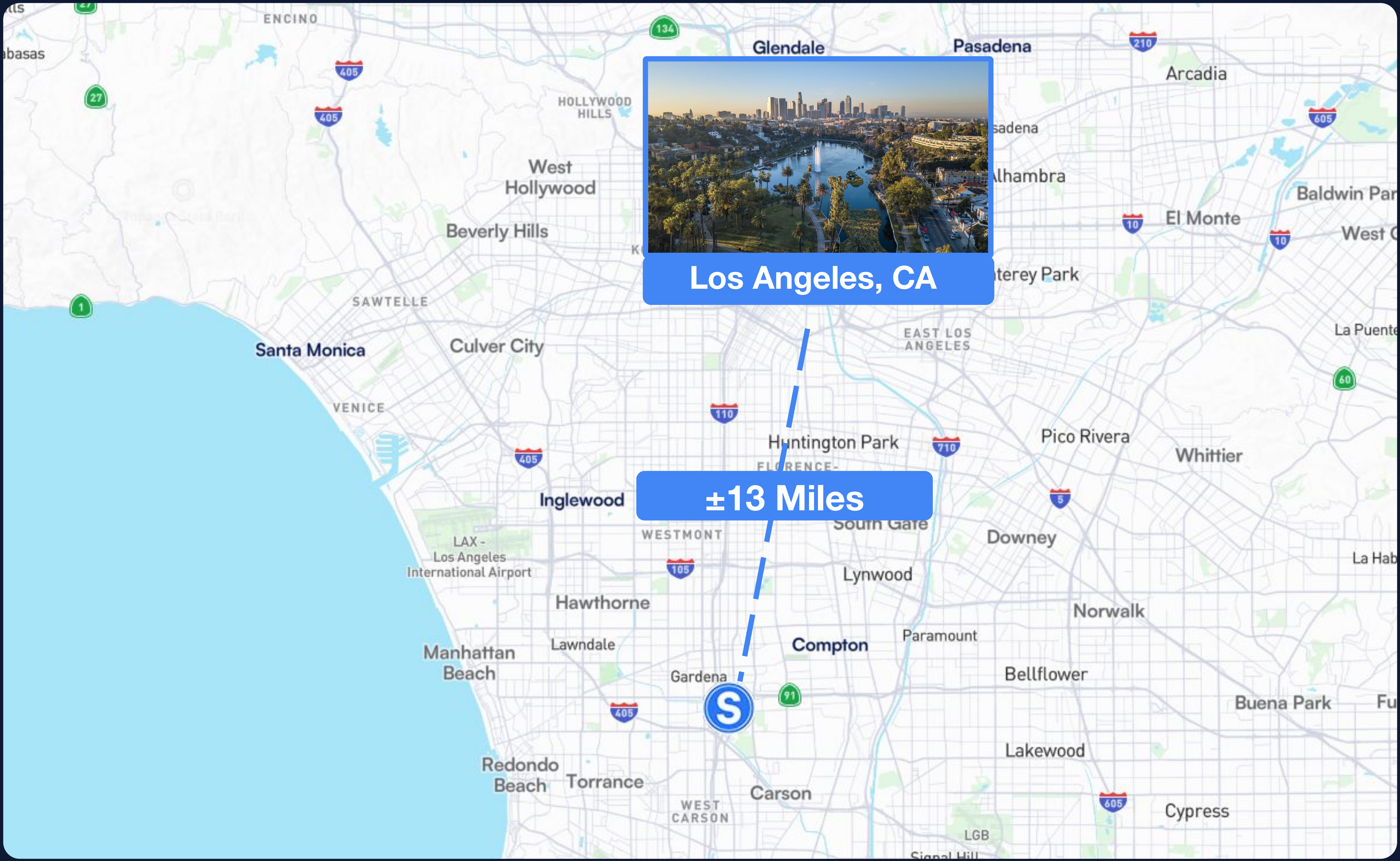


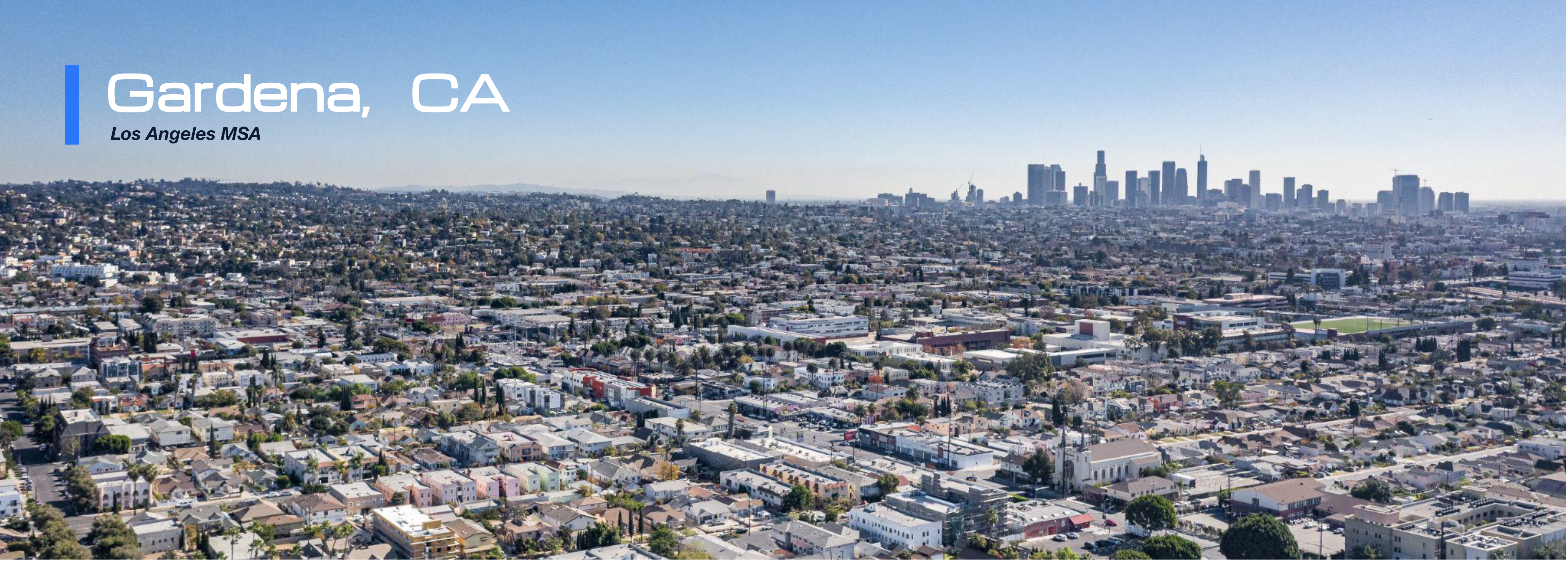

N
S Broadway
Building 2
2,500 SF
Ground Floor
Warehouse
Office
Office
Office
Office
Office
Office
Warehouse
Warehouse
Warehouse
Warehouse
Warehouse
Warehouse
Warehouse
Building 1
17,500 SF
Building 3
1,500 SF
Building 4
12,000 SF
Building 2
2,500 SF
Second Floor
Open Office
Open Office

Los Angeles International Airport
405
105
Distribution/Warehouse
PRO CLUB
FedEx Freight
HARBOR
Alameda Corridor
20-mile freight rail expressway linking the ports to the UP/BNSF network
N
105
± 230,000 VPD
105
Hawthorne Municipal Airport
110
SENTINEL TRANSPORTATION
Distribution/Warehouse
BEST BUY
ups
Forward
Alameda Corridor
Tesla Design Center
TESLA
amazon
Dense Industrial Corridor
PHILLIPS 66
± 311,000 VPD
± 242,000 VPD
SPACEX
Dense Industrial Corridor
Compton/Woodley Airport
STG Logistics
110
amazon
110
405
Subject Property
Dense Industrial Corridor
91
107
91
± 50,000 VPD
± 201,000 VPD
91
Port of Los Angeles
±14 Miles South
± 257,000 VPD
Dense Industrial Corridor
Dense Industrial Corridor
Google Earth
405

MARKET OVERVIEW

18020 S Broadway
Gardena, CA 90248





Gardena, CA

Los Angeles MSA

Local Market Overview

Gardena, California is a centrally located South Bay city within the Los Angeles metropolitan area, offering excellent connectivity via Interstates 405, 110, 105, and State Route 91. Its strategic location near the Ports of Los Angeles and Long Beach, Los Angeles International Airport (LAX), and downtown Los Angeles has made Gardena a highly sought-after market for warehouse, manufacturing, logistics, and light industrial users. The city benefits from an established industrial base, a large regional workforce, and immediate access to one of the nation's largest consumer markets. Limited industrial inventory and ongoing demand throughout the South Bay continue to support strong market fundamentals for well-located industrial assets.

Gardena's economy is supported by a diverse mix of logistics, advanced manufacturing, aerospace suppliers, wholesale trade, and business services. Its proximity to major transportation infrastructure and Southern California's extensive freeway network allows businesses to efficiently serve regional, national, and international markets. Continued investment in e-commerce, supply chain operations, and industrial redevelopment, combined with the economic strength of Los Angeles County, positions Gardena as a resilient industrial market with favorable long-term demand for warehouse and distribution space.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	173,098	613,502	2,587,701
Current Year Estimate	174,638	620,410	2,619,777
2020 Census	180,568	647,677	2,747,488
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	54,004	187,636	812,157
Current Year Estimate	54,603	190,031	822,929
2020 Census	56,958	199,565	865,739
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$114,459	$108,716	$109,180

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.

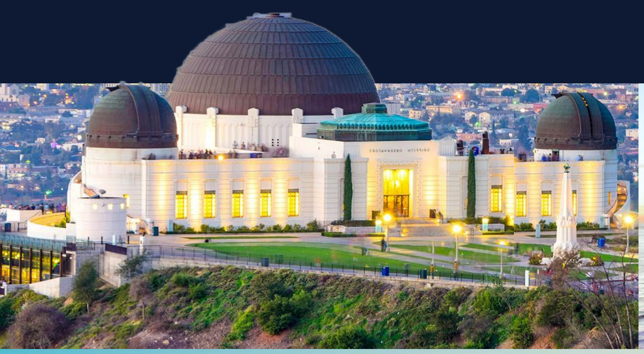
#3 Nationally in Total Industrial Inventory

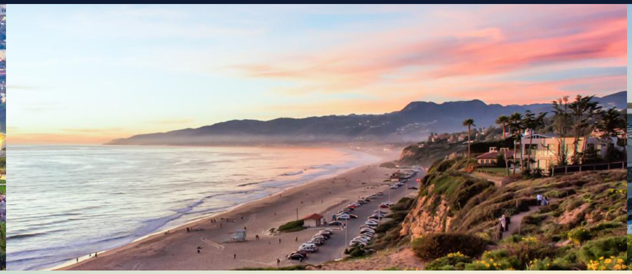
Total Population
3,770,958

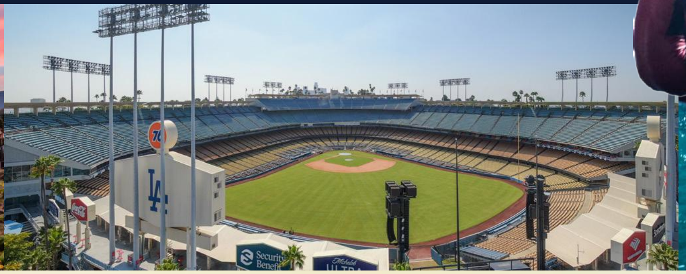
Annual Visitors
50 Million

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

amazon FedEx UPS DHL WORLDWIDE EXPRESS

LA INDUSTRIAL PERFORMANCE

$961M+
Total Inventory

6.6%
Vacancy Rate

5.2%
Market Cap Rate

$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.

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

3-5%
Vacancy

250M+
SF Industrial Inventory

Hub For Import/Export, Wholesale, and Logistics Users

2-4%
Vacancy

150M+
SF Industrial Inventory

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

Source: CoStar

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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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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.

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