Mixed Use Industrial | For Sale or Lease

715 E Gardena Blvd

Carson, CA 90746

MATTHEWS™

Industrial Property for Sale / Lease
±6,598 SF

Exclusively Listed By

Duncan Burns
Associate
(310) 209-8348
duncan.burns@matthews.com
License No. 02251748 (CA)

Trevor Aubert
Associate
(424) 467-1761
trevor.aubert@matthews.com
License No. 02298766 (CA)

David Harrington
Broker of Record
Broker Lic. No.: 01320460 (CA)
Firm Lic. No.: 02168060 (CA)

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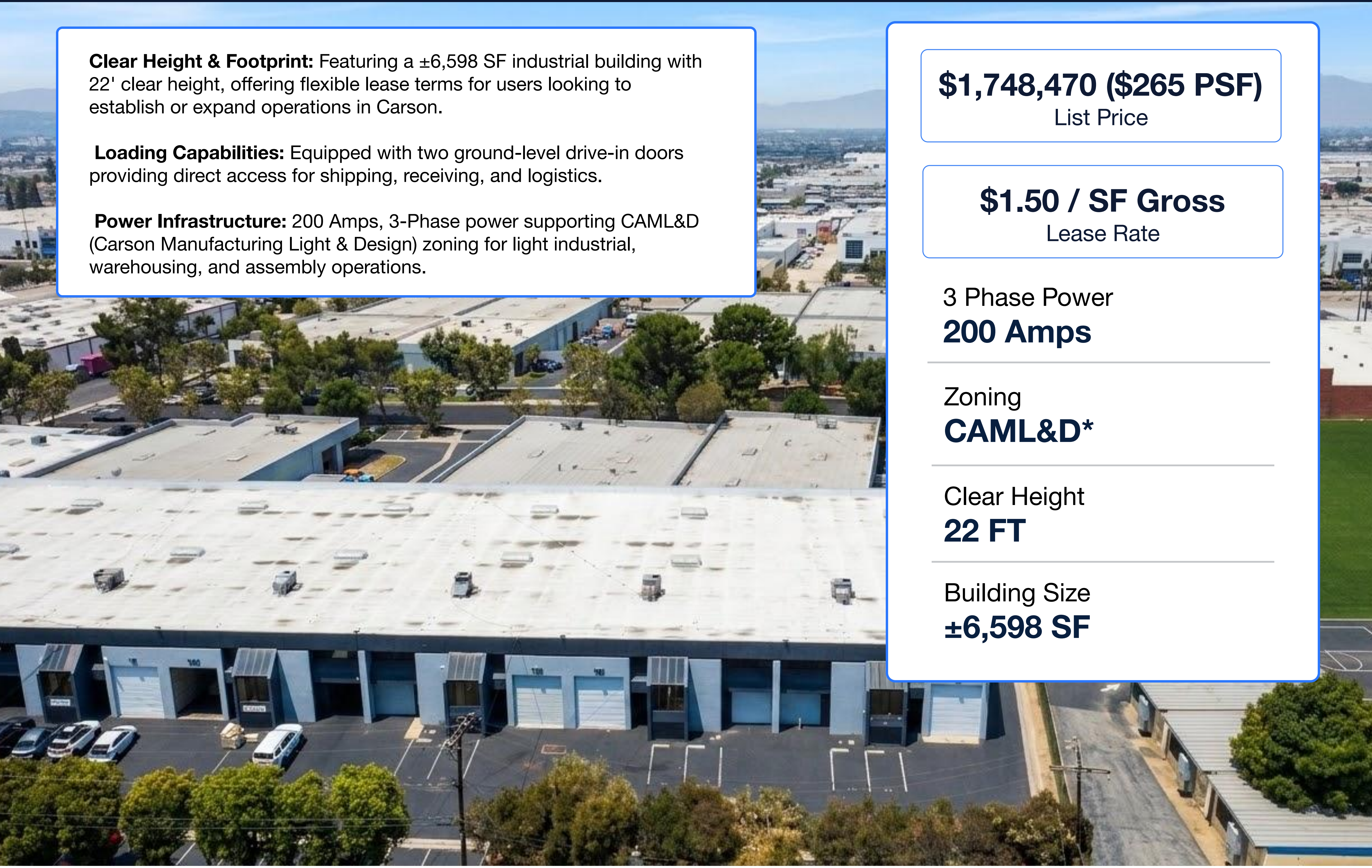
INVESTMENT SUMMARY



Clear Height & Footprint: Featuring a ±6,598 SF industrial building with 22' clear height, offering flexible lease terms for users looking to establish or expand operations in Carson.

Loading Capabilities: Equipped with two ground-level drive-in doors providing direct access for shipping, receiving, and logistics.

Power Infrastructure: 200 Amps, 3-Phase power supporting CAML&D (Carson Manufacturing Light & Design) zoning for light industrial, warehousing, and assembly operations.

$1,748,470 ($265 PSF)
List Price

$1.50 / SF Gross
Lease Rate

3 Phase Power
200 Amps

Zoning
CAML&D*

Clear Height
22 FT

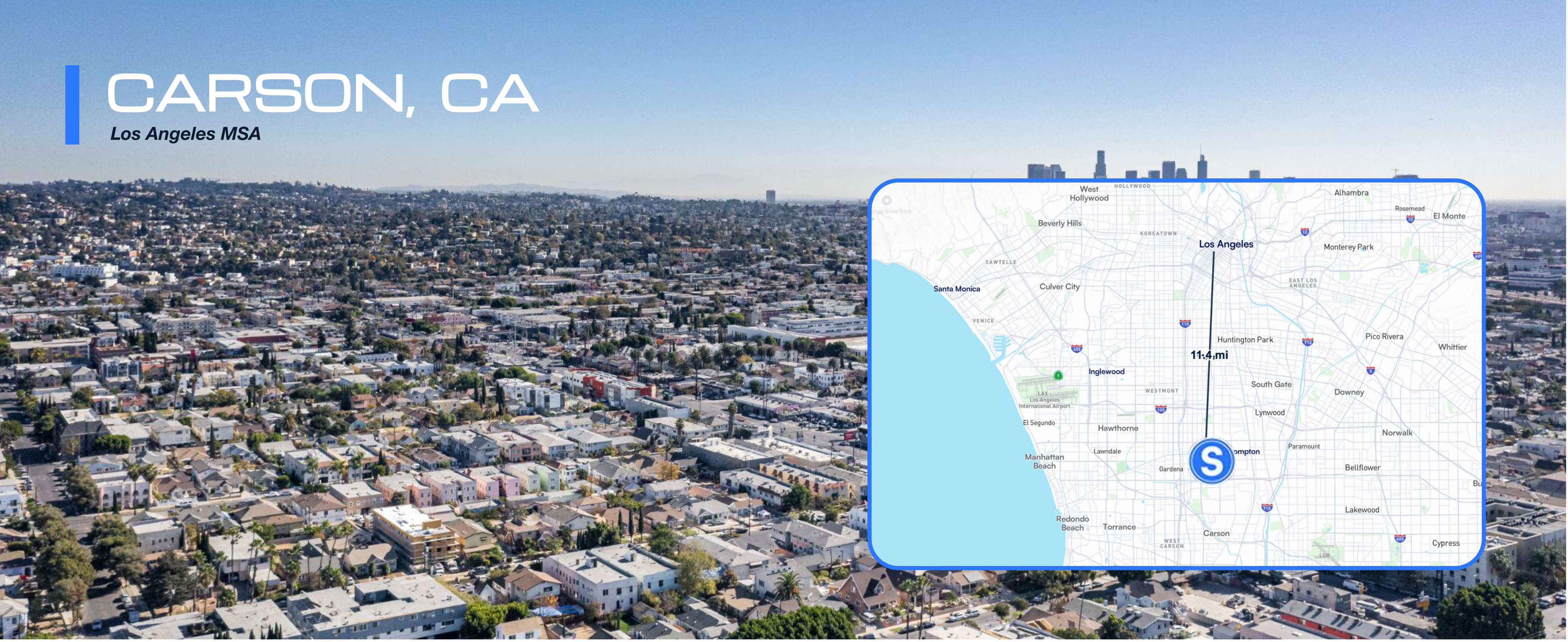
Building Size
±6,598 SF

Los Angeles International Airport
405
105
Distribution/Warehouse
PRO CLUB
FedEx Freight
NRI
HARBOR
Alameda Corridor
20-mile freight rail expressway linking the ports to the UP/BNSF network
N
± 230,000 VPD
105
110
Hawthorne Municipal Airport
Distribution/Warehouse
BEST BUY
ups
Forward
SENTINEL TRANSPORTATION
Alameda Corridor
± 311,000 VPD
Tesla Design Center
TESLA
amazon
Dense Industrial Corridor
PHILLIPS 66
± 242,000 VPD
Dense Industrial Corridor
SPACEX
amazon
Subject Property
Compton/Woodley Airport
El Camino College
±33,000 Students
STG Logistics
B&H Auto Parts
Dense Industrial Corridor
S&S
HARDWOOD TILE LAMINATE
91
107
91
± 50,000 VPD
91
± 201,000 VPD
Port of Los Angeles
±14 Miles South
sam's club
Dense Industrial Corridor
California State University Dominguez Hills
±15,500 Students
± 257,000 VPD
THE HOME DEPOT
ABC Supply Co. inc.
Dense Industrial Corridor

AERIAL PHOTOS

CARSON, CA

Los Angeles MSA



Local Market Overview

Carson, California is a strategically located South Bay city within the Los Angeles metropolitan area, offering excellent access to Interstates 405, 110, 710, and State Route 91. Its proximity to the Ports of Los Angeles and Long Beach has made Carson a desirable location for warehouse, distribution, manufacturing, and logistics users. The city benefits from a strong labor pool, established industrial base, and access to one of the nation's largest consumer markets. Limited industrial land availability throughout the South Bay continues to support demand for well-located industrial properties.

Carson's economy is anchored by international trade, logistics, transportation, and industrial operations tied to the nearby port complex. The area benefits from Southern California's extensive transportation infrastructure, large population base, and growing e-commerce activity. Combined with the diverse economic drivers of Los Angeles County, these factors continue to support long-term demand for industrial and distribution space in the market.

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

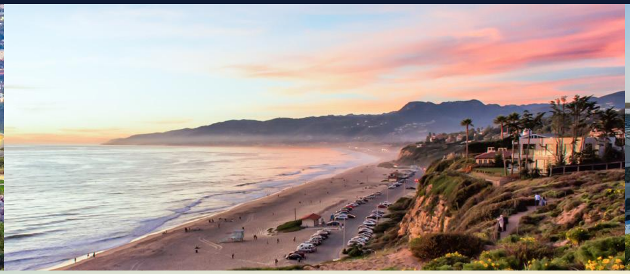
Los Angeles is the nation's #1 industrial market because it combines unmatched global trade access, irreplaceable infill location, and massive economic scale into one integrated logistics system. As the primary entry point for goods into the U.S. and a gateway to both regional and national distribution,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

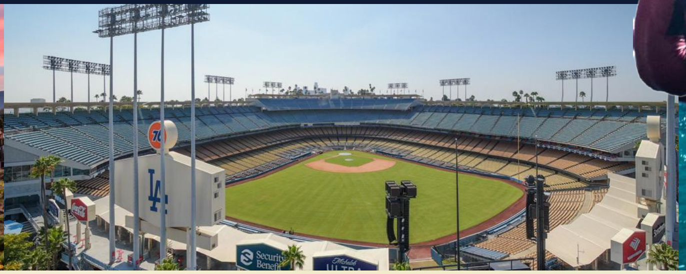
#1

Industrial Market in the U.S.

#3 Nationally in Total Industrial Inventory

Total Population	Annual Visitors	Tourism Economic Impact	GDP
3,770,958	**50 Million**	**$157.3 Billion**	**$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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