



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

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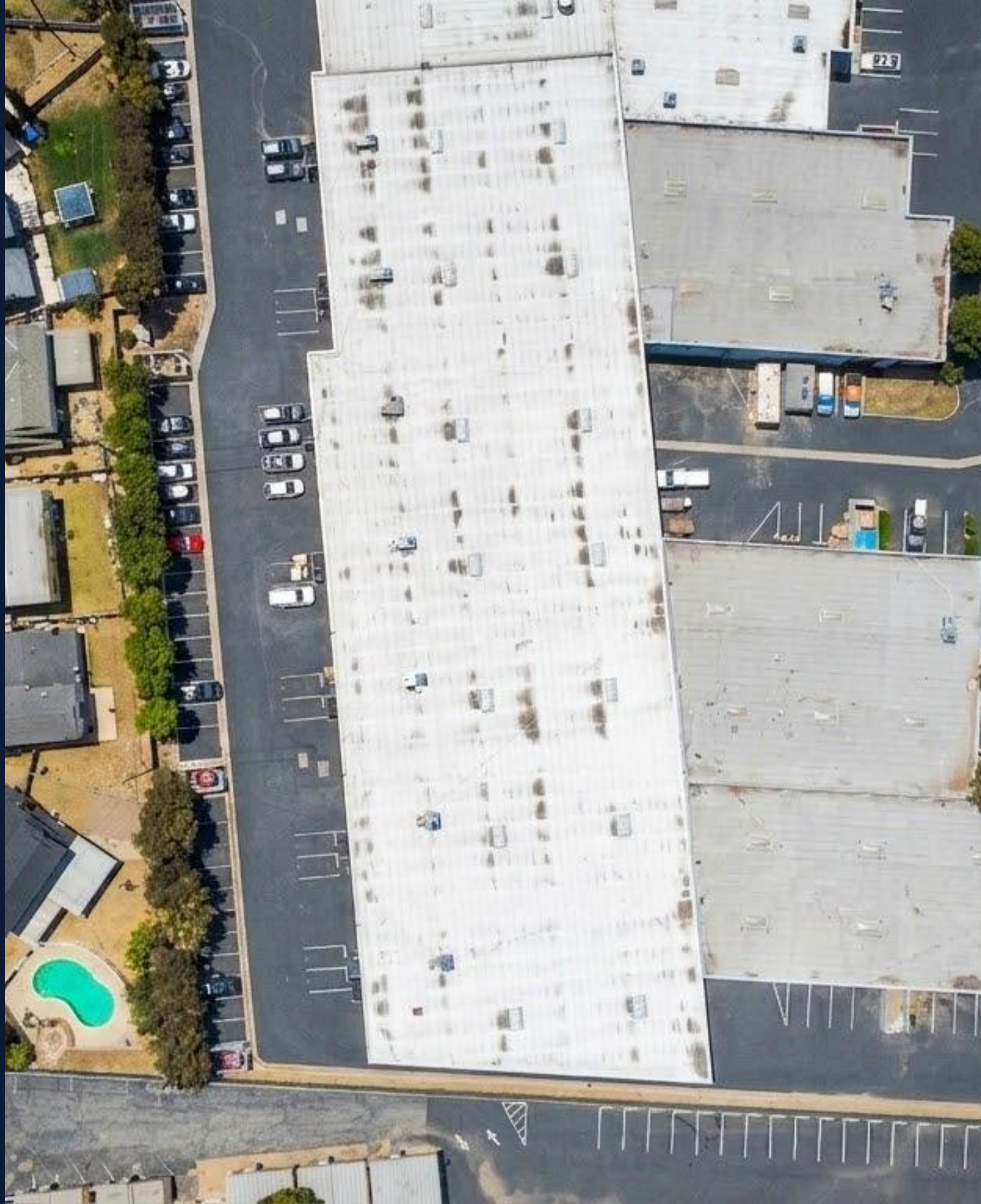
David Harrington

Broker of Record

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MATTHEWS™



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

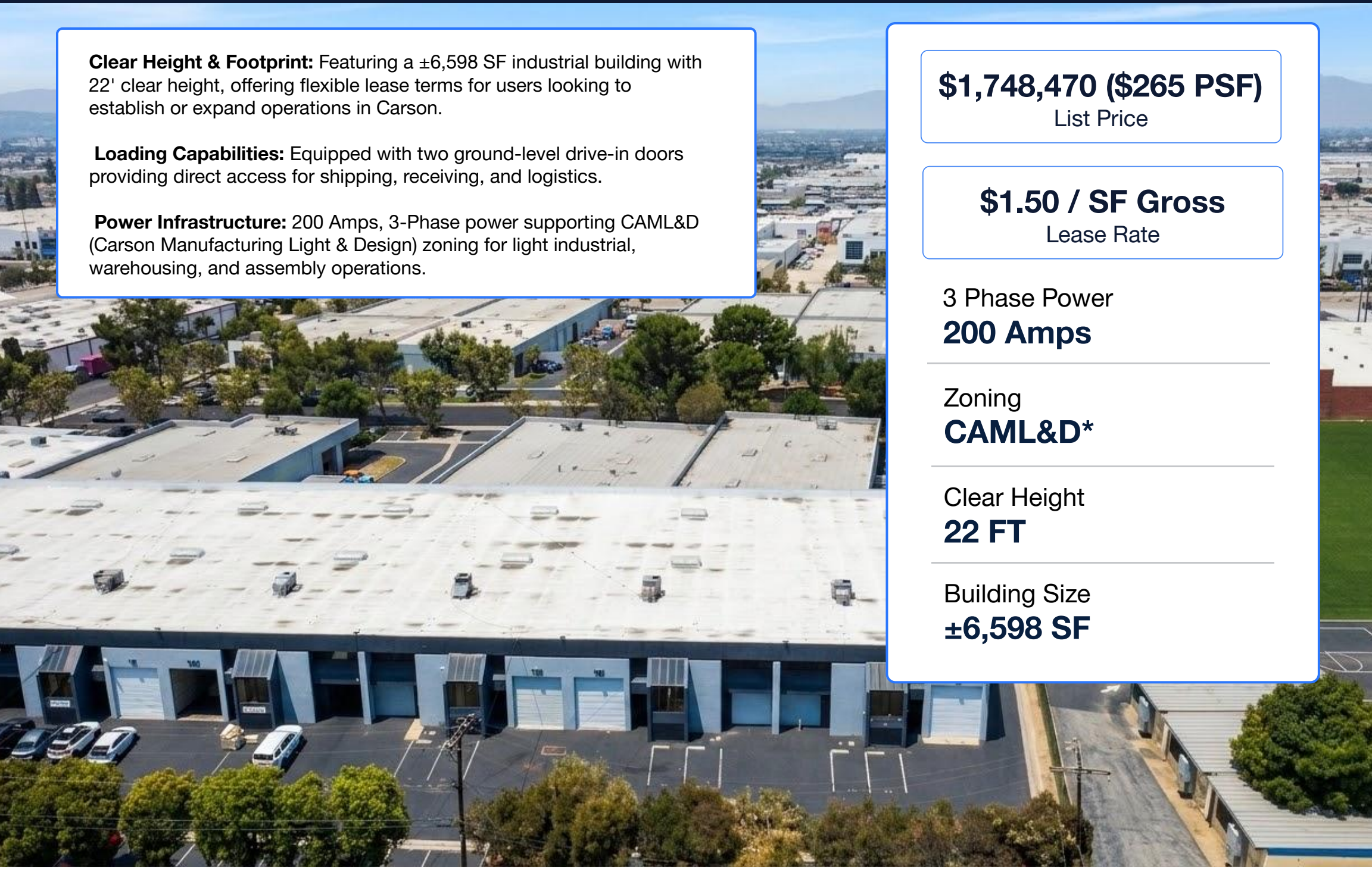
Lease Rate

3 Phase Power
200 Amps

Zoning
CAML&D*

Clear Height
22 FT

Building Size
±6,598 SF





Los Angeles International Airport



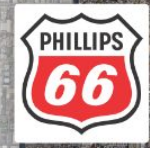
Hawthorne Municipal Airport



± 311,000 VPD



Dense Industrial Corridor



± 242,000 VPD



± 230,000 VPD



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

Alameda Corridor



Port of Los Angeles
± 14 Miles South

± 257,000 VPD



± 50,000 VPD



B&H Auto Parts

Dense Industrial Corridor



Compton/Woodley Airport



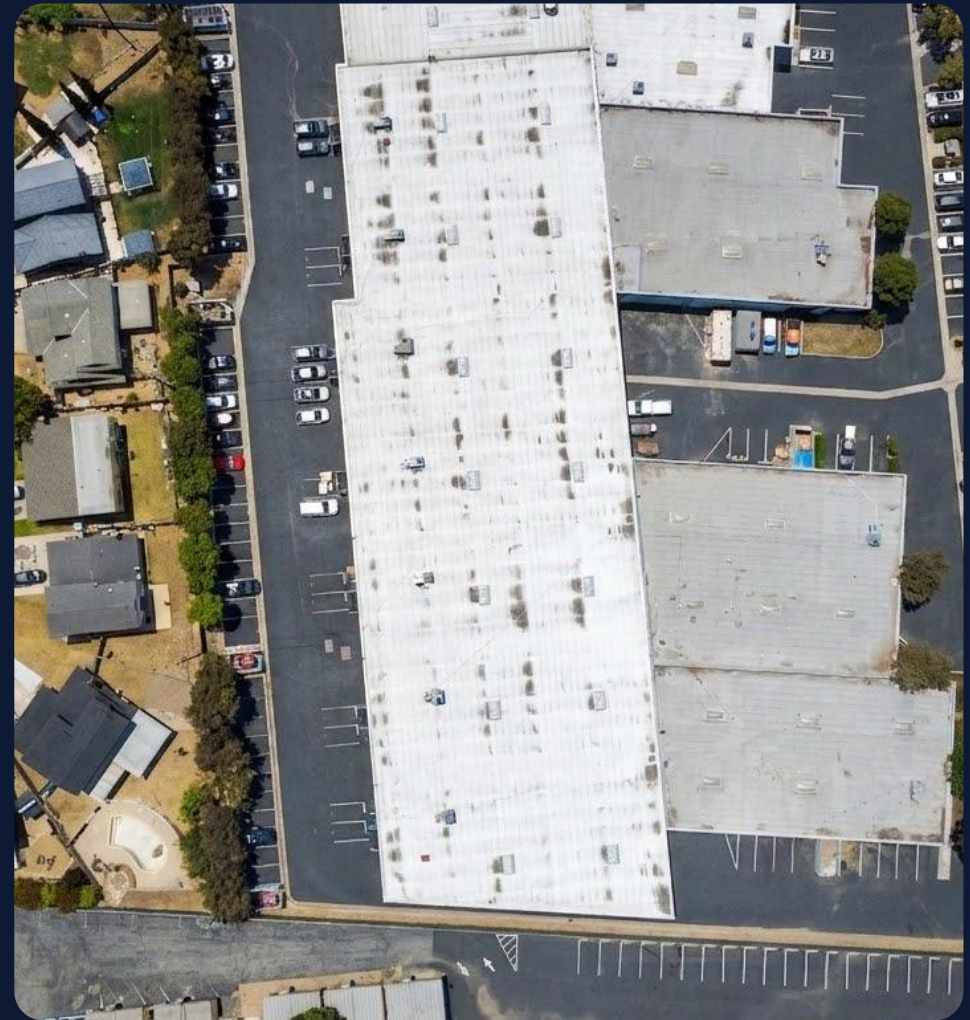
Dense Industrial Corridor

± 201,000 VPD



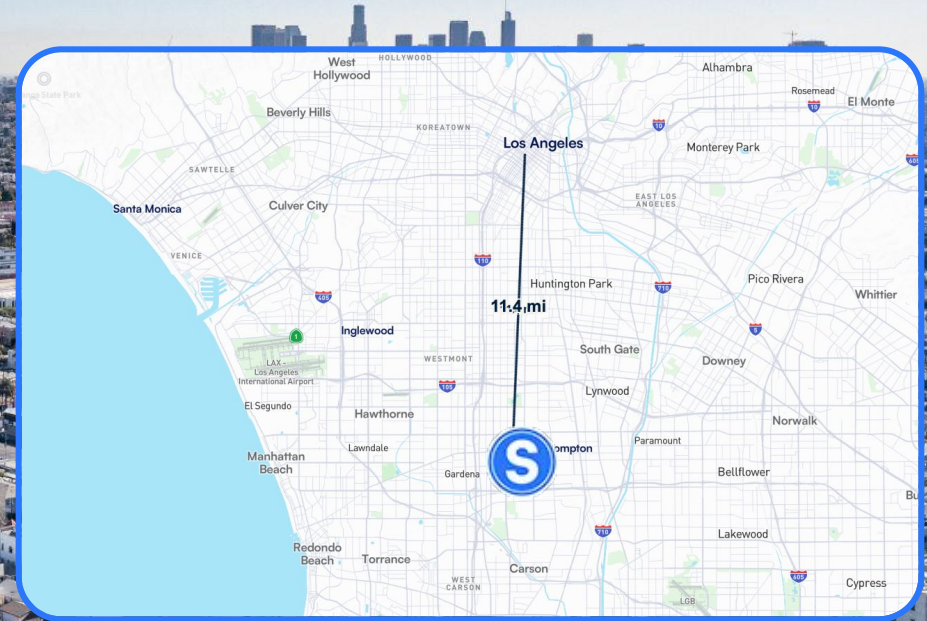
Dense Industrial Corridor

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

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



Vacancy Rate



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.

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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **715 E Gardena Blvd, Carson, CA 90746** ("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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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