

PRIME PAD LOCATION IN GARDENA CRENSHAW BLVD - FOR LEASE



15427 CRENSHAW BLVD
GARDENA, CA 90249



COMMERCIAL
ASSET GROUP



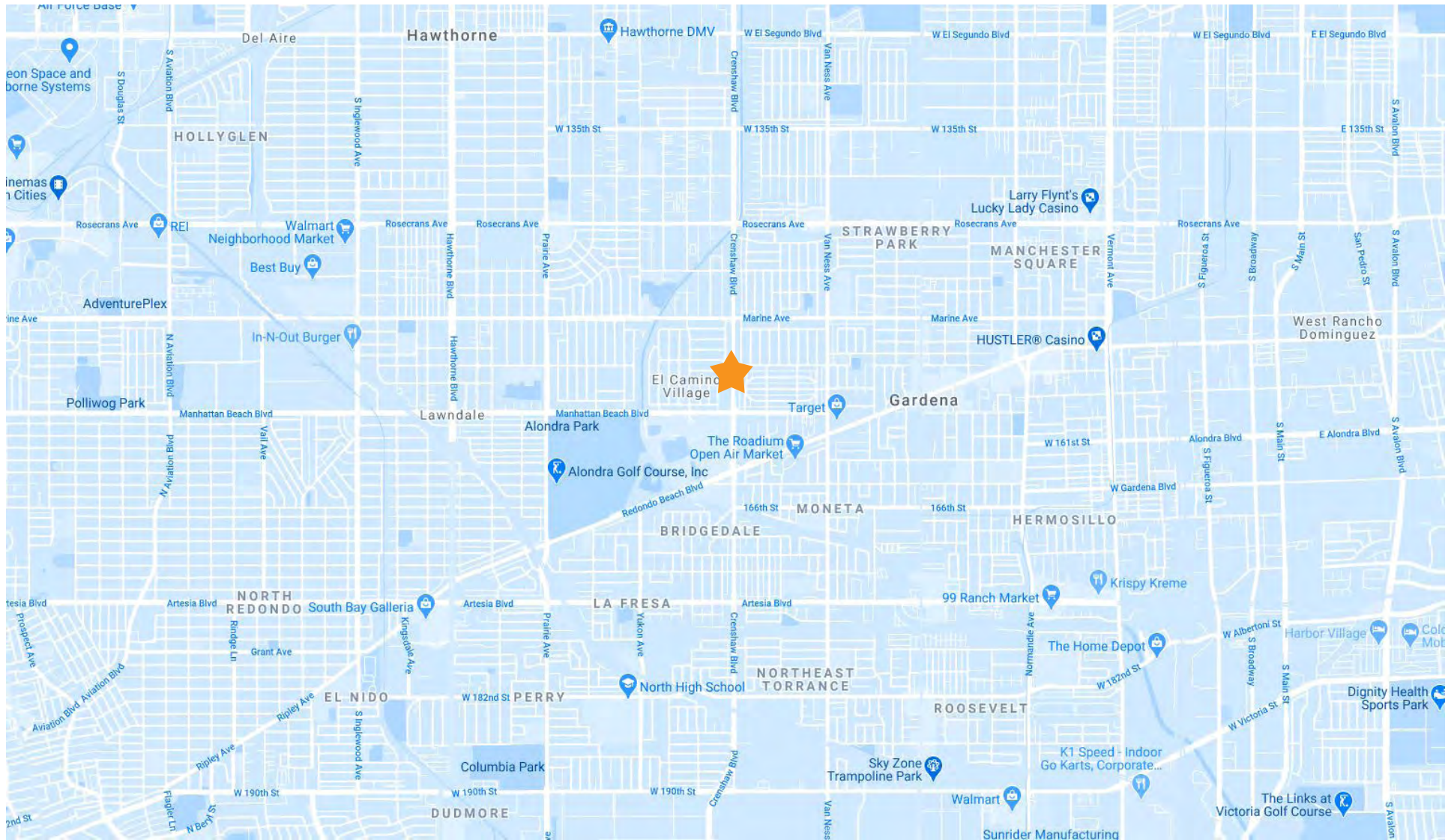
INLINE

± 1,000 SF

**AVAILABILITY
IMMEDIATELY**

- **BUSY SHOPPING CENTER SURROUNDED BY MAJOR RETAILERS**
- **TREMENDOUS VISIBILITY WITH AMPLE PARKING**
- **IDEAL FOR RESTAURANT, [REDACTED] GYM, PHYSICAL THERAPY AND CHIROPRACTOR, BEAUTY SUPPLY, HAIR SALON, STAFFING AGENCY, [REDACTED] MEDICAL OR DENTAL**
- **SIGNALIZED INTERSECTION WITH EXCELLENT TRAFFIC COUNTS IN A STRONG TRADE AREA**
- **FEW BLOCKS FROM EL CAMINO COLLEGE, WITH MORE THAN 24,000 STUDENTS, ANOTHER STRONG DEMAND DRIVER IN THE TRADE AREA**
- **WIDE FRONTAGE ALONG CRENSHAW BOULEVARD, WITH MORE THAN 31,000 CARS PER DAY**

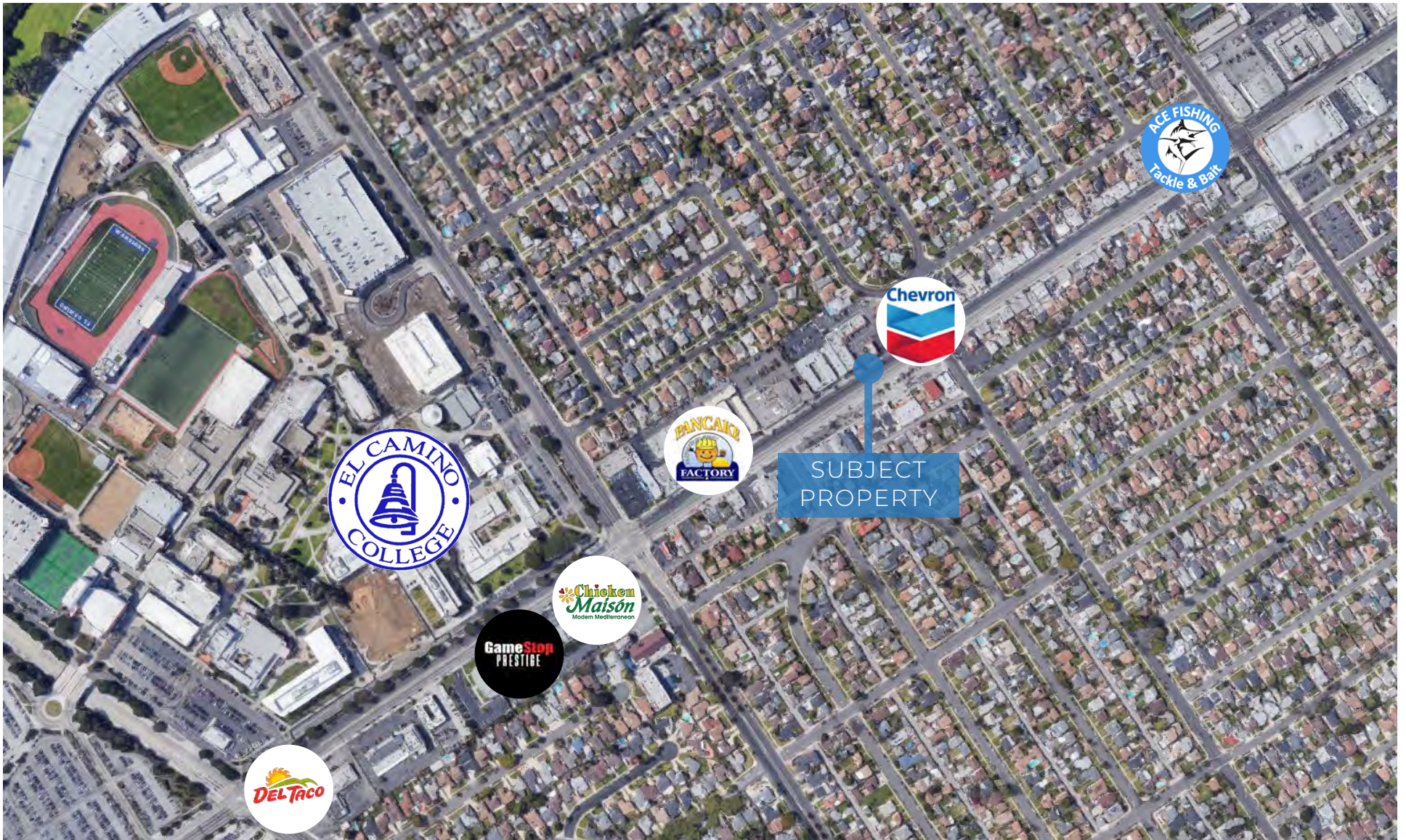
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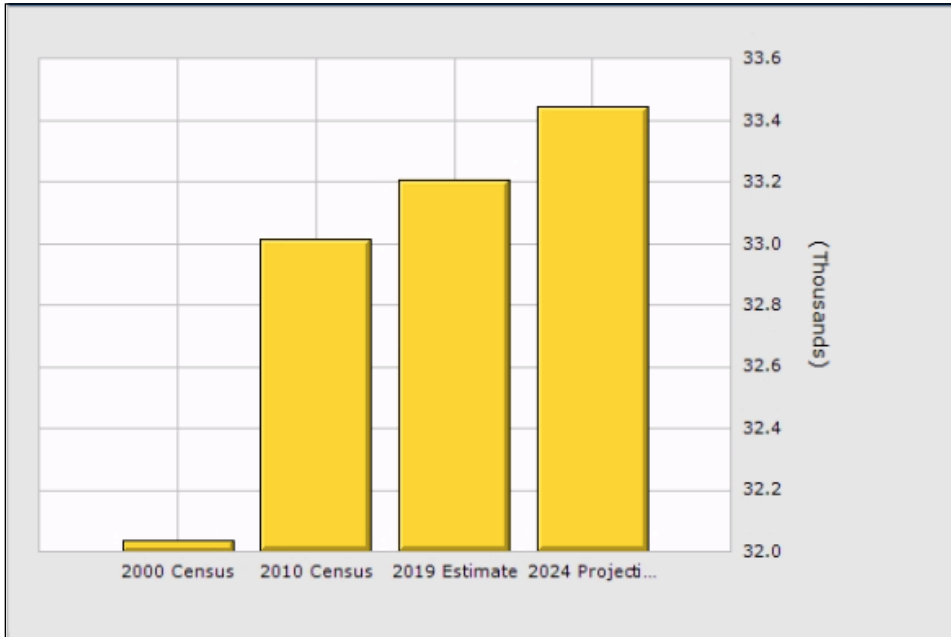
MAP



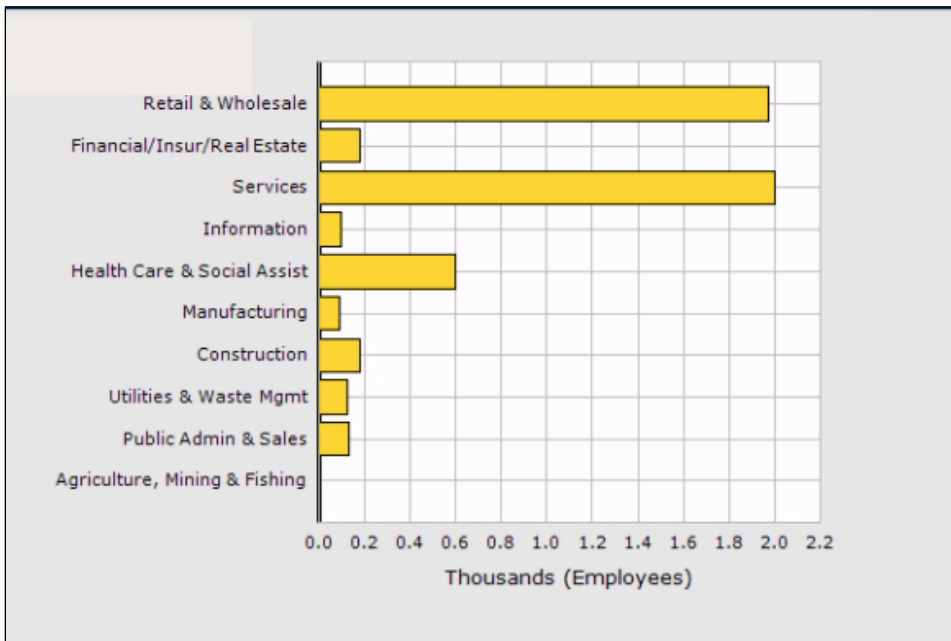
ADDITIONAL PHOTOS



AERIAL



Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	33,207	155,361	272,295
2024 Population:	33,442	156,793	274,981
Pop Growth 2019-2024:	0.71%	0.92%	0.99%
Average Age:	38.70	37.40	37.60
Households			
2019 Total Households:	11,193	52,473	91,308
HH Growth 2019-2024:	0.56%	0.87%	0.88%
Median Household Inc:	\$66,063	\$56,315	\$58,921
Avg Household Size:	2.90	2.90	2.90
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$465,535	\$480,751	\$498,241
Median Year Built:	1957	1965	1964



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DEMOGRAPHICS



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