

Auto Repair & 3-Bedroom House Mixed Use Commercial Property \$1,230,000

OFFERING
MEMORANDUM

Stewards Real Estate

725 W. Gardena Blvd, Gardena, CA 90247



EXCLUSIVELY MARKETED BY

Chris Chon, CCIM

President

Stewards Real Estate

cchon@StewardsRealEstate.com

714-309-8329

Fullerton, CA 92835

CA Licnese No. 01735960

725 W Gardena Blvd, Gardena, CA 90247

Commercial Property – Auto Repair & House

\$1,230,000





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Commercial Property – Auto Repair & House

OVERVIEW

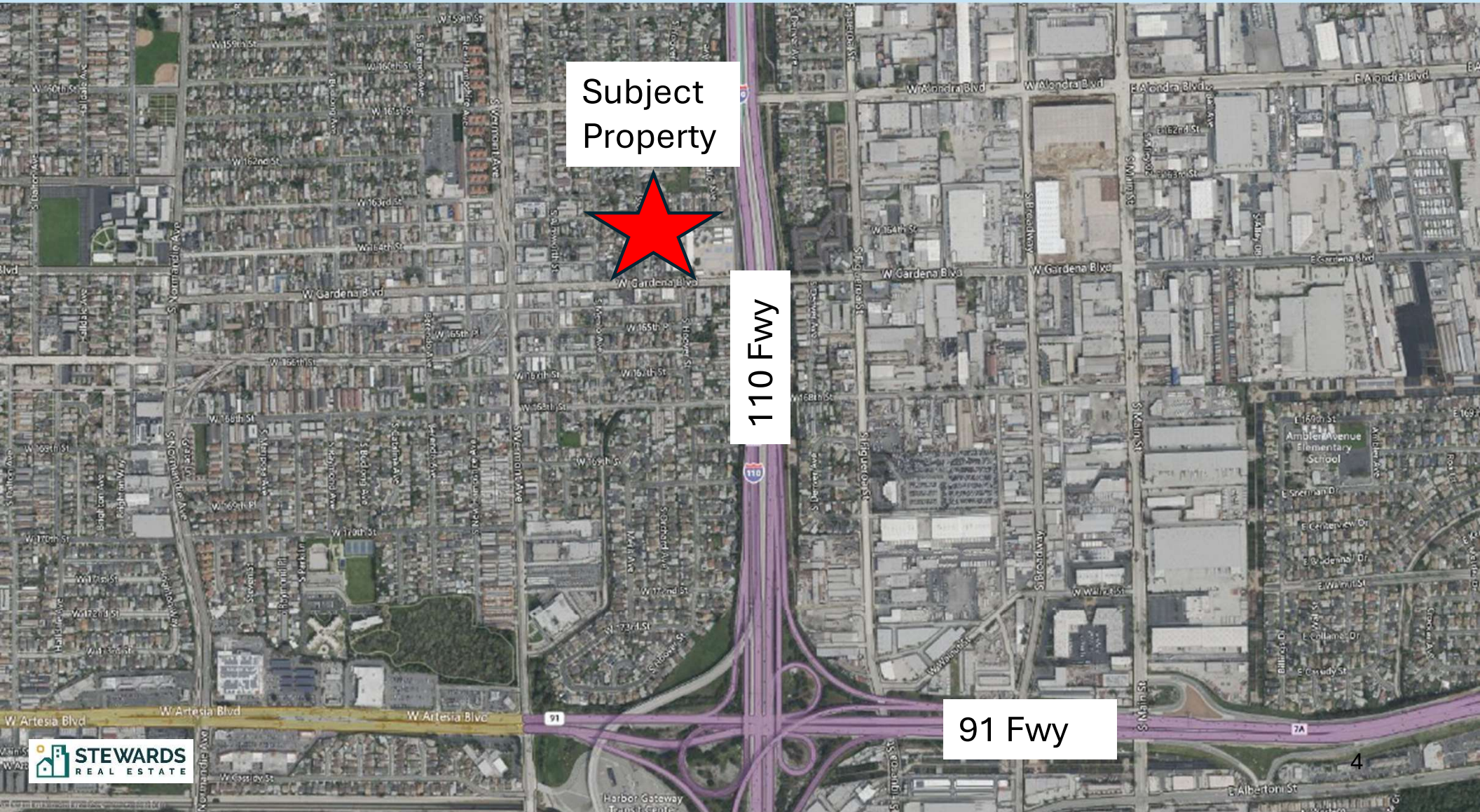
Price	\$1,230,000
Net Operating Income	\$71,125
CAP Rate	5.78%
Gross Leasable Are (GLA)	1,810 SF (Auto 914 SF / House 896 SF)
Lot Size	7,794 SF
Year Built	1954 / 2022
Zone	LAC2

LEASE ABSTRACT

Lease Type	Commercial Lease
Lease Term	2 Years
Original Lease Start	07/01/2022 (Auto), 12/01/2022 (House)
Lease Expiration	06/30/2026 (Auto), 06/30/2026 (House)
Renewal Option	None

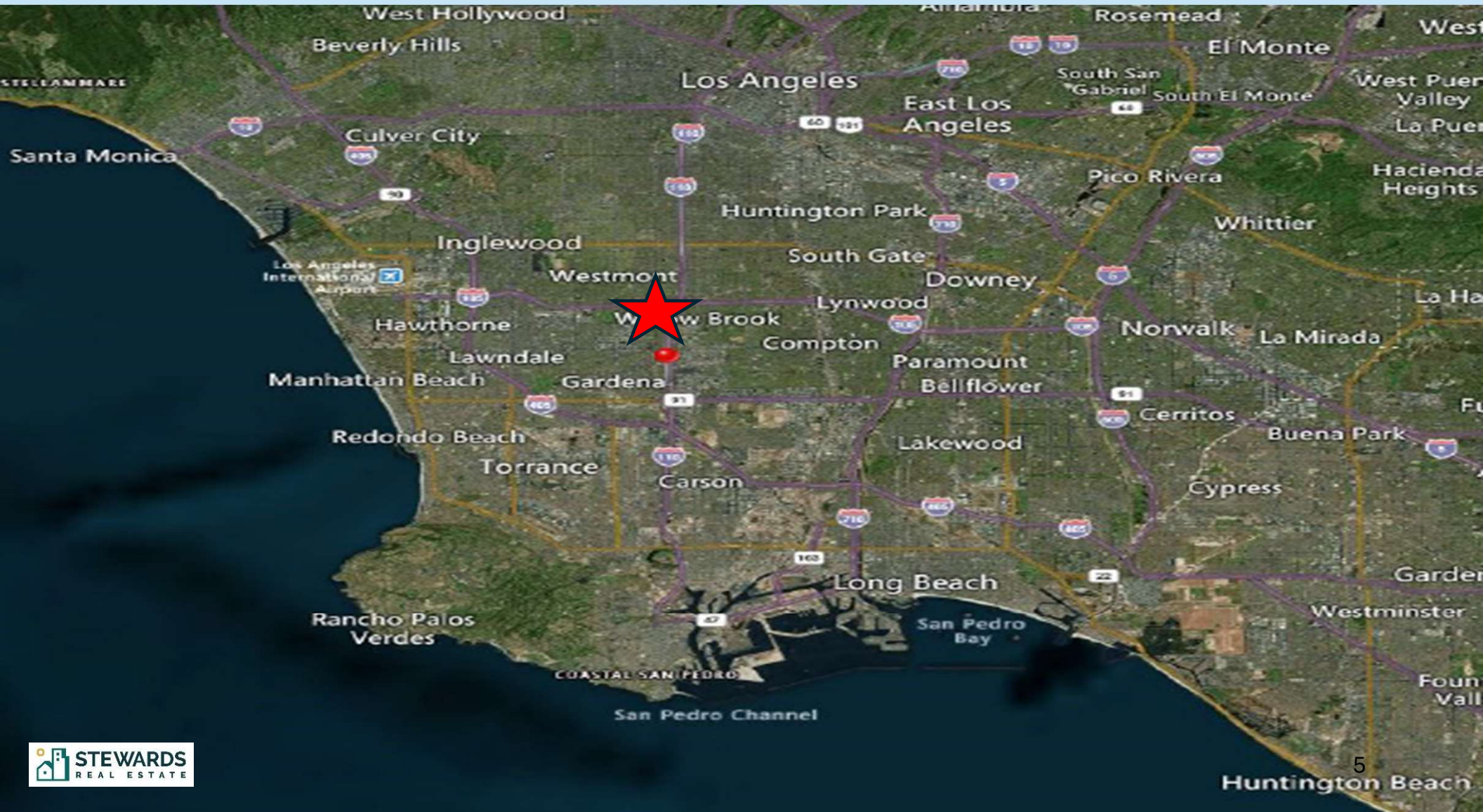
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INVESTMENT HIGHLIGHTS

APN: 6120-022-004

County: Los Angeles

725 W Gardena Blvd, Gardena, CA 90247

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\$1,230,000

Commercial Property

100% Occupied

Auto Repair

3 Bedroom House

Combined Building Size: 1,810 SF

Lot Size: 7,794 SF

5.78 % CAP Rate

Two blocks East from Vermont

Adjacent to 110 Freeway

Gardena Blvd runs East and West under 110 Freeway

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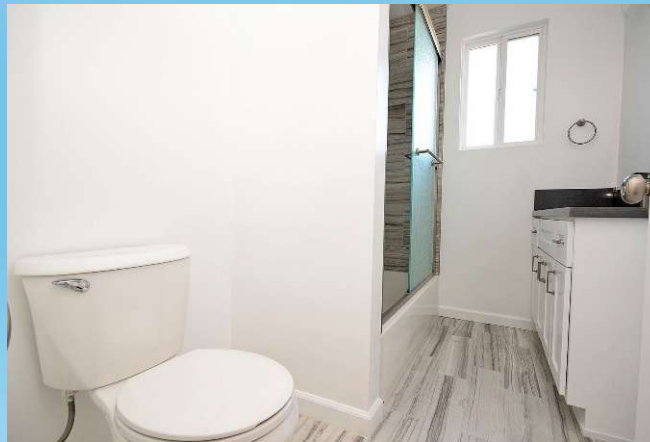
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Any prospective buyer is not to bother tenant or inquire about this sale with the employees working on site.

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