

1,258 sqft **Retail space**

2233 W. Rosecrans Ave, Gardena CA 90249

Gardena Plaza

FOR LEASE

Retail Space

**Signalized corner of
Rosecrans and Van Ness**

AMPLE PARKING

**Anchored by Green Farm
Supermarket**



PROPERTY PROFILE & FEATURES

- Size: 1,258 SF 1st floor
- Lot Size: 154,202 SF
- Year Built: 1990
- Zoning: GASP
- signalized intersection of Rosecrans and Van Ness
- Ideal for Medical offices use
- Ample Parking space

DEMOGRAPHICS

2015 ESTIMATES	1MILE	3MILE	5MILE
POPULATION	42,485	314,263	767,834
DAYTIME POPULATION	31,362	279,855	775,095

AREA DESCRIPTION

- High Density Population area
- Over 33,000 average daily traffic on Rosecrans Ave
- Over 17,000 average daily traffic on Van Ness Ave
- Over \$63,000 average income in 1 mile radius
- Over 31,000 day time population in 1 mile radius

HOUSEHOLDS

2015 ESTIMATES	1MILE	3MILE	5MILE
HOUSEHOLDS	13,990	98,890	237,091
AVERAGE INCOME	\$63,458	\$64,785	\$72,469

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8746 Holloway Dr

West Hollywood, CA 90069

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GARDENA PLAZA MAP

Join Tenant's such as:

- Green Farm Supermarket
- Subway
- Wing Stop
- Little Caesars pizza
- H & R Block
- Jumper's Jungle
- Inner City Preparatory Academy

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Site Plan



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Tenant ***Building A***

- Unit # 2301 – Green Farm Market
± 22,500 sqft

**Unit # 2301
±22,500 sqft
Green Farm
Super market**

**Total
± 22,500 Sqft**

**Building "A"
Tenant**



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Tenants

Building B – 1st floor

- 2227-2231 – Diamond Beauty Supply ± 3,514 sf
- 2231 – ± 1,258 sqft **Available**
- 2235 – Dentist ± 1,258 sqft
- 2239 – Just Weaves ± 1,628 sqft
- 2241 – Mexican Restaurant ± 1,628 sqft
- 2245 – Tobacco shop ± 1,258 sqft
- 2249 – Priti Eyebrows Threading ± 1,258 sqft
- 2253 – Subway ± 1,268 sqft
- 2257A – Charki's Teriyaki Restaurant ± 1,129 sqft
- 2257B – Dancing class ± 1,129 sqft

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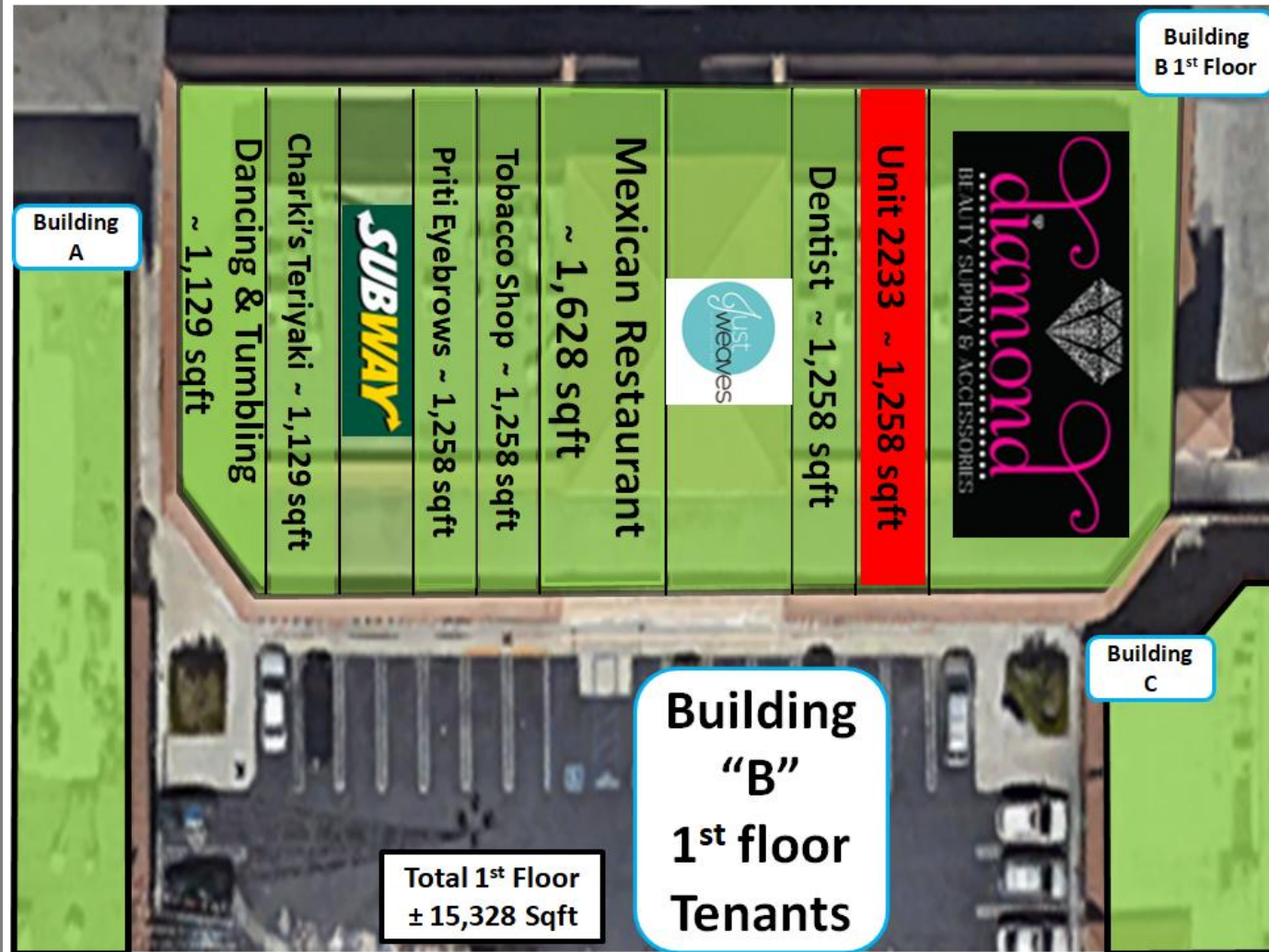
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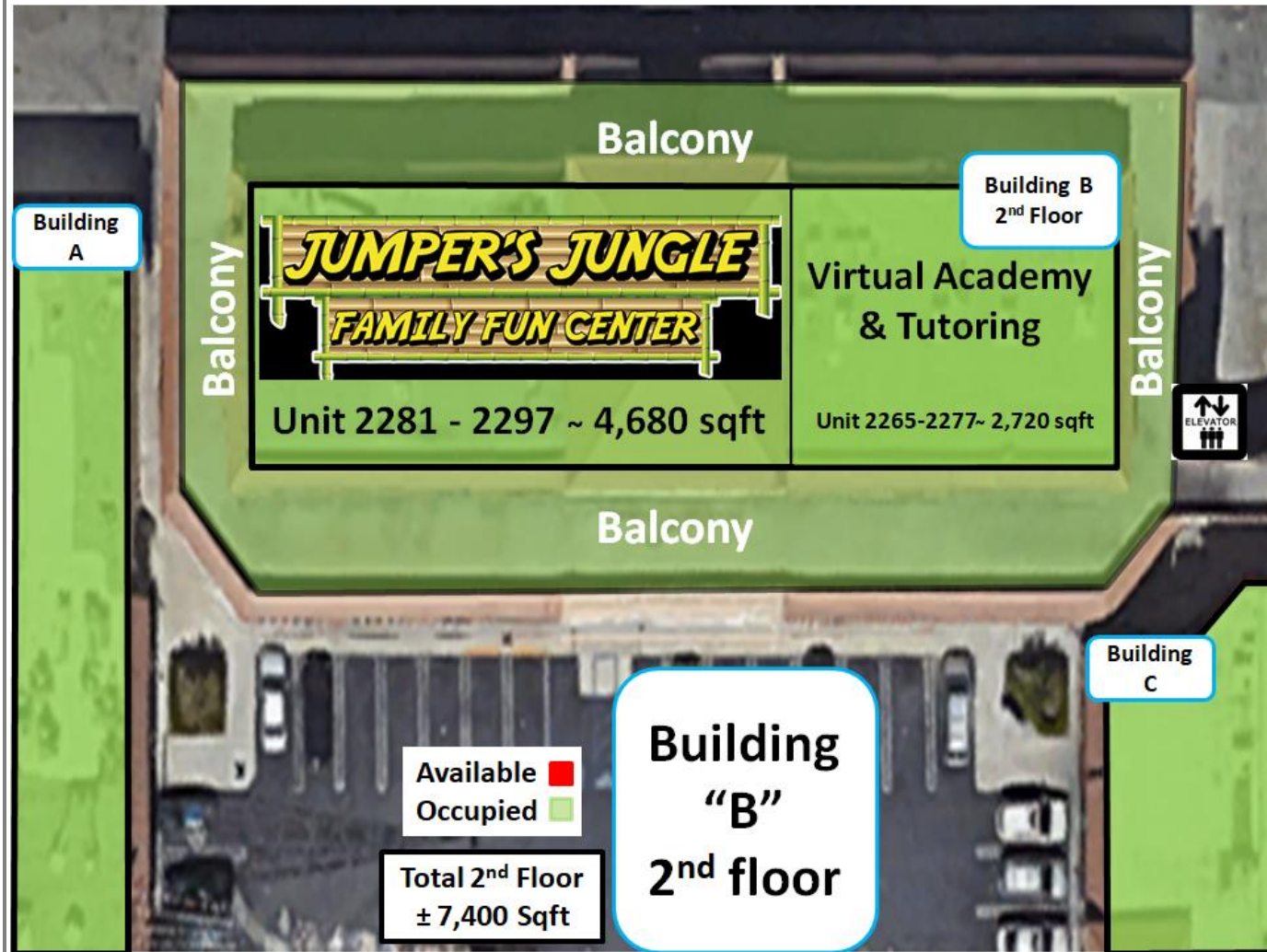
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Tenants

Building B – 2nd floor

- 2265 – 2277 ± Virtual Academy & Tutoring
- 2281 – 2297 Jumper’s Jungle



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Tenants

Building C

Van Ness Ave visibility

- 2201 - Wing Stop ± 984 sqft
- 2205 - Little Caesars Pizza ± 1,256 sqft
- 2209 – T- Mobile ± 640 sqft
- 2213 - Nail Shop ± 1,107 sqft
- 2217 - Raku Raku Sushi Restaurant ± 1,107 sqft
- 2221 - H&R Block ± 1,107 sqft
- 2225 – Panda Wok Chinese Restaurant ± 1,776 sqft

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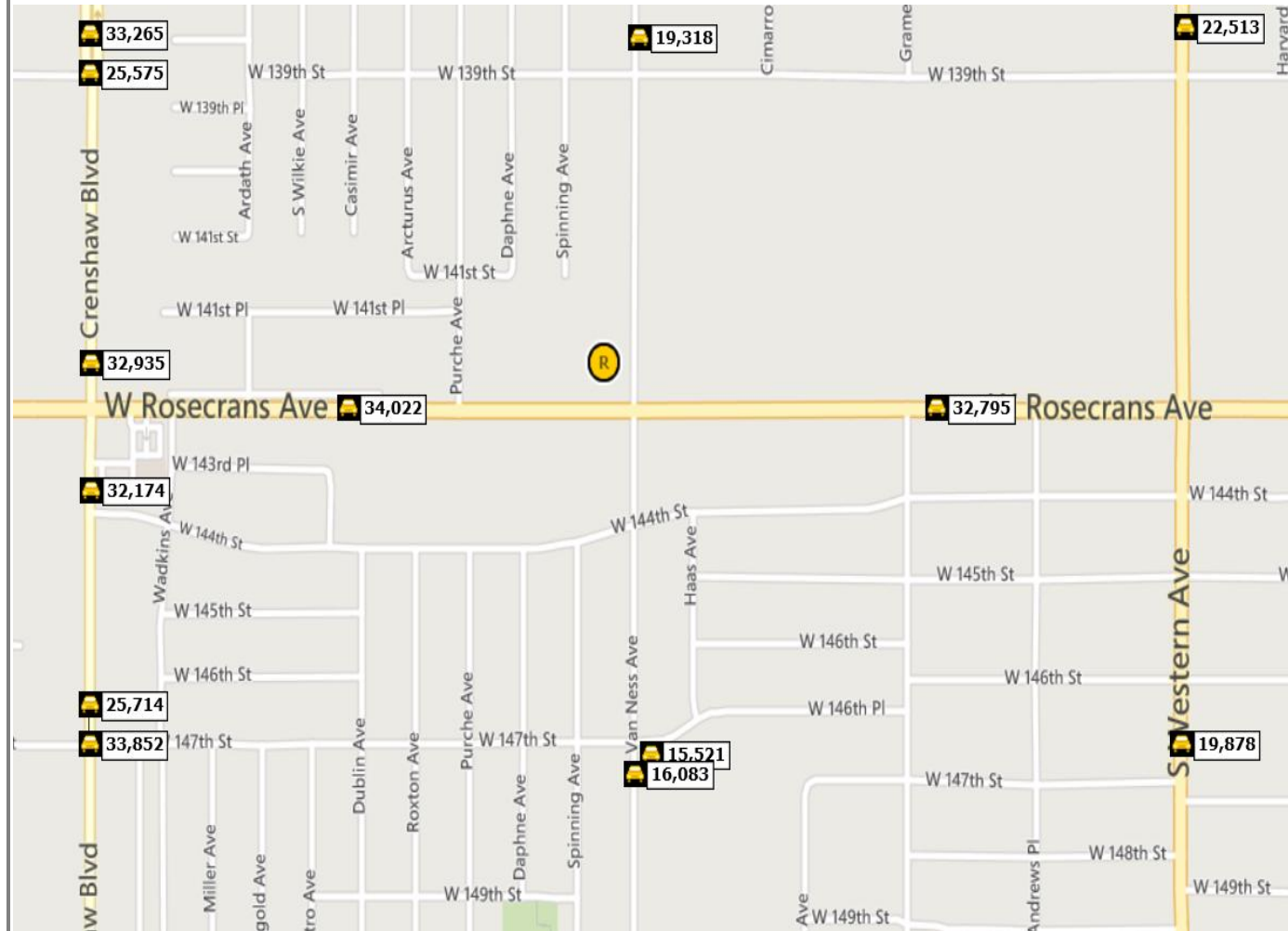
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Traffic Count

**Approximately Over
33,000 Average daily
traffic on W. Rosecrans
Ave and over 17,000 on
S. Van Ness Ave**



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SITE PICTURES



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DEMOGRAPHICS

Population

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	41,386	315,583	766,969
2022 Population:	42,697	324,474	787,784
Pop Growth 2017-2022:	3.17%	2.82%	2.71%
Average Age:	36.20	36.50	36.30

Households

2017 Total Households:	13,937	101,246	241,736
HH Growth 2017-2022:	3.20%	2.81%	2.71%
Median Household Inc:	\$48,296	\$49,052	\$52,349
Avg Household Size:	2.90	3.10	3.10
2017 Avg HH Vehicles:	2.00	2.00	2.00

Housing

Median Home Value:	\$398,222	\$431,982	\$443,205
Median Year Built:	1966	1962	1961

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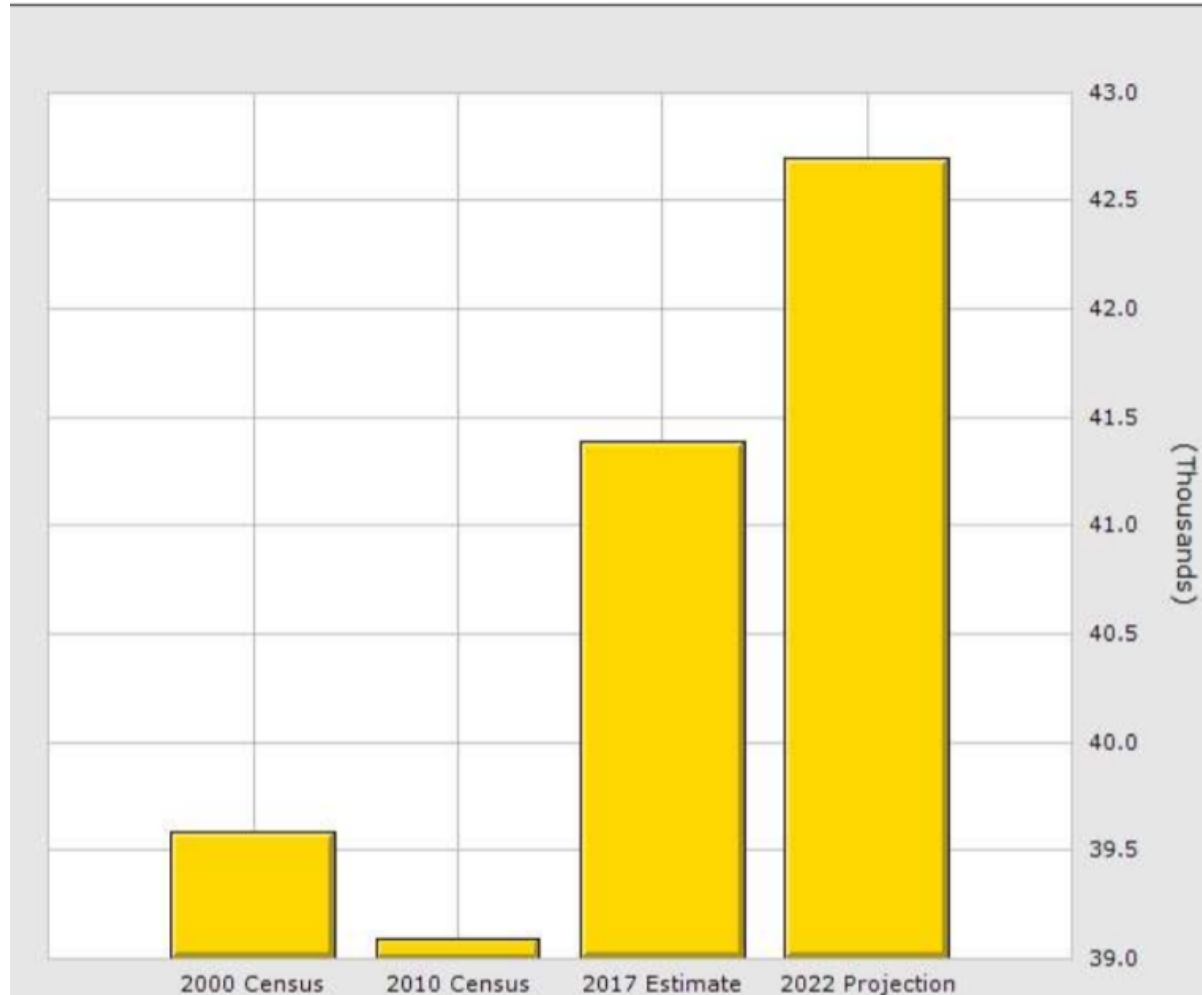
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DEMOGRAPHICS

Population

Population for 1 Mile Radius

2301-2305 W Rosecrans Ave, Gardena, CA 90249



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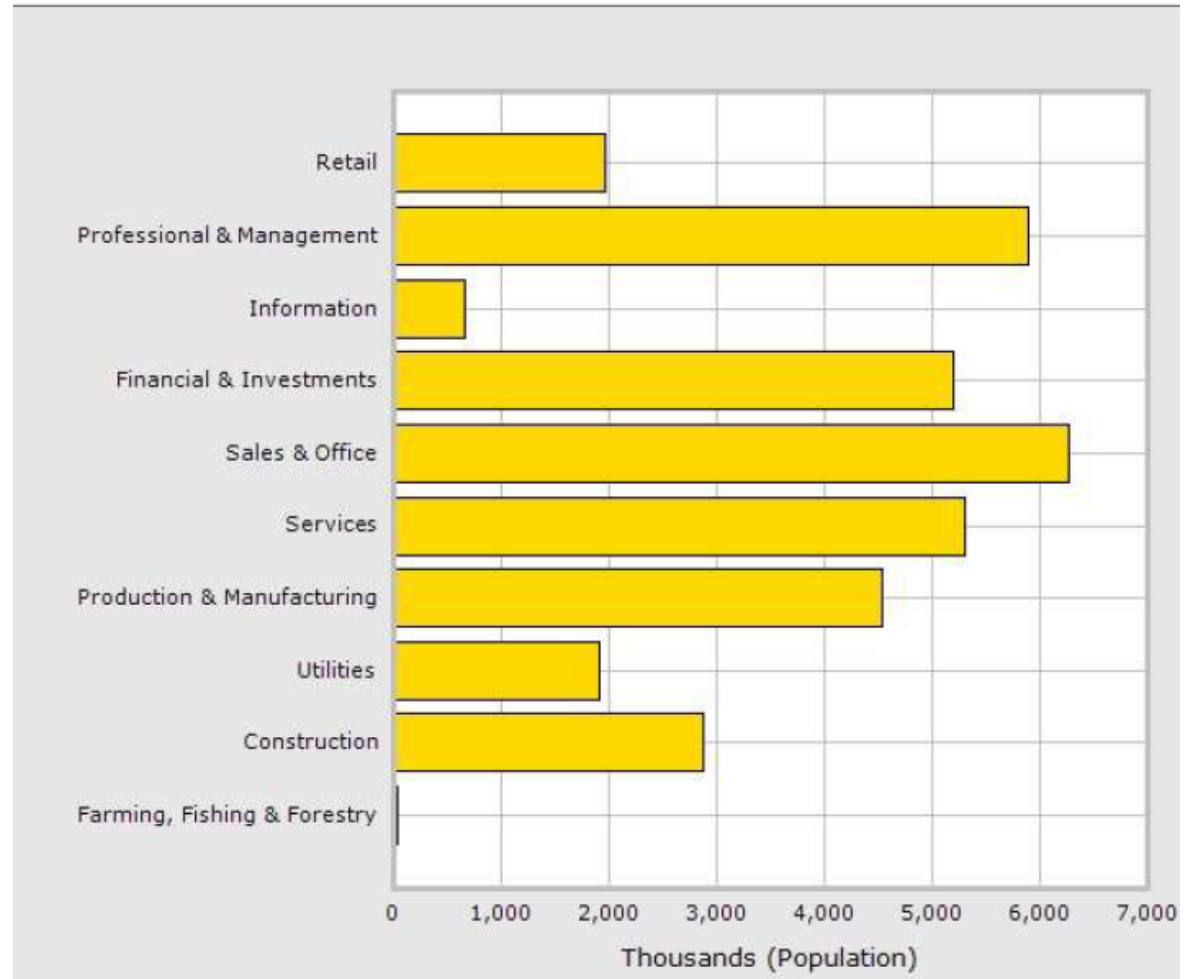
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DEMOGRAPHICS

Civilians Employed by Occupation

Civilians Employed by Occupation for 1 Mile Radius

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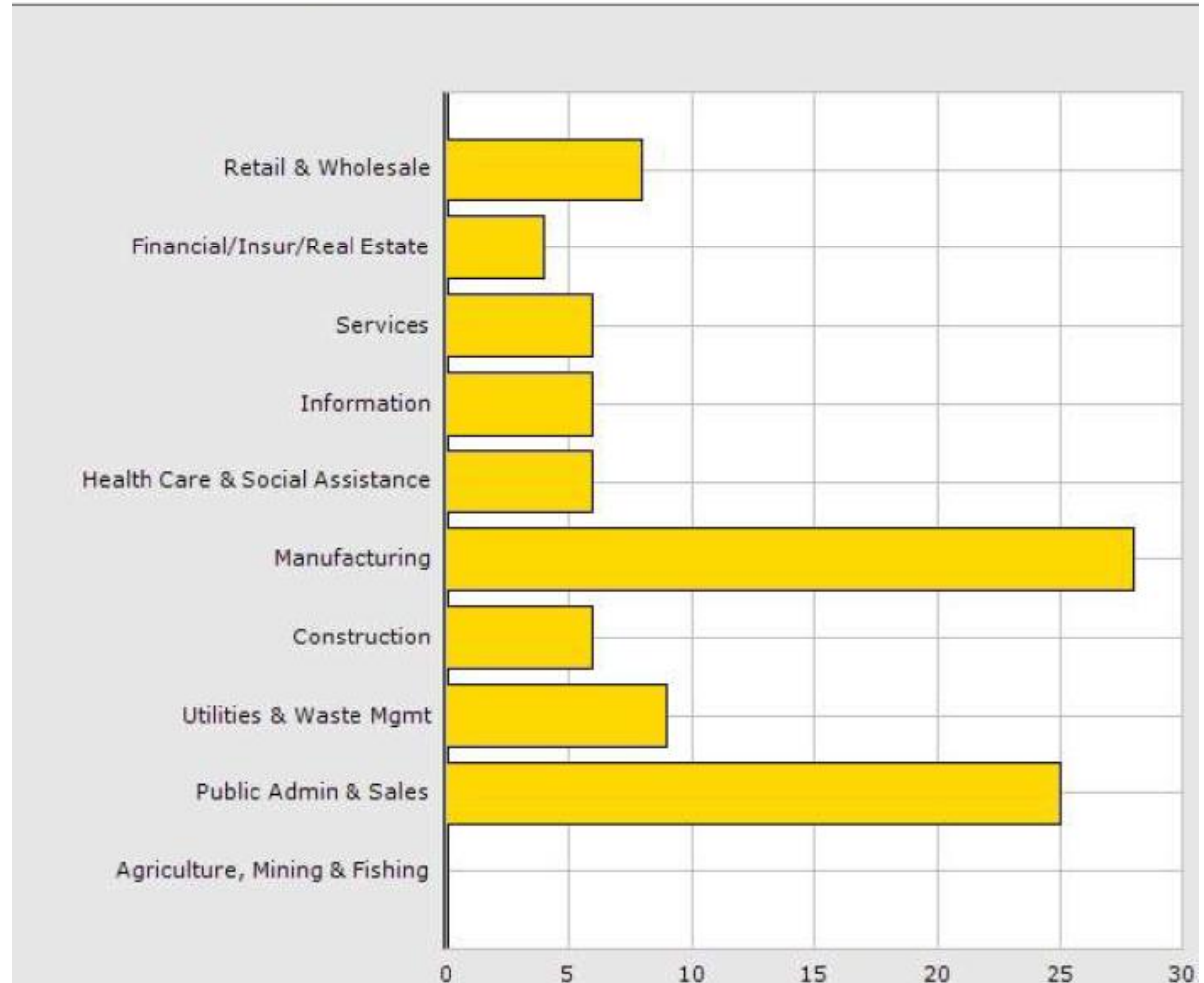
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DEMOGRAPHICS

Daytime Employment (Empl/Bus)

Daytime Employment (Empl/Bus) for 1 Mile Radius

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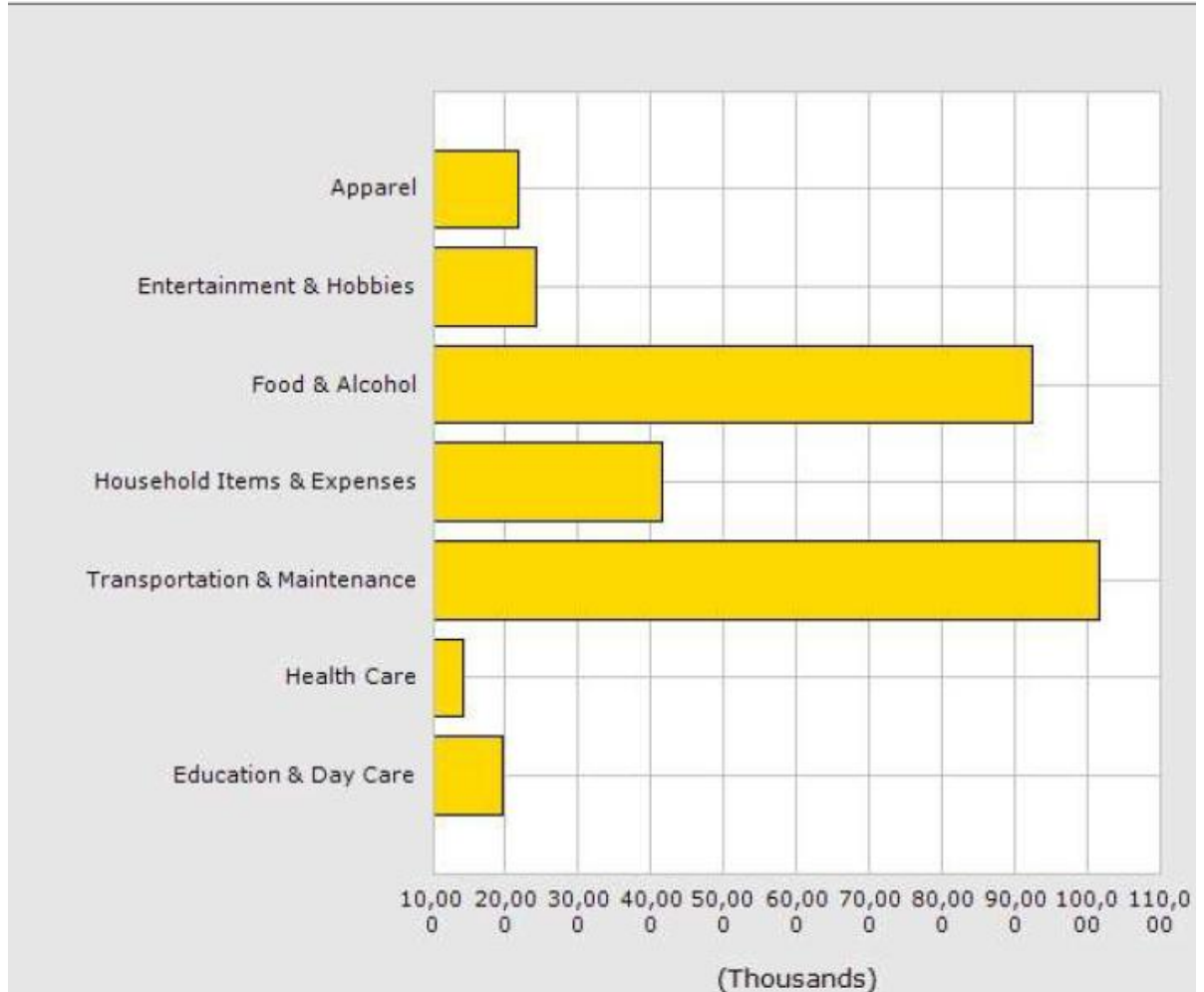
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DEMOGRAPHICS

Consumer Spending Totals

Consumer Spending Totals for 1 Mile Radius

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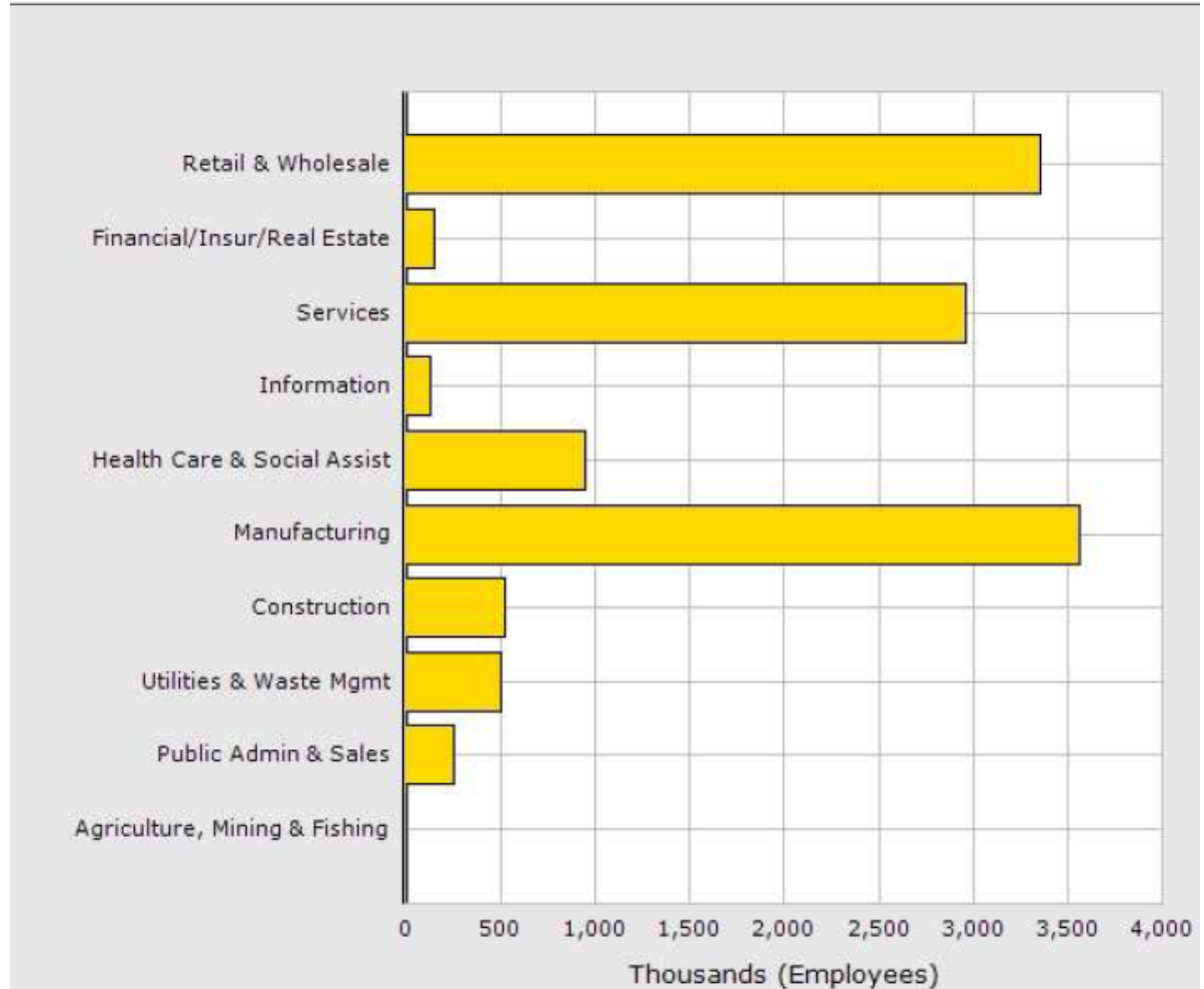
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DEMOGRAPHICS

Daytime Employees

Daytime Employees for 1 Mile Radius

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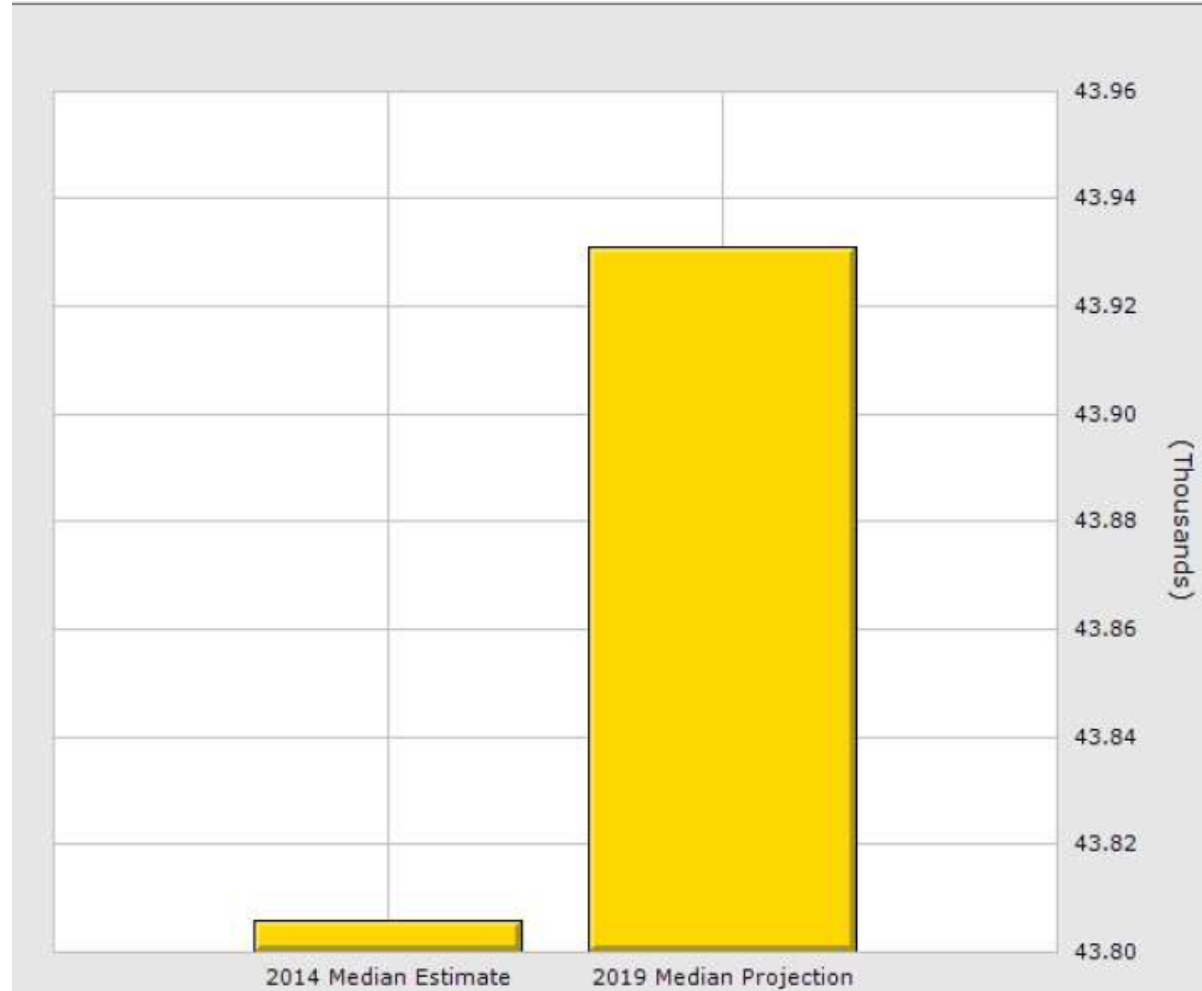
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DEMOGRAPHICS

Household Income

Household Income for 1 Mile Radius

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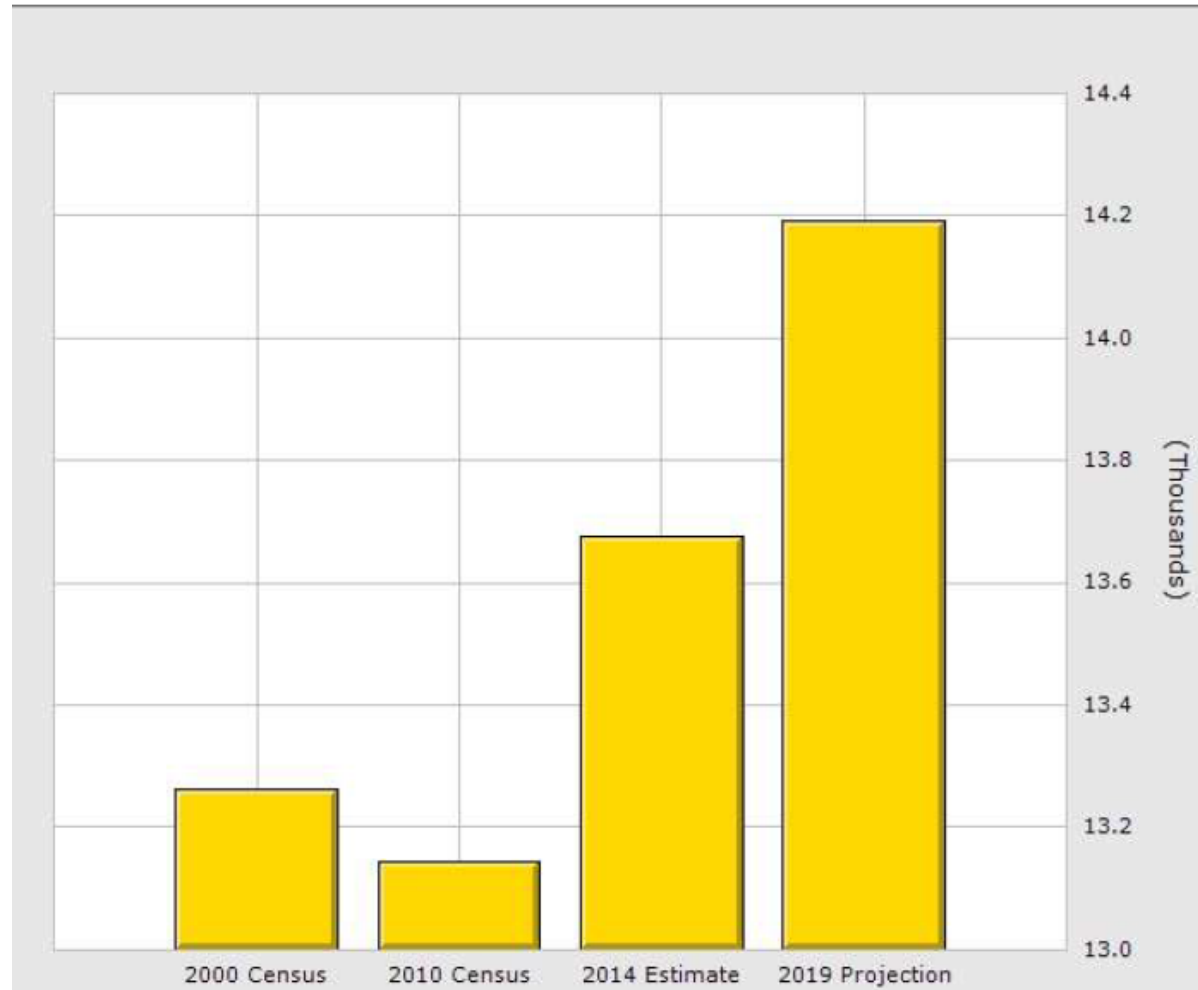
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DEMOGRAPHICS

Households

Households for 1 Mile Radius

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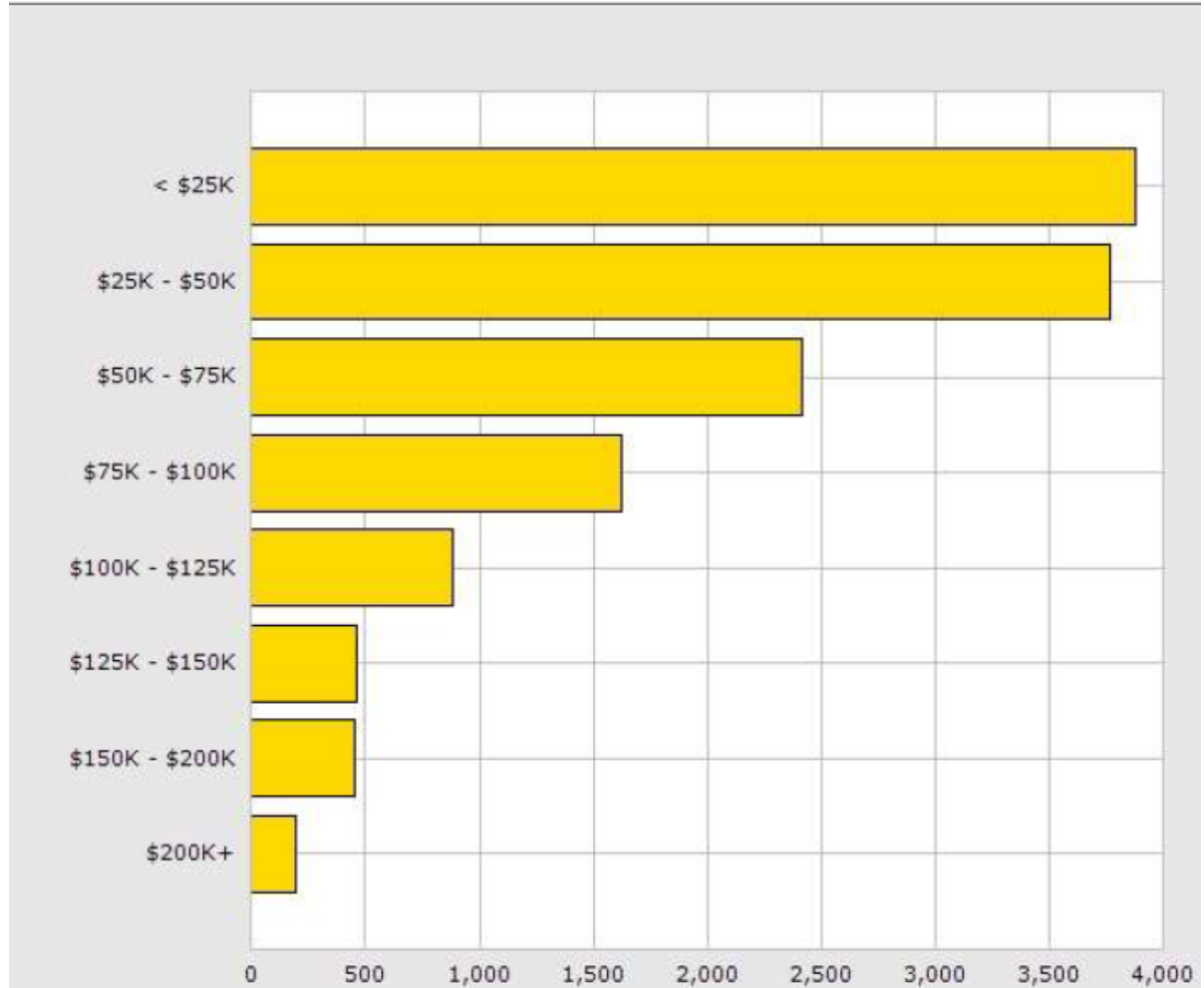
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DEMOGRAPHICS

Households by Income

Households by Income for 1 Mile Radius

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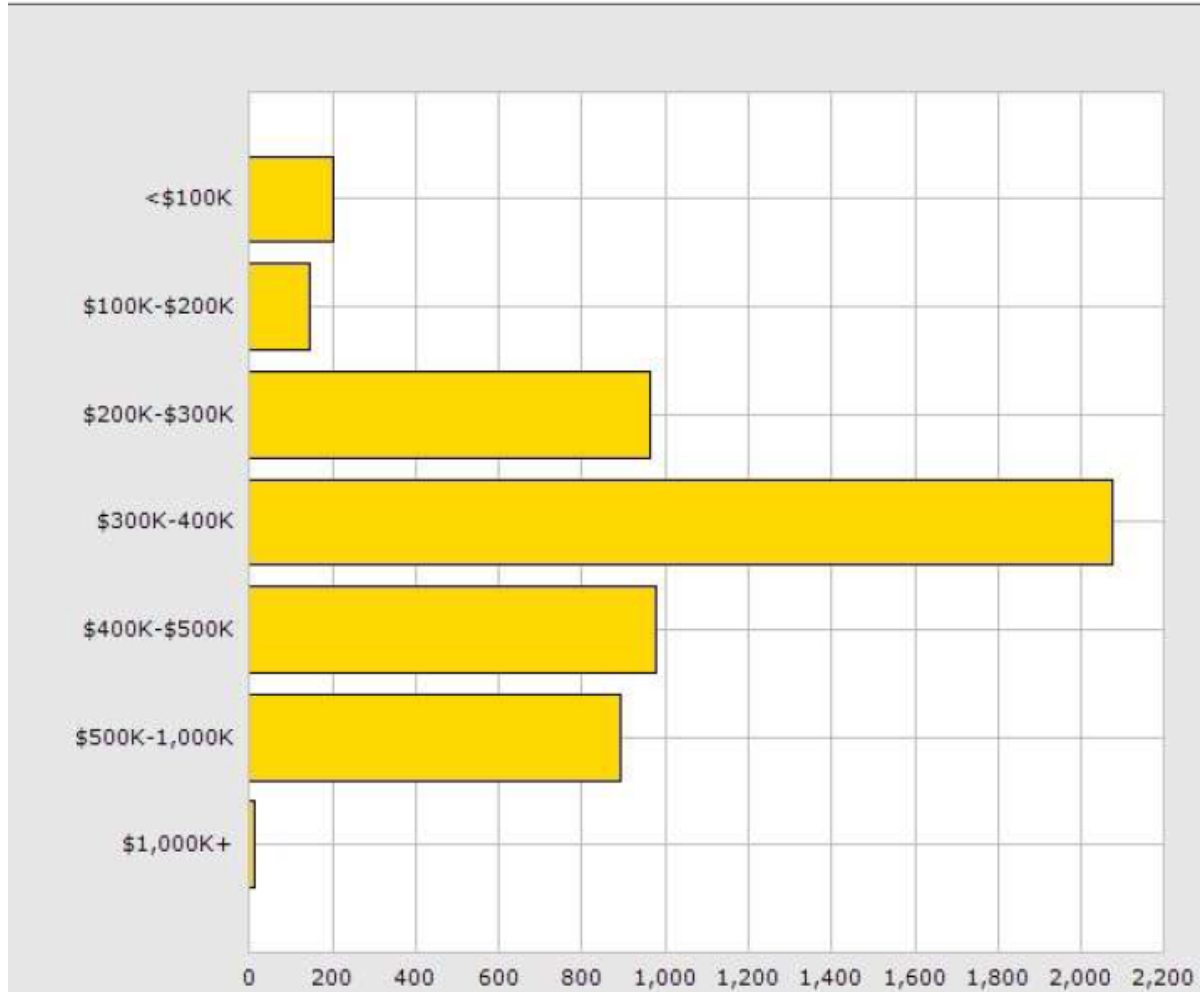
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Housing Values

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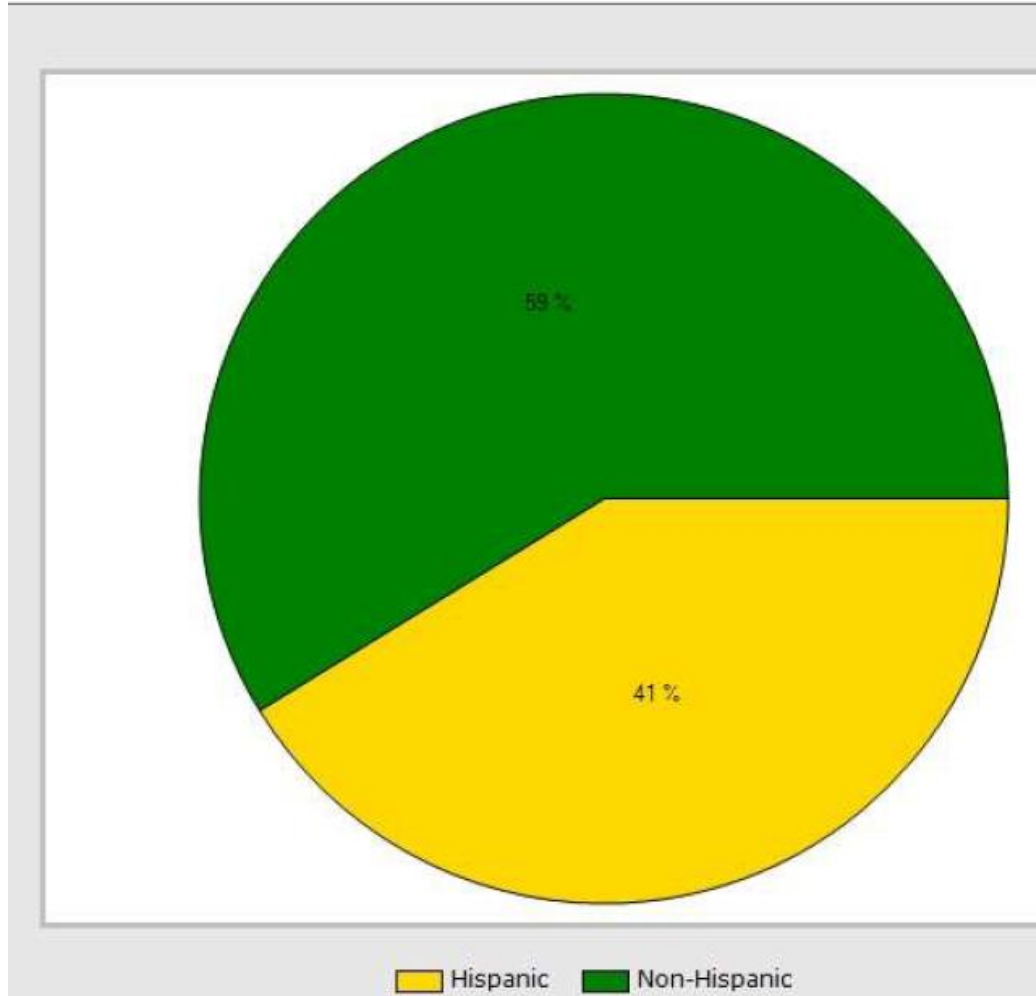
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DEMOGRAPHICS

Population by Hispanic Origin

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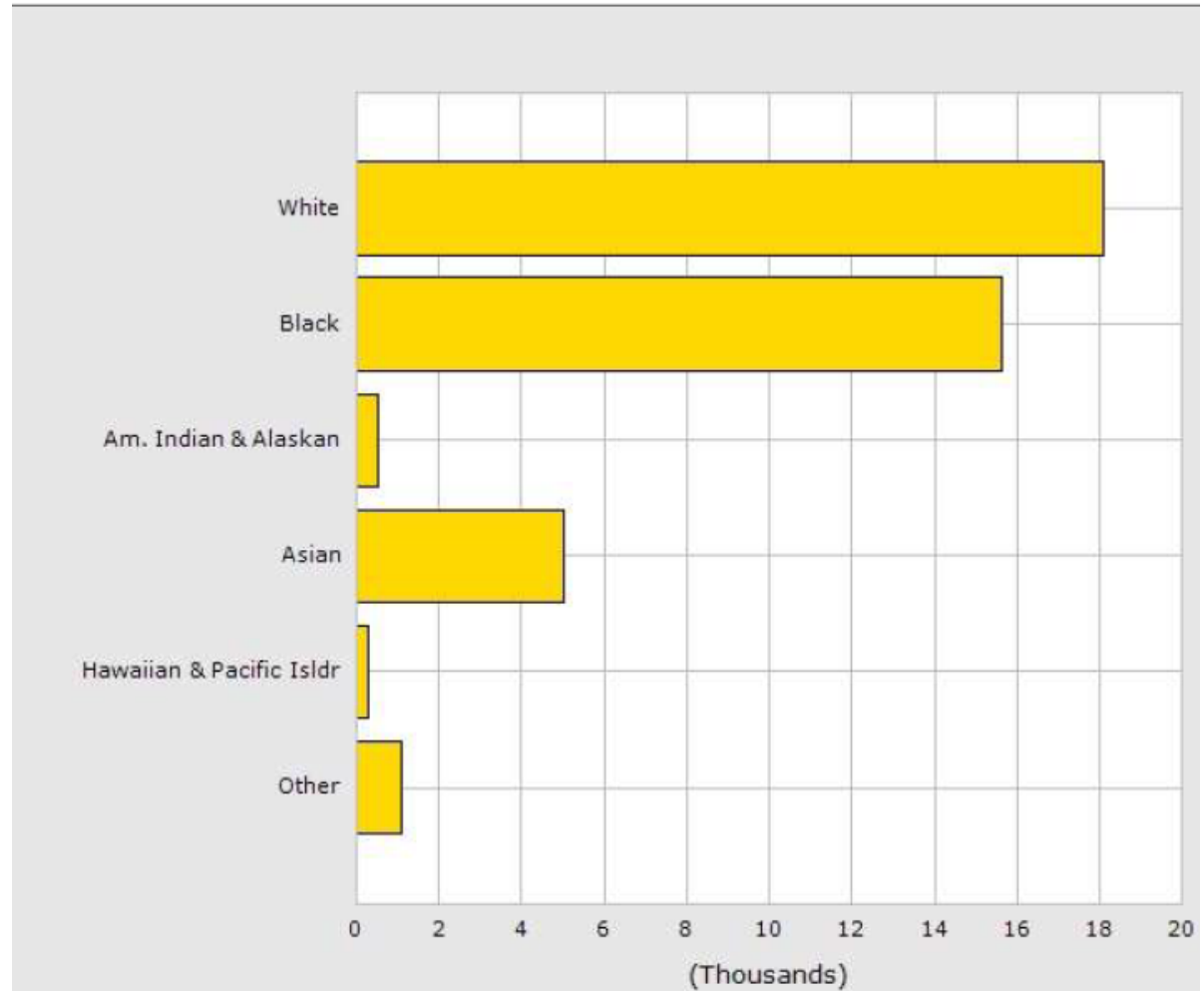
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Population by Race

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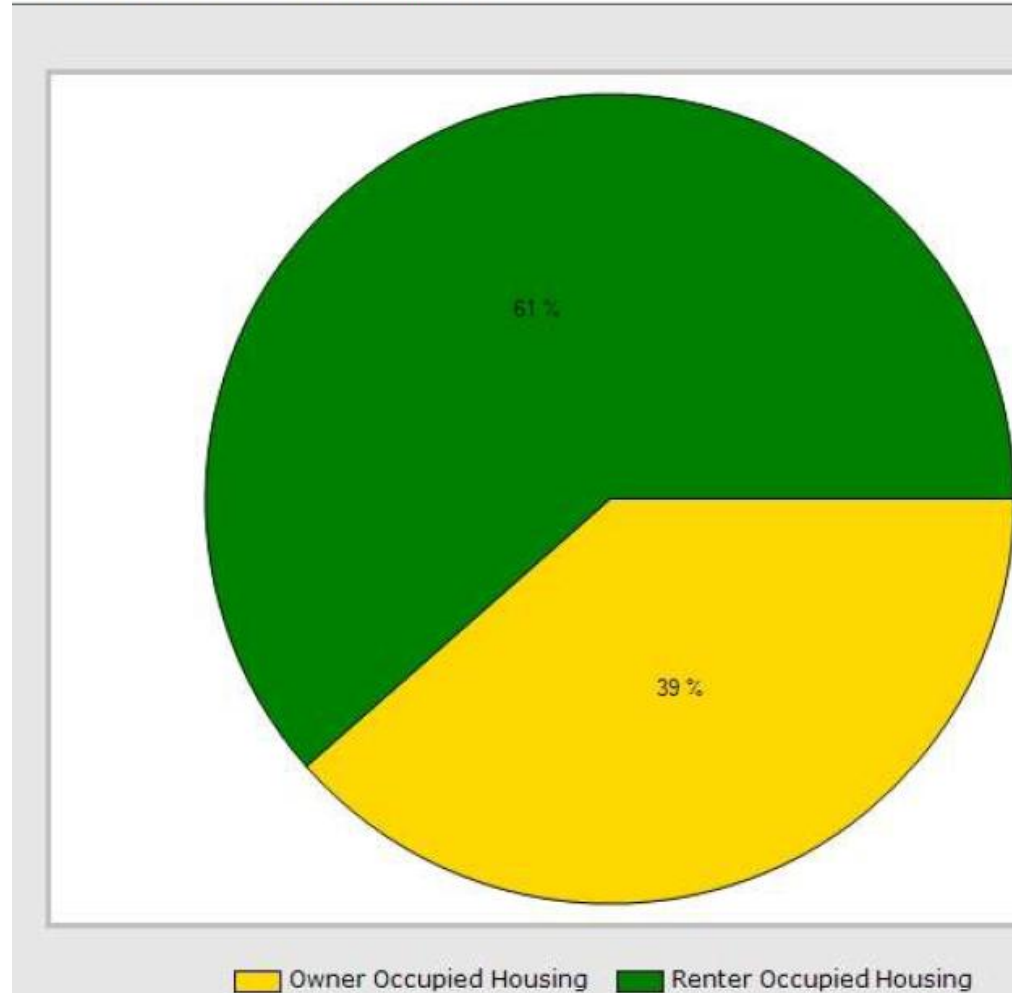
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DEMOGRAPHICS

Tenure of Occupied Housing

Tenure of Occupied Housing for 1 Mile Radius

2301 W Rosecrans Ave, Gardena, CA 90249



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