

JOIN ROSS, STAPLES, UEI SHOPPING CENTER IN GARDENA

661 W. Redondo Beach Blvd. Gardena, CA 90247



FEATURES

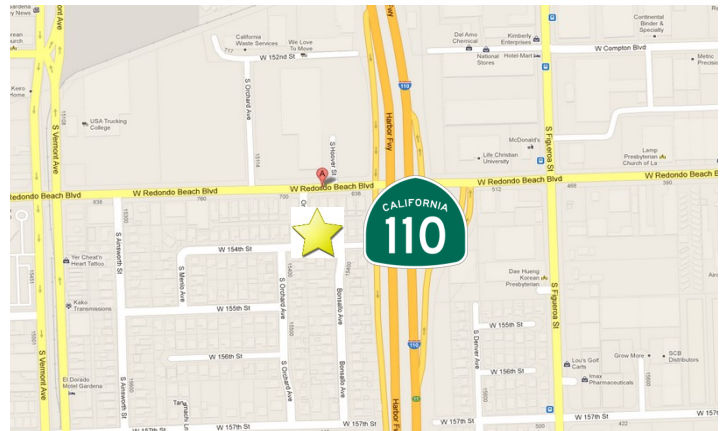
- Approx. 1,500 SF - 8,274 SF For Lease
- Join Strong Anchor National Tenants
- Lots Of Onsite Parking
- UEI College Onsite

AREA AMENITIES

- Just West of the 110 Fwy
- Gardena Hospital Nearby
- Freeway Visibility
- Close Proximity to Hustler Casino

DEMOS

- 3 Miles: Average HH Income Approx. \$56,895
- 3 Miles: Households Approx. 69,187
- 3 Miles: Population Approx. 223,207



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



COMMERCIAL
REAL ESTATE

EXCLUSIVE LEASING AGENTS (818) 501-2212

Todd Nathanson ext.101, todd@illicre.com, BRE# 00932779

Kyle Fishburn ext.109, kyle@illicre.com, BRE# 01909843

Jeremy Daniels ext.134, jeremy@illicre.com, BRE# 01986712

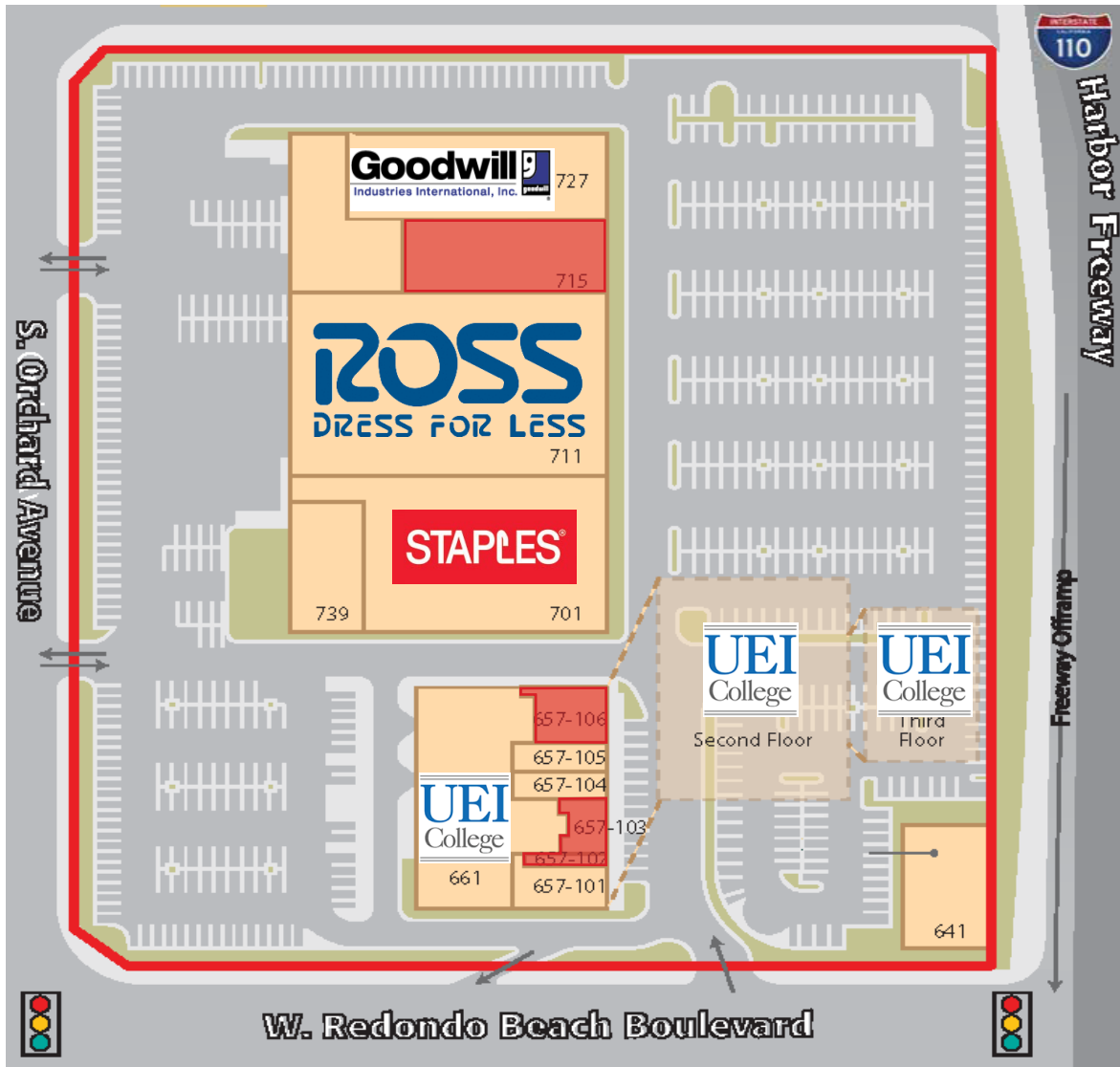
Please visit us at:



JOIN ROSS, STAPLES, UEI SHOPPING CENTER IN GARDENA

661 W. Redondo Beach Blvd. Gardena, CA 90247

SITE PLAN



UNIT	TENANT	SIZE SF
657-101	One Hawaiian BBQ	2,000
657-102/103	AVAILABLE	1,500
657-104	Subway	1,177
657-105	Nail Salon	1,092
657-106	AVAILABLE	1,994
661	UEI	36,808

UNIT	TENANT	SIZE SF
701	Staples	18,859
711	ROSS	29,727
715	AVAILABLE	8,274
727	Goodwill	11,664
739	Health and Fitness	4,250
641	Farmer Brothers	3,000

NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



EXCLUSIVE LEASING AGENTS (818) 501-2212

Todd Nathanson ext.101, todd@illicre.com, BRE# 00932779

Kyle Fishburn ext.109, kyle@illicre.com, BRE# 01909843

Jeremy Daniels ext.134, jeremy@illicre.com, BRE# 01986712

Please visit us at:





Executive Summary

661 W Redondo Beach Blvd, Gardena, California, 90247
Rings: 1, 3, 5 mile radii

Latitude: 33.89263
Longitude: -118.28702

	1 mile	3 mile	5 mile
Population			
2000 Population	27,938	215,364	738,601
2010 Population	28,236	219,876	765,780
2014 Population	28,986	222,906	777,248
2019 Population	30,016	228,392	797,148
2000-2010 Annual Rate	0.11%	0.21%	0.36%
2010-2014 Annual Rate	0.62%	0.32%	0.35%
2014-2019 Annual Rate	0.70%	0.49%	0.51%
2014 Male Population	48.9%	48.1%	48.5%
2014 Female Population	51.1%	51.9%	51.5%
2014 Median Age	35.2	34.6	31.9

In the identified area, the current year population is 777,248. In 2010, the Census count in the area was 765,780. The rate of change since 2010 was 0.35% annually. The five-year projection for the population in the area is 797,148 representing a change of 0.51% annually from 2014 to 2019. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	25.7%	23.9%	28.6%
2014 Black Alone	18.7%	32.6%	26.9%
2014 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2014 Asian Alone	22.1%	14.3%	9.8%
2014 Pacific Islander Alone	0.9%	0.6%	0.7%
2014 Other Race	27.4%	23.7%	29.0%
2014 Two or More Races	4.6%	4.4%	4.4%
2014 Hispanic Origin (Any Race)	51.4%	44.6%	53.8%

Persons of Hispanic origin represent 53.8% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 91.8 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

2000 Households	9,200	67,116	216,376
2010 Households	9,253	68,022	221,998
2014 Total Households	9,448	68,724	224,373
2019 Total Households	9,758	70,384	229,900
2000-2010 Annual Rate	0.06%	0.13%	0.26%
2010-2014 Annual Rate	0.49%	0.24%	0.25%
2014-2019 Annual Rate	0.65%	0.48%	0.49%
2014 Average Household Size	3.03	3.21	3.42

The household count in this area has changed from 221,998 in 2010 to 224,373 in the current year, a change of 0.25% annually. The five-year projection of households is 229,900, a change of 0.49% annually from the current year total. Average household size is currently 3.42, compared to 3.41 in the year 2010. The number of families in the current year is 169,738 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



Executive Summary

661 W Redondo Beach Blvd, Gardena, California, 90247
Rings: 1, 3, 5 mile radii

Latitude: 33.89263
Longitude: -118.28702

	1 mile	3 mile	5 mile
Median Household Income			
2014 Median Household Income	\$41,104	\$45,043	\$42,336
2019 Median Household Income	\$46,708	\$51,016	\$47,818
2014-2019 Annual Rate	2.59%	2.52%	2.47%
Average Household Income			
2014 Average Household Income	\$52,099	\$59,516	\$57,882
2019 Average Household Income	\$59,325	\$67,749	\$65,721
2014-2019 Annual Rate	2.63%	2.63%	2.57%
Per Capita Income			
2014 Per Capita Income	\$17,166	\$18,602	\$16,982
2019 Per Capita Income	\$19,517	\$21,185	\$19,287
2014-2019 Annual Rate	2.60%	2.63%	2.58%

Current median household income is \$42,336 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$47,818 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$57,882 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$65,721 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$16,982 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$19,287 in five years, compared to \$32,168 for all U.S. households

Housing			
2000 Total Housing Units	9,528	69,789	228,195
2000 Owner Occupied Housing Units	3,866	36,350	101,551
2000 Renter Occupied Housing Units	5,333	30,767	114,825
2000 Vacant Housing Units	329	2,672	11,819
2010 Total Housing Units	9,705	71,571	234,843
2010 Owner Occupied Housing Units	3,865	36,563	103,401
2010 Renter Occupied Housing Units	5,388	31,459	118,597
2010 Vacant Housing Units	452	3,549	12,845
2014 Total Housing Units	9,894	72,884	239,020
2014 Owner Occupied Housing Units	3,784	35,663	100,244
2014 Renter Occupied Housing Units	5,664	33,062	124,129
2014 Vacant Housing Units	446	4,160	14,647
2019 Total Housing Units	10,164	74,701	244,708
2019 Owner Occupied Housing Units	3,889	36,316	101,878
2019 Renter Occupied Housing Units	5,870	34,068	128,021
2019 Vacant Housing Units	406	4,317	14,808

Currently, 41.9% of the 239,020 housing units in the area are owner occupied; 51.9%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 234,843 housing units in the area - 44.0% owner occupied, 50.5% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 0.79%. Median home value in the area is \$302,559, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 4.00% annually to \$368,100.

Data Note: Income is expressed in current dollars

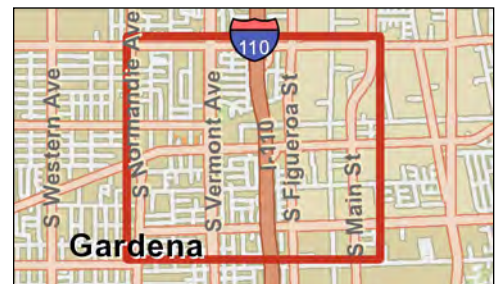
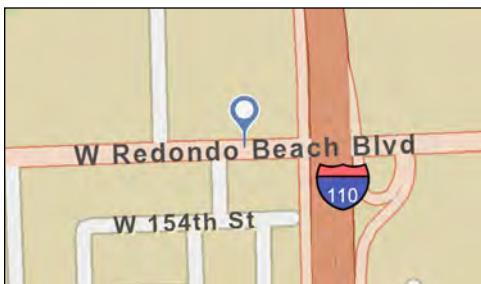
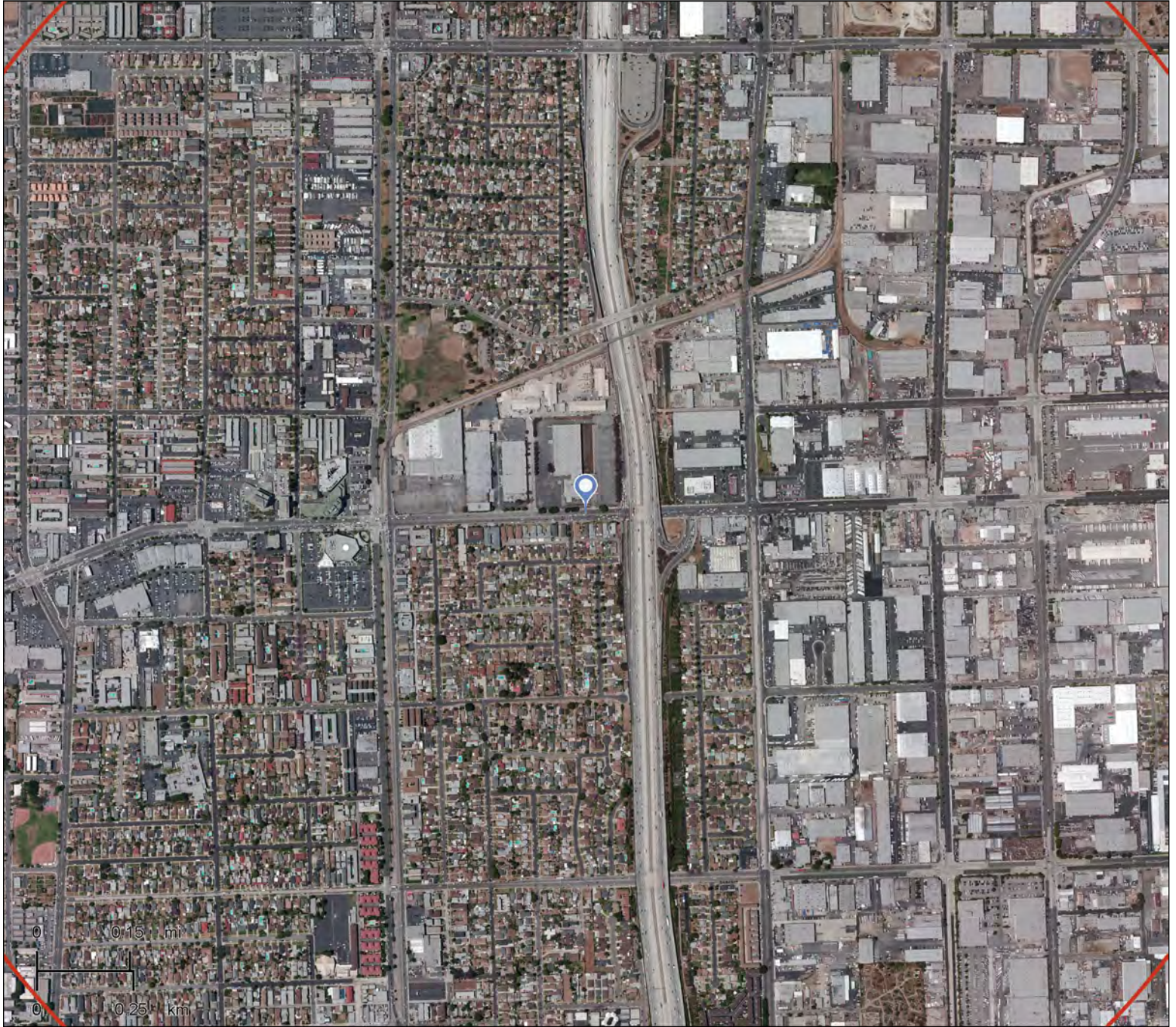
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



Site Map on Satellite Imagery - 1.6 Miles Wide

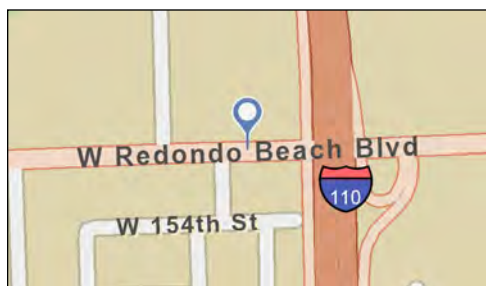
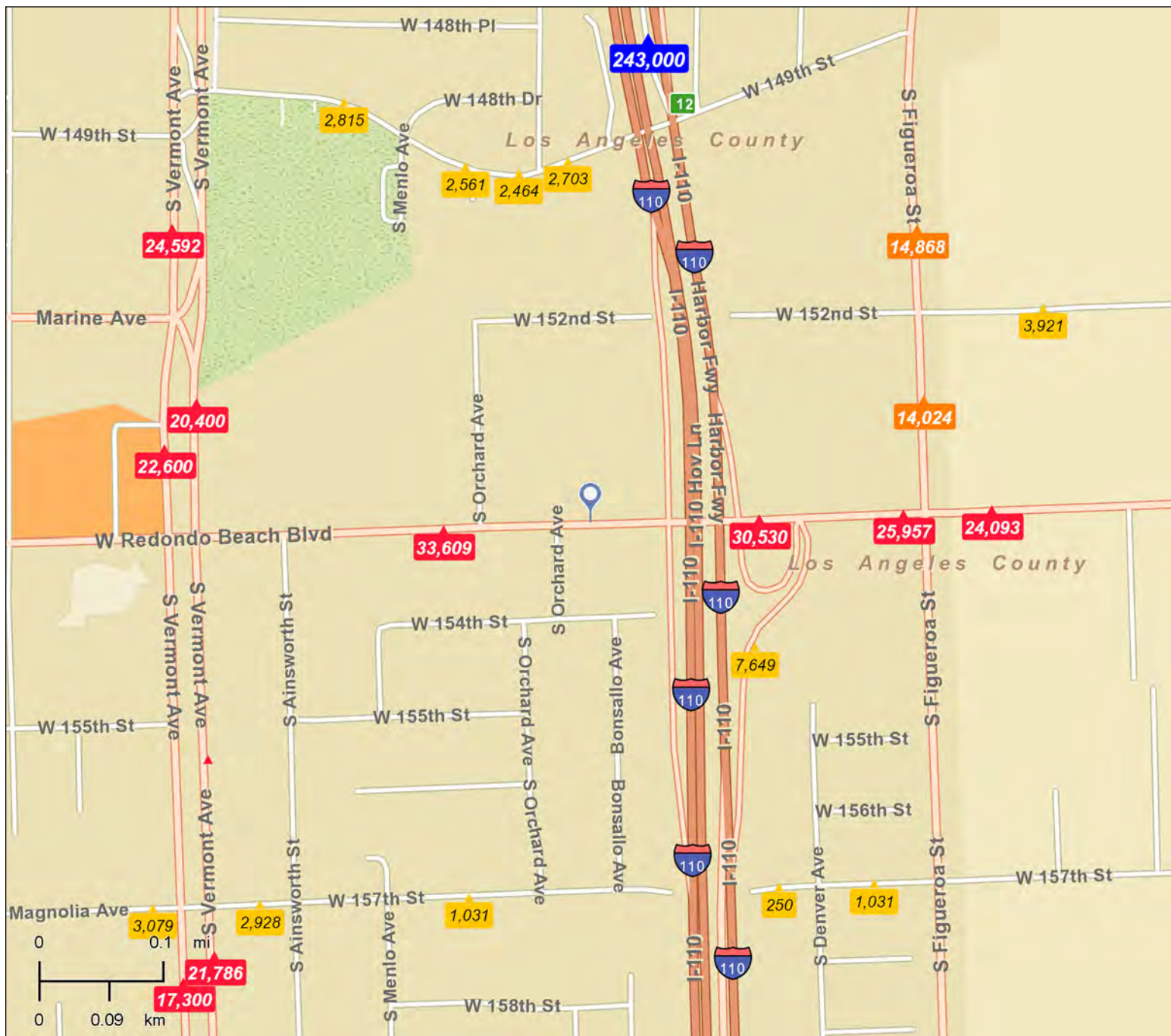
661 W Redondo Beach Blvd, Gardena, California, 90247
Ring: 1, 3, 5 Miles

Latitude: 33.892634
Longitude: -118.287024

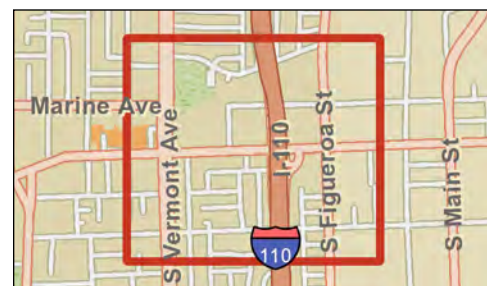


Source: ArcGIS Online World Imagery Basemap

January 23, 2015



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.



Traffic Count Profile

661 W Redondo Beach Blvd, Gardena, California, 90247
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.892630
Longitude: -118.287020

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	W Redondo Beach Blvd	S Orchard Ave (0.03 miles E)	2009	33,609
0.11	W Redondo Beach Blvd	N Harbor Fwy (0.02 miles W)	2009	30,530
0.14	I- 110	W Redondo Beach Blvd (0.09 miles N)	2009	7,649
0.21	W Redondo Beach Blvd	S Figueroa St (0.02 miles E)	2009	25,957
0.24	S Figueroa St	W Compton Blvd (0.06 miles N)	2004	14,024
0.24	W 149th St	S Orchard Ave (0.02 miles E)	2004	2,464
0.25	W 149th St	S Orchard Ave (0.02 miles W)	2004	2,703
0.26	W 149th St	S Orchard Ave (0.01 miles E)	2002	2,561
0.27	W 157th St	S Orchard Ave (0.05 miles E)	2002	1,031
0.27	W Redondo Beach Blvd	S Figueroa St (0.04 miles W)	2000	24,093
0.28	W 157th St	S Denver Ave (0.03 miles E)	1998	250
0.28	S Vermont Ave	W Marine Ave (0.06 miles N)	1996	20,400
0.29	S Vermont Ave	W Redondo Beach Blvd (0.06 miles S)	2009	22,600
0.30	S Figueroa St	W Compton Blvd (0.05 miles S)	2004	14,868
0.31	S Vermont Ave	W 155th St (0.03 miles NW)	2009	24,810
0.31	W 157th St	S Denver Ave (0.04 miles W)	2002	1,031
0.33	I- 110	W 149th St (0.06 miles S)	2010	243,000
0.33	W 149th St	S Vermont Ave (0.09 miles W)	1998	2,815
0.34	W Compton Blvd	S Figueroa St (0.08 miles W)	2002	3,921
0.34	W 157th St	Ainsworth St (0.03 miles E)	2009	2,928
0.35	S Vermont Ave	W Marine Ave (0.06 miles S)	2009	24,592
0.39	S Vermont Ave	Magnolia Ave (0.03 miles N)	2009	21,786
0.40	Magnolia Ave	S Vermont Ave (0.02 miles E)	2009	3,079
0.42	S Vermont Ave	Magnolia Ave (0.05 miles N)	2003	17,300
0.45	S Orchard Ave	147th St (0.01 miles S)	2002	5,693
0.45	S Figueroa St	W Alondra Blvd (0.11 miles S)	2005	13,384
0.46	S Vermont Ave	W 148th Pl (0.04 miles SE)	2009	20,299
0.47	W Redondo Beach Blvd	S Broadway (0.01 miles E)	1993	22,996
0.48	W Redondo Beach Blvd	S Catalina Ave (0.03 miles E)	2009	35,100
0.49	S Vermont Ave	W 148th St (0.02 miles S)	1996	16,400

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 1963 to 2013. Just over 68% of the counts were taken between 2001 and 2013 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2013 MPSI Systems Inc. d.b.a. DataMetrix®



Business Summary

661 W Redondo Beach Blvd, Gardena, California, 90247
 Rings: 1, 3, 5 mile radii

Latitude: 33.89263
 Longitude: -118.28702

Data for all businesses in area	1 mile	3 mile	5 mile
Total Businesses:	2,264	14,826	39,806
Total Employees:	17,237	107,460	272,312
Total Residential Population:	28,986	222,906	777,248
Employee/Residential Population Ratio:	0.59:1	0.48:1	0.35:1

by SIC Codes	Employees				Employees				Employees			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	26	1.1%	111	0.6%	153	1.0%	1,028	1.0%	367	0.9%	1,989	0.7%
Construction	106	4.7%	820	4.8%	770	5.2%	5,035	4.7%	2,142	5.4%	10,383	3.8%
Manufacturing	197	8.7%	5,077	29.5%	1,079	7.3%	23,222	21.6%	2,158	5.4%	46,968	17.2%
Transportation	165	7.3%	1,552	9.0%	942	6.4%	8,422	7.8%	2,251	5.7%	19,002	7.0%
Communication	12	0.5%	65	0.4%	97	0.7%	489	0.5%	285	0.7%	1,212	0.4%
Utility	7	0.3%	172	1.0%	38	0.3%	939	0.9%	89	0.2%	1,752	0.6%
Wholesale Trade	192	8.5%	1,481	8.6%	1,137	7.7%	10,342	9.6%	2,549	6.4%	22,772	8.4%
Retail Trade Summary	339	15.0%	1,799	10.4%	2,051	13.8%	12,701	11.8%	5,900	14.8%	39,036	14.3%
Home Improvement	12	0.5%	44	0.3%	79	0.5%	732	0.7%	223	0.6%	2,052	0.8%
General Merchandise Stores	7	0.3%	111	0.6%	47	0.3%	1,375	1.3%	145	0.4%	4,216	1.5%
Food Stores	47	2.1%	261	1.5%	249	1.7%	2,320	2.2%	791	2.0%	6,730	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	34	1.5%	230	1.3%	207	1.4%	1,091	1.0%	580	1.5%	3,632	1.3%
Apparel & Accessory Stores	38	1.7%	130	0.8%	233	1.6%	747	0.7%	682	1.7%	3,446	1.3%
Furniture & Home Furnishings	28	1.2%	138	0.8%	154	1.0%	715	0.7%	468	1.2%	2,308	0.8%
Eating & Drinking Places	86	3.8%	551	3.2%	543	3.7%	3,771	3.5%	1,481	3.7%	10,844	4.0%
Miscellaneous Retail	89	3.9%	335	1.9%	538	3.6%	1,951	1.8%	1,531	3.8%	5,808	2.1%
Finance, Insurance, Real Estate Summary	123	5.4%	528	3.1%	836	5.6%	4,247	4.0%	2,405	6.0%	11,484	4.2%
Banks, Savings & Lending Institutions	20	0.9%	224	1.3%	118	0.8%	1,134	1.1%	311	0.8%	3,144	1.2%
Securities Brokers	9	0.4%	19	0.1%	43	0.3%	99	0.1%	101	0.3%	257	0.1%
Insurance Carriers & Agents	11	0.5%	46	0.3%	105	0.7%	924	0.9%	350	0.9%	1,820	0.7%
Real Estate, Holding, Other Investment Offices	83	3.7%	240	1.4%	569	3.8%	2,089	1.9%	1,643	4.1%	6,263	2.3%
Services Summary	789	34.8%	4,683	27.2%	5,696	38.4%	36,186	33.7%	16,099	40.4%	97,408	35.8%
Hotels & Lodging	7	0.3%	803	4.7%	58	0.4%	2,026	1.9%	166	0.4%	3,791	1.4%
Automotive Services	67	3.0%	221	1.3%	414	2.8%	1,508	1.4%	1,096	2.8%	3,998	1.5%
Motion Pictures & Amusements	36	1.6%	702	4.1%	268	1.8%	1,680	1.6%	793	2.0%	3,596	1.3%
Health Services	114	5.0%	599	3.5%	449	3.0%	2,345	2.2%	1,434	3.6%	13,313	4.9%
Legal Services	6	0.3%	16	0.1%	68	0.5%	611	0.6%	217	0.5%	1,317	0.5%
Education Institutions & Libraries	38	1.7%	477	2.8%	275	1.9%	8,327	7.7%	779	2.0%	25,550	9.4%
Other Services	521	23.0%	1,866	10.8%	4,164	28.1%	19,687	18.3%	11,616	29.2%	45,842	16.8%
Government	9	0.4%	937	5.4%	87	0.6%	4,804	4.5%	278	0.7%	20,153	7.4%
Unclassified Establishments	299	13.2%	11	0.1%	1,940	13.1%	46	0.0%	5,282	13.3%	154	0.1%
Totals	2,264	100.0%	17,237	100.0%	14,826	100.0%	107,460	100.0%	39,806	100.0%	272,312	100.0%

Source: Copyright 2014 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2014.



Business Summary

661 W Redondo Beach Blvd, Gardena, California, 90247
Rings: 1, 3, 5 mile radii

Latitude: 33.89263
Longitude: -118.28702

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	12	0.5%	64	0.4%	46	0.3%	271	0.3%	81	0.2%	373	0.1%
Mining	0	0.0%	1	0.0%	7	0.0%	23	0.0%	17	0.0%	264	0.1%
Utilities	0	0.0%	0	0.0%	3	0.0%	42	0.0%	15	0.0%	304	0.1%
Construction	109	4.8%	828	4.8%	785	5.3%	5,068	4.7%	2,188	5.5%	10,519	3.9%
Manufacturing	210	9.3%	5,130	29.8%	1,112	7.5%	23,294	21.7%	2,230	5.6%	47,312	17.4%
Wholesale Trade	188	8.3%	1,454	8.4%	1,131	7.6%	10,267	9.6%	2,539	6.4%	22,663	8.3%
Retail Trade	243	10.7%	1,203	7.0%	1,466	9.9%	8,786	8.2%	4,309	10.8%	27,772	10.2%
Motor Vehicle & Parts Dealers	32	1.4%	218	1.3%	174	1.2%	938	0.9%	482	1.2%	3,152	1.2%
Furniture & Home Furnishings Stores	19	0.8%	112	0.6%	76	0.5%	430	0.4%	231	0.6%	1,369	0.5%
Electronics & Appliance Stores	8	0.4%	27	0.2%	76	0.5%	294	0.3%	243	0.6%	963	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	11	0.5%	42	0.2%	78	0.5%	730	0.7%	218	0.5%	2,037	0.7%
Food & Beverage Stores	37	1.6%	226	1.3%	232	1.6%	2,279	2.1%	767	1.9%	6,623	2.4%
Health & Personal Care Stores	19	0.8%	110	0.6%	109	0.7%	502	0.5%	288	0.7%	1,706	0.6%
Gasoline Stations	2	0.1%	12	0.1%	38	0.3%	169	0.2%	111	0.3%	511	0.2%
Clothing & Clothing Accessories Stores	42	1.9%	145	0.8%	248	1.7%	792	0.7%	759	1.9%	3,617	1.3%
Sport Goods, Hobby, Book, & Music Stores	15	0.7%	33	0.2%	82	0.6%	398	0.4%	221	0.6%	1,066	0.4%
General Merchandise Stores	7	0.3%	111	0.6%	47	0.3%	1,375	1.3%	145	0.4%	4,216	1.5%
Miscellaneous Store Retailers	40	1.8%	140	0.8%	239	1.6%	619	0.6%	680	1.7%	1,969	0.7%
Nonstore Retailers	10	0.4%	28	0.2%	67	0.5%	260	0.2%	165	0.4%	543	0.2%
Transportation & Warehousing	154	6.8%	1,420	8.2%	886	6.0%	8,115	7.6%	2,092	5.3%	18,512	6.8%
Information	29	1.3%	154	0.9%	241	1.6%	1,488	1.4%	706	1.8%	3,418	1.3%
Finance & Insurance	68	3.0%	376	2.2%	435	2.9%	2,618	2.4%	1,271	3.2%	7,174	2.6%
Central Bank/Credit Intermediation & Related Activities	22	1.0%	234	1.4%	139	0.9%	1,199	1.1%	368	0.9%	3,485	1.3%
Securities, Commodity Contracts & Other Financial	31	1.4%	91	0.5%	170	1.1%	456	0.4%	488	1.2%	1,745	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	15	0.7%	51	0.3%	126	0.8%	963	0.9%	414	1.0%	1,944	0.7%
Real Estate, Rental & Leasing	68	3.0%	271	1.6%	480	3.2%	2,192	2.0%	1,292	3.2%	5,485	2.0%
Professional, Scientific & Tech Services	142	6.3%	440	2.6%	1,163	7.8%	5,057	4.7%	3,172	8.0%	13,373	4.9%
Legal Services	7	0.3%	17	0.1%	88	0.6%	708	0.7%	287	0.7%	1,709	0.6%
Management of Companies & Enterprises	3	0.1%	7	0.0%	22	0.1%	46	0.0%	68	0.2%	167	0.1%
Administrative & Support & Waste Management & Remediation	191	8.4%	890	5.2%	1,488	10.0%	9,475	8.8%	4,216	10.6%	19,366	7.1%
Educational Services	48	2.1%	502	2.9%	306	2.1%	8,356	7.8%	875	2.2%	25,554	9.4%
Health Care & Social Assistance	146	6.4%	742	4.3%	826	5.6%	4,347	4.0%	2,456	6.2%	18,829	6.9%
Arts, Entertainment & Recreation	22	1.0%	677	3.9%	184	1.2%	1,518	1.4%	552	1.4%	2,949	1.1%
Accommodation & Food Services	94	4.2%	1,408	8.2%	605	4.1%	5,856	5.4%	1,651	4.1%	14,694	5.4%
Accommodation	7	0.3%	803	4.7%	58	0.4%	2,026	1.9%	166	0.4%	3,791	1.4%
Food Services & Drinking Places	87	3.8%	606	3.5%	547	3.7%	3,830	3.6%	1,485	3.7%	10,904	4.0%
Other Services (except Public Administration)	228	10.1%	721	4.2%	1,613	10.9%	5,661	5.3%	4,524	11.4%	14,203	5.2%
Automotive Repair & Maintenance	57	2.5%	171	1.0%	372	2.5%	1,206	1.1%	980	2.5%	3,244	1.2%
Public Administration	9	0.4%	937	5.4%	87	0.6%	4,935	4.6%	271	0.7%	19,227	7.1%
Unclassified Establishments	299	13.2%	11	0.1%	1,940	13.1%	46	0.0%	5,282	13.3%	154	0.1%
Total	2,264	100.0%	17,237	100.0%	14,826	100.0%	107,460	100.0%	39,806	100.0%	272,312	100.0%

Source: Copyright 2014 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2014.

January 23, 2015

Prepared by Esri