

RETAIL SPACE FOR LEASE

NEW RETAIL & STORAGE DEVELOPMENT

14215 SOUTH NORMANDIE AVENUE, GARDENA



RETAIL



ROSECRANS AVENUE - +34,000 DAILY CAR COUNT

NORMANDIE AVENUE - +21,000 DAILY CAR COUNT



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Property Highlights

- New Retail & Storage Development
- Up to 5,637 SF contiguous space
- Adjacent to Major Signalized Intersection
- Modified Gross Lease (No Property Tax Risk)
- +55,000 Total Daily Car Count
- Great Visibility And Signage
- Dense Infill 287,000+ Daytime Population (3 Mile)



Available Units

UNIT	GLA (SF)	\$/SF	TYPE
#1	1,392	\$2.95	MG
#2	1,455	\$2.95	MG
#3	1,398	\$2.95	MG
#4	1,392	\$2.95	MG

Up to 5,637 SF contiguous space

All leases are Modified Gross. Tenant is responsible for maintaining their unit and utilities. Landlord is responsible for property tax, insurance and CAM.



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DEMOGRAPHICS

14215 S. Normandie Avenue

	1 Mile	3 Miles	5 Miles
Daytime Population			
2017 Daytime Population	37,000	263,051	785,154
Daytime Workers	20,009	101,049	306,880
Daytime Residents	16,991	162,002	478,274
Households			
2017 Households - Current Year Estimate	10,320	90,220	244,000
2022 Households - Five Year Projection	10,570	92,555	250,266
2010 Households – Census	10,048	87,503	236,448
2000 Households – Census	10,021	87,144	230,497
2010-2017 Annual Household Growth Rate	0.37%	0.42%	0.43%
2017-2022 Annual Household Growth Rate	0.48%	0.51%	0.51%
2017 Average Household Size	3.03	3.16	3.37
Household Income			
2017 Households	10,320	90,220	243,999
2017 Average Household Income	\$58,982	\$62,886	\$66,541
2022 Average Household Income	\$67,154	\$70,620	\$74,667
2017 Median Household Income	\$44,534	\$46,681	\$47,795
2022 Median Household Income	\$48,941	\$49,839	\$50,965
2017 Per Capita Income	\$19,653	\$20,093	\$19,985
2022 Per Capita Income	\$22,146	\$22,400	\$22,250

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