

GATEWAY CROSSROADS

661 - 739 W REDONDO BEACH BLVD, GARDENA, CA 90247

FOR LEASE



SHARPLINE COMMERCIAL PARTNERS | 515 S. FLOWER STREET • 18TH FLOOR • LOS ANGELES, CA 90071 | 213.266.3333 • SHARPLINECP.COM | DRE #02021488

Represented by:

BARBARA ARMENDARIZ

President & Founder

CalDRE #01472088

213.266.3333 x404

barbara.armendariz@sharplinecp.com

KEVIN HERRON

Vice President

CalDRE #01770438

213.266.3333 x403

kevin.herron@sharplinecp.com



SHARPLINE
COMMERCIAL PARTNERS

661 - 739 W REDONDO BEACH BLVD, GARDENA, CA 90247

RETAIL PROPERTY FOR LEASE



LOCATION OVERVIEW

Gateway Crossroads is strategically located off the 110 Fwy and Redondo Beach Blvd. This Center is anchored by Ross, Staples, Goodwill and UEI College with easy access to the I-110 fwy. Additional tenants include Subway, Farmer Brothers and Ono Hawaiian.

PROPERTY HIGHLIGHTS

- ±8,274 SF former Anna's Linens Jr. Anchor
- Ample surface parking
- Two pylon signs on Redondo Beach Blvd
- Great retail synergy join: Staples, Ross Dress for Less, Goodwill
- High traffic location with over 50,000 CPD on Redondo Beach Blvd
- Densely populated area with over 26,534 residents within 1 mile 2010 Census



OPPORTUNITY

Available SF:	±1,500 - 8,274 SF
Number Of Spaces:	3
Building Size:	85,000 SF
Year Built:	1989
Renovated:	2013
Cross Streets:	I - 110 Freeway and S Orchard Ave
Traffic Count:	300,000 CPD

Source: CoStar

BARBARA ARMENDARIZ

President & Founder
CalDRE #01472088
213.266.3333 x404
barbara.armendariz@sharplinecp.com

KEVIN HERRON

Vice President
CalDRE #01770438
213.266.3333 x403
kevin.herron@sharplinecp.com

661 - 739 W REDONDO BEACH BLVD, GARDENA, CA 90247

RETAIL PROPERTY FOR LEASE



SHARPLINE
COMMERCIAL PARTNERS



Space	Lease Rate	Lease Type	Size
715	\$1.50/SF/MO.	NNN	8,274 SF
657-106	\$2.50/SF/MO.	NNN	1,994 SF
657-102	\$2.50/SF/MO.	NNN	1,500 SF

BARBARA ARMENDARIZ
President & Founder
CalDRE #01472088
213.266.3333 x404
barbara.armendariz@sharplinecp.com

KEVIN HERRON
Vice President
CalDRE #01770438
213.266.3333 x403
kevin.herron@sharplinecp.com

661 - 739 W REDONDO BEACH BLVD, GARDENA, CA 90247

RETAIL PROPERTY FOR LEASE



SHARPLINE
COMMERCIAL PARTNERS

	1 Mile	2 Miles	3 Miles
Total Population	26,534	90,605	213,161
Population Density	8,446	7,210	7,539
Median Age	34.9	35.3	34.5
Median Age (Male)	33.2	33.6	33.0
Median Age (Female)	37.1	37.0	35.8
Total Households	9,030	30,510	68,733
# of Persons Per HH	2.9	3.0	3.1
Average HH Income	\$53,018	\$54,472	\$58,269
Average House Value	\$412,773	\$404,898	\$421,895



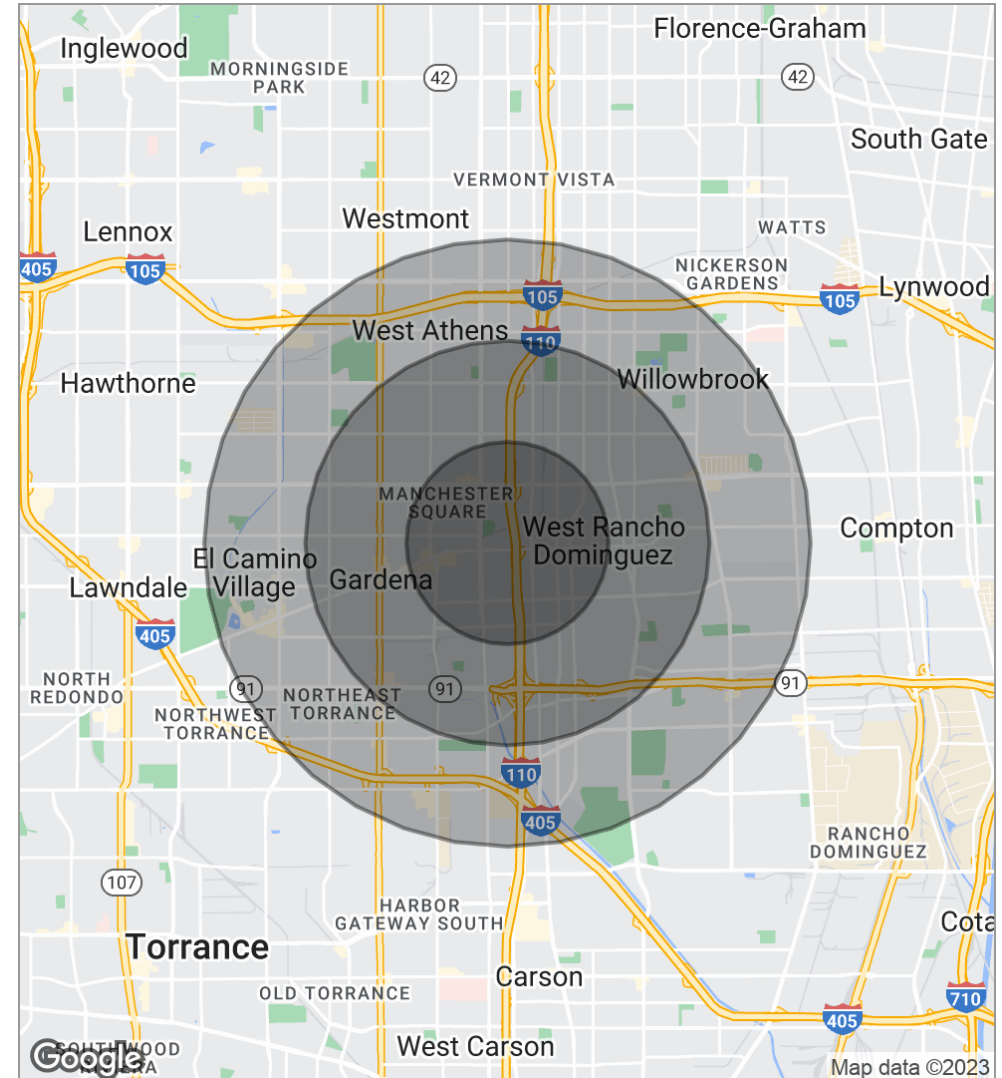
* Demographic data derived from 2020 ACS - US Census

BARBARA ARMENDARIZ

President & Founder
CalDRE #01472088
213.266.3333 x404
barbara.armendariz@sharplinecp.com

KEVIN HERRON

Vice President
CalDRE #01770438
213.266.3333 x403
kevin.herron@sharplinecp.com



GARDENA GATEWAY CROSSROADS

661 - 739 W REDONDO BEACH BLVD, GARDENA, CA 90247

Disclaimer

All materials and information received or derived from SharpLine Commercial Partners its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither SharpLine Commercial Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SharpLine Commercial Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SharpLine Commercial Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SharpLine Commercial Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by SharpLine Commercial Partners in compliance with all applicable fair housing and equal opportunity laws.

SHARPLINE COMMERCIAL PARTNERS | 515 S. FLOWER STREET • 18TH FLOOR • LOS ANGELES, CA 90071 | 213.266.3333 • SHARPLINECP.COM | BRE #02021488

BARBARA ARMENDARIZ

President & Founder

CalDRE #01472088

213.266.3333 x404

barbara.armendariz@sharpinecp.com

KEVIN HERRON

Vice President

CalDRE #01770438

213.266.3333 x403

kevin.herron@sharpinecp.com



SHARPLINE
COMMERCIAL PARTNERS