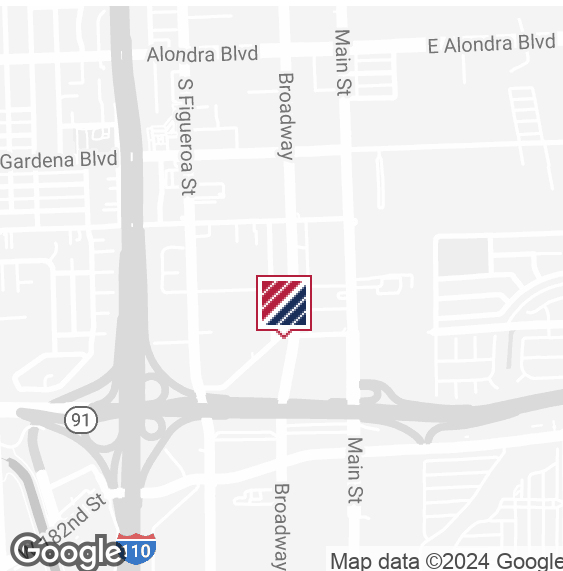





# 17203

S. BROADWAY  
GARDENA | CA



## FOR LEASE

INDUSTRIAL PROPERTY



11,416 SF  
AVAILABLE



750 SF  
OFFICE



16'  
CLEAR HEIGHT



5  
GL LOADING DOORS

### PROPERTY HIGHLIGHTS

- 11,416 SF on 22,134 SF of Land
- 750 SF Office Space
- 16' Clear Height
- Five (5) GL Doors
- Eighteen (18) Parking Spaces
- Broadway Frontage
- Immediate Access to (110) and (91) Freeways

FOR MORE INFORMATION PLEASE CONTACT:

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 17203

S. BROADWAY  
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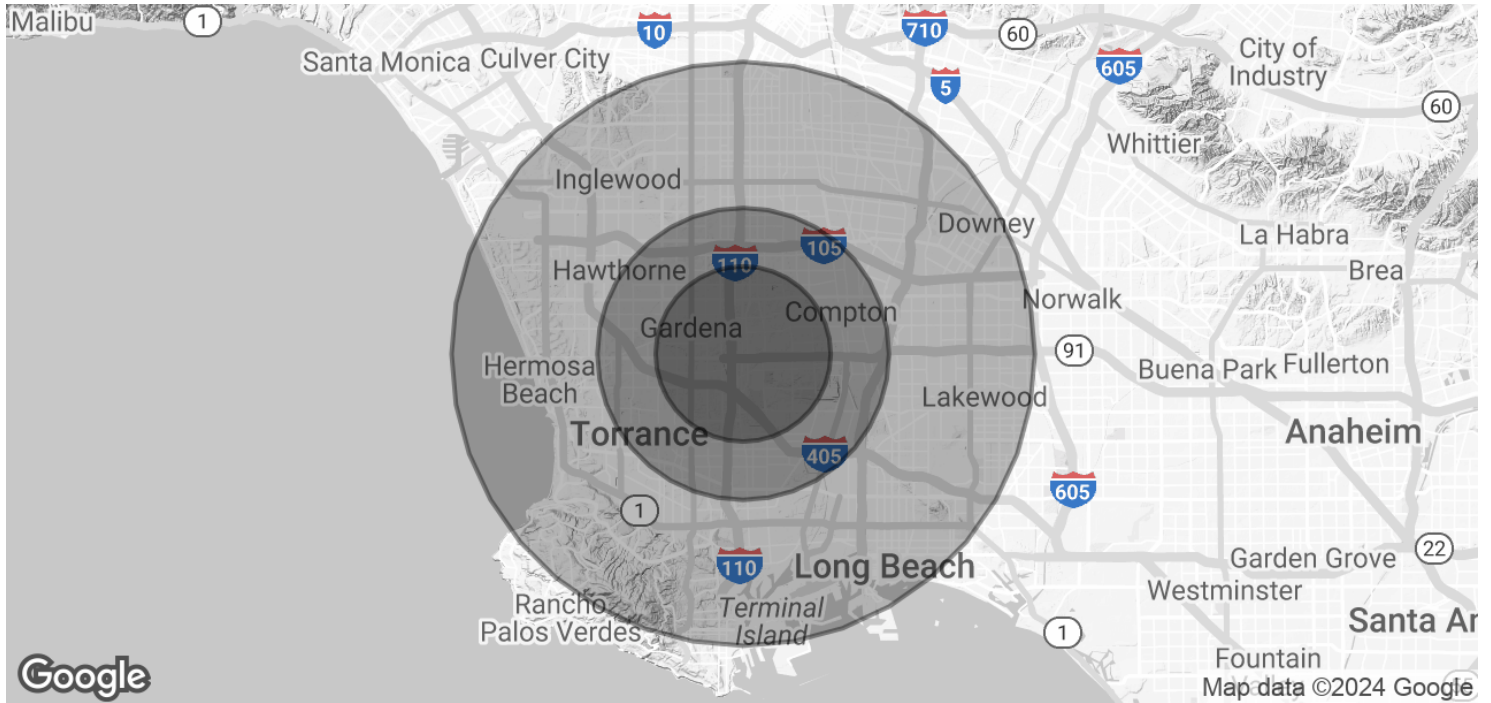
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 17203

S. BROADWAY  
GARDENA | CA

# FOR LEASE

INDUSTRIAL PROPERTY



## DEMOGRAPHICS

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 53,233    | 193,913   | 810,454   |
| # of persons per HH | 3.1       | 3.3       | 3.2       |
| Average HH income   | \$97,857  | \$89,867  | \$93,274  |
| Average house value | \$605,539 | \$571,182 | \$654,406 |

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNT

| COLLECTION STREET | CROSS STREET   | TRAFFIC VOLUME | COUNT YEAR | DISTANCE FROM PROPERTY |
|-------------------|----------------|----------------|------------|------------------------|
| Artesia Fwy       | N Harbor Fwy W | 198,023        | 2022       | 0.19 mi                |
| S Figueroa St     | W 172nd St N   | 13,147         | 2022       | 0.22 mi                |
| S Broadway        | W 168th St N   | 6,319          | 2022       | 0.23 mi                |

\* Traffic Count data derived from CoStar

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