

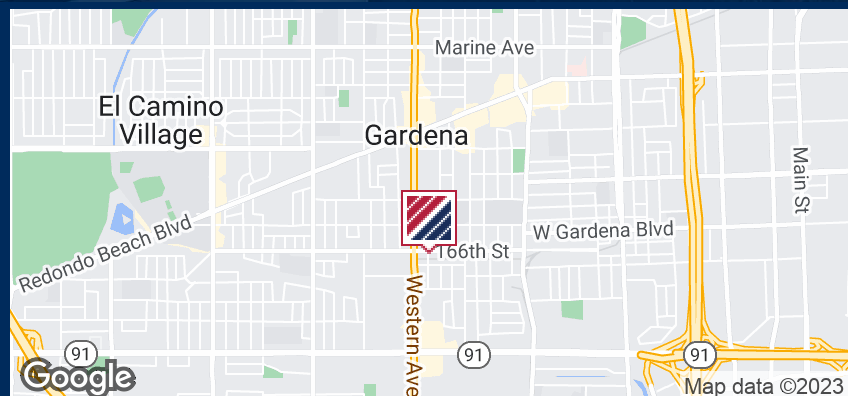


# INDUSTRIAL PROPERTY FOR SALE

1728 W 166TH ST  
GARDENA | CA 90247

## PROPERTY FEATURES:

- Great hard to find small contractor yard
- Contractor Service use grandfathered in (buyer to verify)
- Clean office building
- Corner frontage
- Close proximity to restaurants and amenities
- Located in a very clean & quiet neighborhood



FOR MORE INFORMATION PLEASE CONTACT:

**JACK STONE**

ASSOCIATE

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CADRE #02070402

**MICHAEL CHASE**

VICE PRESIDENT

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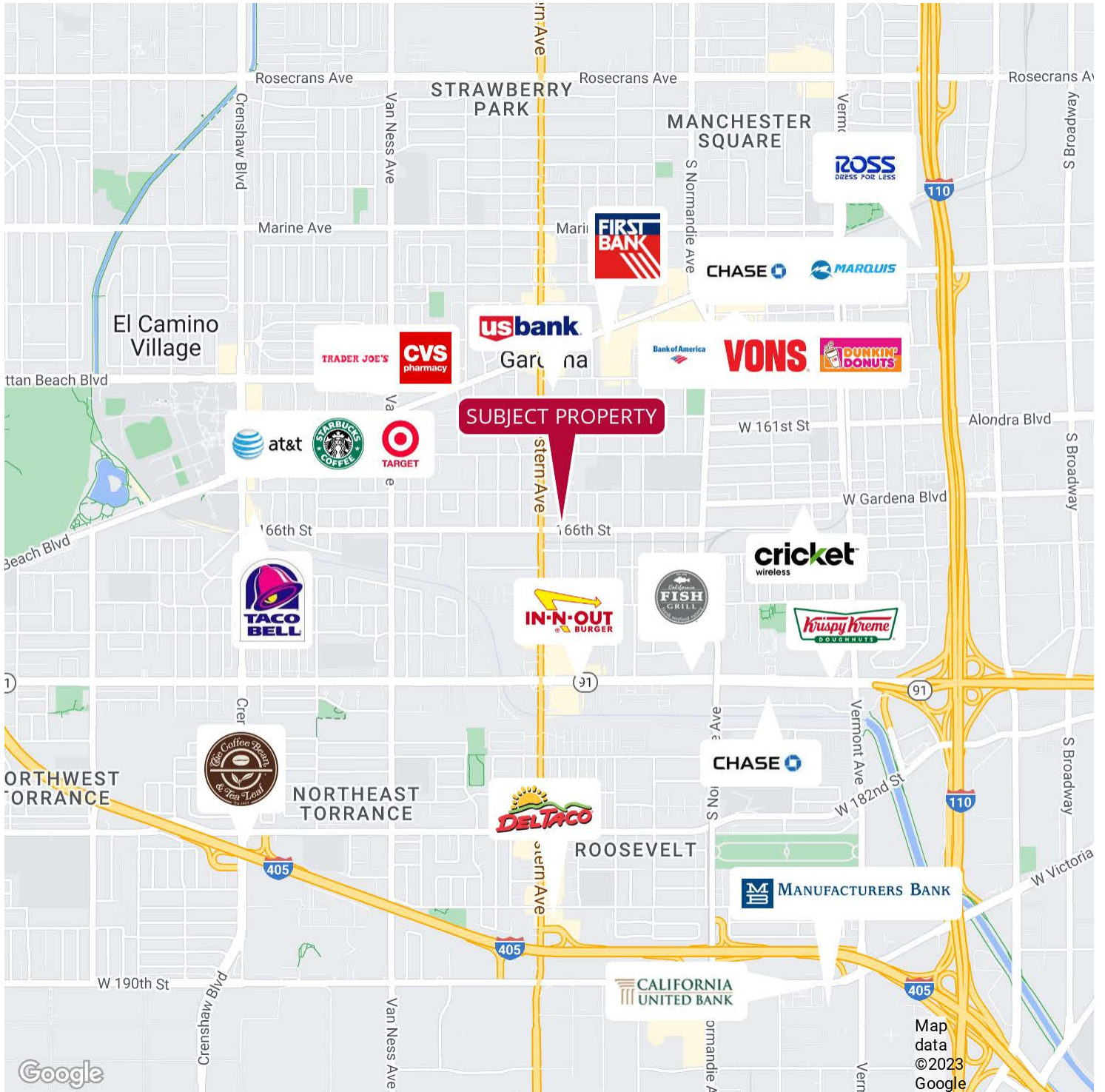
CADRE #02071146

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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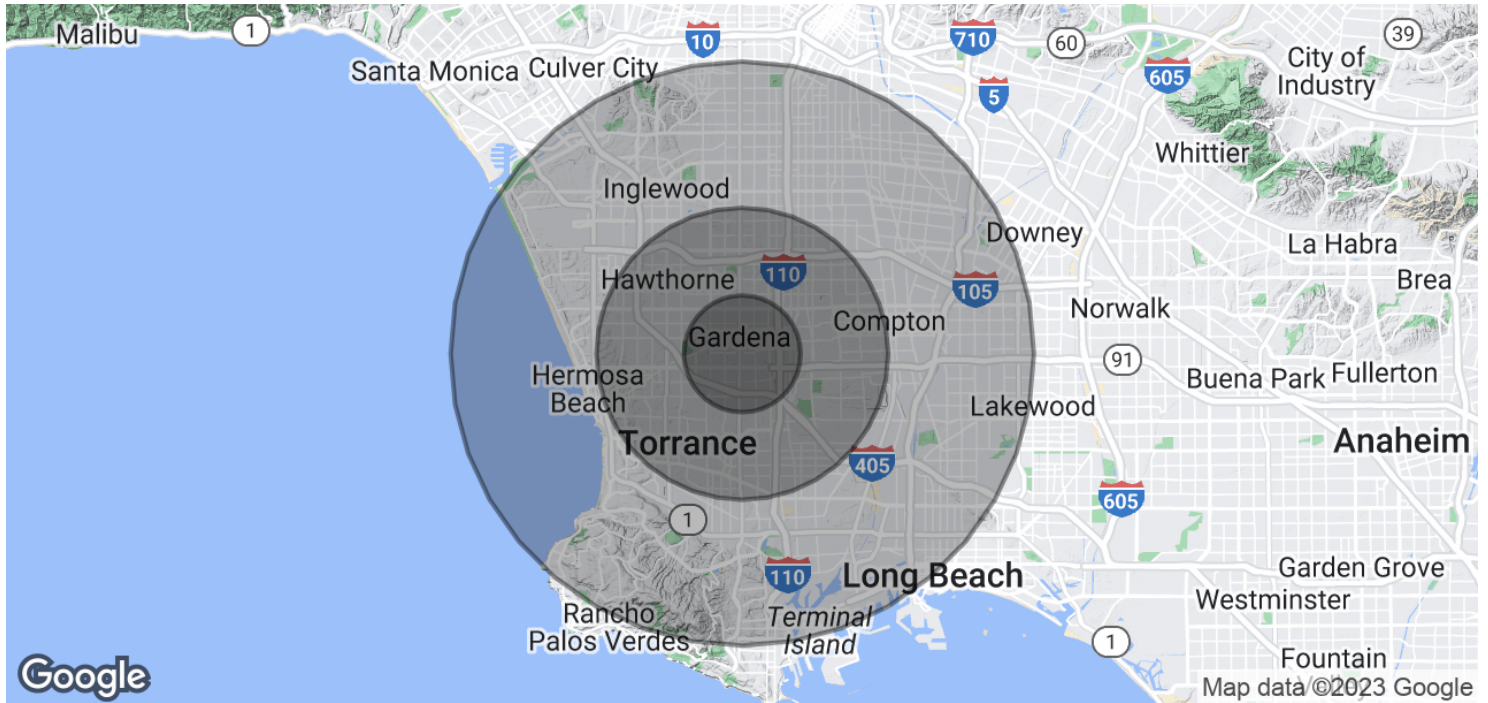
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# 1728

W 166TH ST  
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# FOR SALE

INDUSTRIAL PROPERTY



## DEMOGRAPHICS

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	32,768	226,512	829,952
# of persons per HH	2.8	3.1	3.2
Average HH income	\$95,011	\$101,879	\$95,395
Average house value	\$686,844	\$684,684	\$670,812

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
W. 166th St.	Denker Ave. E.	6,080	2022	0.15 mi
S. Western Ave.	W. 169th Pl S.	29,814	2022	0.16 mi
W. Gardena Blvd.	Denker Ave. E.	4,050	2022	0.21 mi
W. 166th St.	Gramercy Pl E.	5,528	2022	0.31 mi

\* Traffic Count data derived from CoStar

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