

AVAILABLE FOR LEASE
25,192 SF

1361 W. 190TH STREET

GARDENA | CALIFORNIA



W. 190TH ST.

FOR MORE INFORMATION, CONTACT:

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PROPERTY HIGHLIGHTS

- \$0.99 PSF NNN for months 1-6, then \$1.10 PSF thereafter with annual C.O.L.A.'s
- \$0.30 NNN Fees
- Superb 405 Freeway and 190th St Identity
- Adjacent to 405 Fwy Off Ramp & Across from Walmart
- Great For Variety of Warehouse, Distribution, Showroom, & Retail Uses
- Neighbors Include Walmart, Autozone, 4 Wheel Parts, Starbucks
- Fenced Private Yard
- Additional Parking Available Next Door
- 100% HVAC in Warehouse
- Former 3 Day Suit Broker Space
- Property is Physically Located in the City of Los Angeles with a Gardena P.O.

TRAFFIC COUNTS

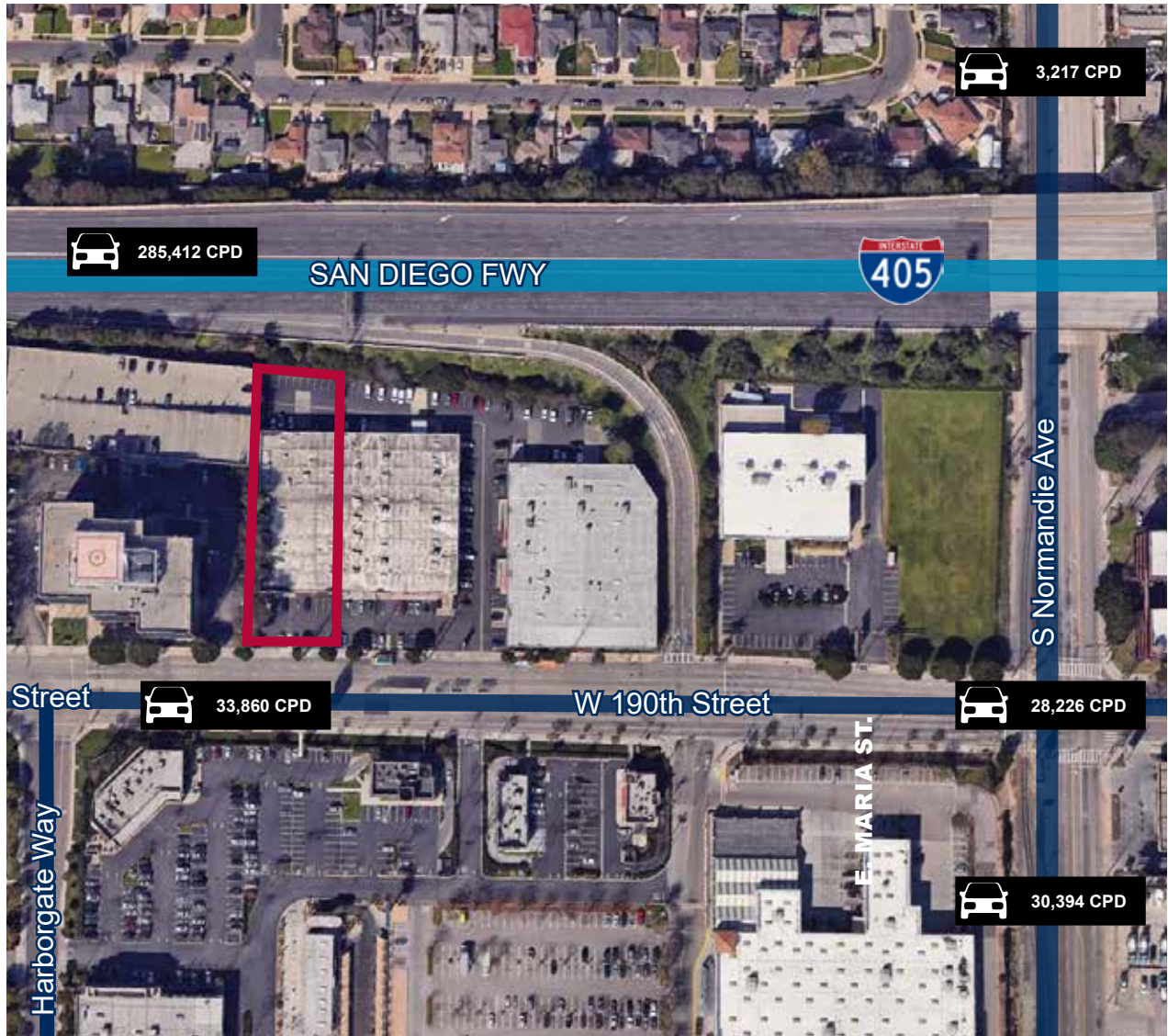
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
W 190th St	Harborgate Way W	33,860	2022	0.05 mi
405	-	263,736	2022	0.13 mi
I- 405	S Western Ave W	280,456	2022	0.16 mi
San Diego Freeway	-	275,581	2020	0.20 mi
W 186th St	S Dalton Ave W	3,251	2022	0.22 mi
W 190th St	Harborgate Way E	28,452	2022	0.23 mi
W 186th St	Normandie Ave E	2,999	2022	0.27 mi

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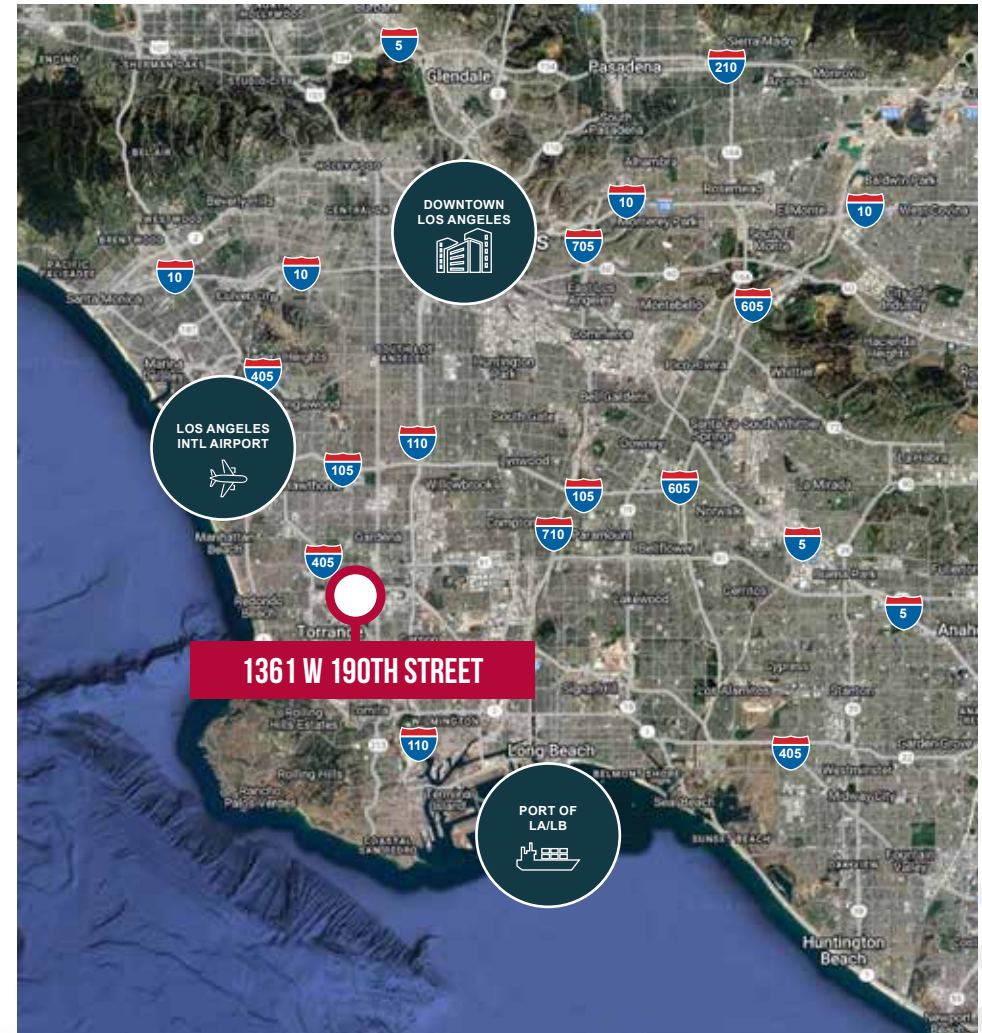
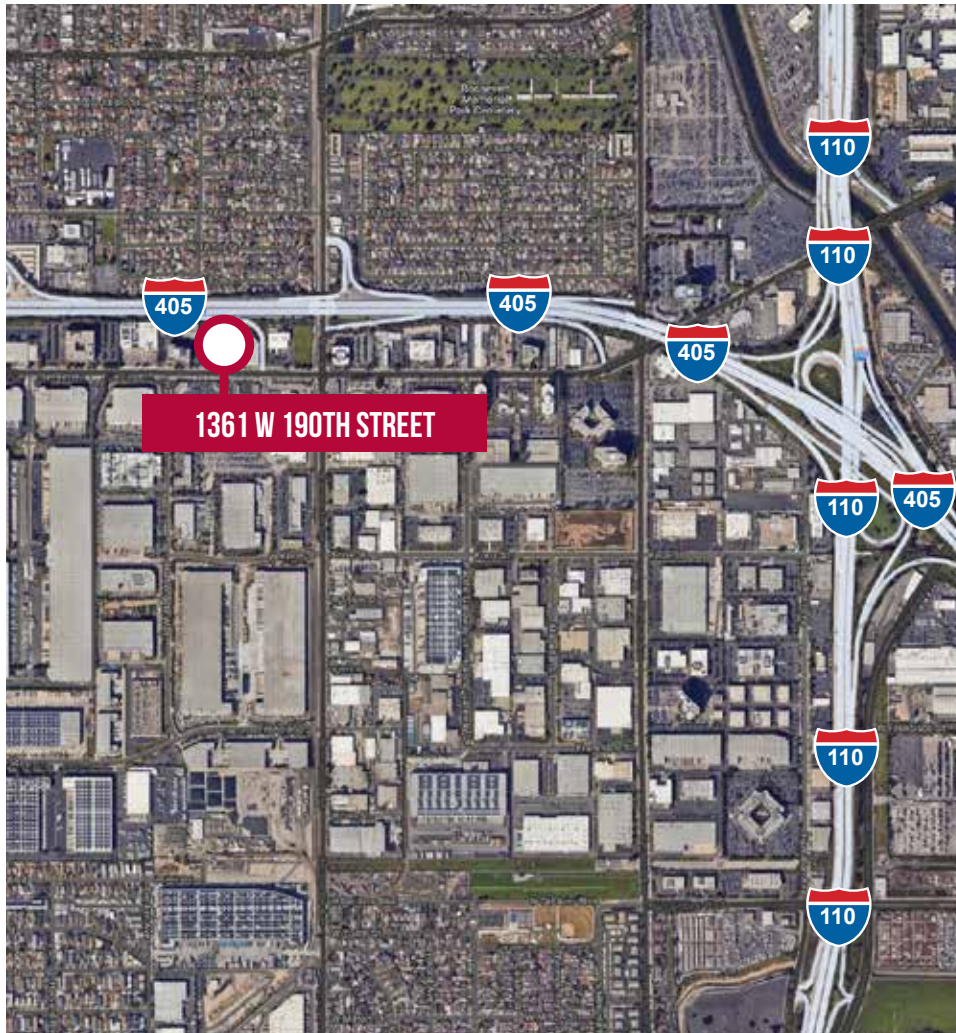
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PORT OF LOS ANGELES &
LONG BEACH

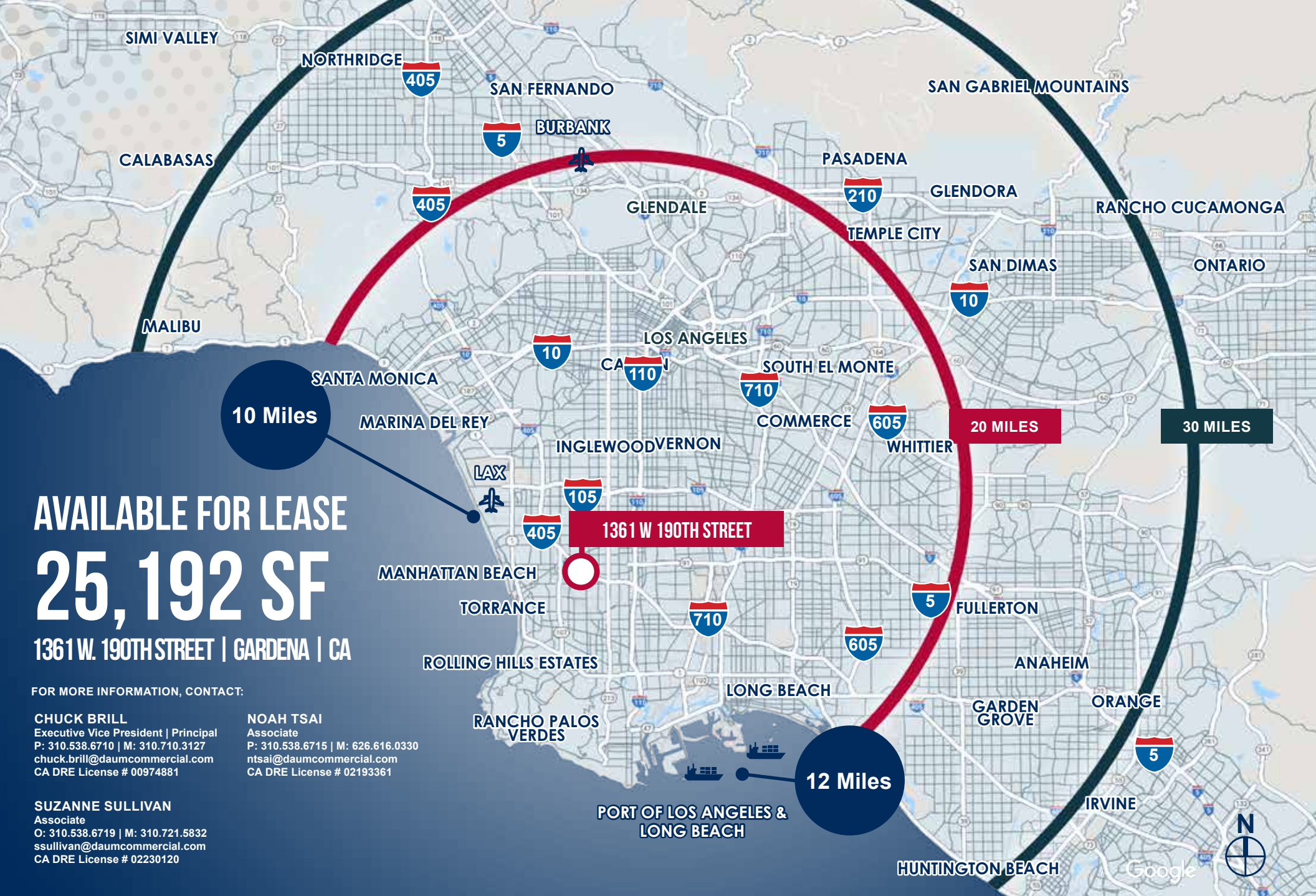
12 Miles

10 Miles

20 MILES

30 MILES

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