



19019 Anelo Ave

Gardena, CA 90248



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MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Property Summary



PROPERTY CHARACTERISTICS

- ▶ Free Standing
- ▶ Private Front Yard
- ▶ Light Manufacturing Zoning
- ▶ Design Overlay
- ▶ I-91, I-110, & I-405 Access
- ▶ Flex Workspace

OFFERING SUMMARY

Asking Price:	\$1,200,000
Price Per Square Foot:	\$320
Lot Size:	7,492 SF
Building Size:	3,742 SF
Zoning:	Manufacturing Light
APN:	7339-009-014
Year Built:	1958

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Property Description



EXECUTIVE SUMMARY

MIG Commercial Real Estate Services, Inc proudly presents an exceptional opportunity at 19019 Anelo Avenue in Gardena, California. This freestanding industrial property offers approximately 3,742 square feet of versatile flex space on a 7,492 square foot lot, zoned ML (Manufacturing Light). This property has a Gardena zip code but is located in the City of Carson. The two-story structure encompasses workshop, office, and warehouse spaces, providing ample room for various business operations. Strategically located near major freeways including I-91, I-110, and I-405, the property ensures convenient access for transportation and logistics. With two ground-level loading doors and a private front yard offering generous parking space, it accommodates the operational needs of diverse industries. This commercial space presents an attractive opportunity for owner-users who are looking to take advantage of SBA Financing, seeking an optimal location in Southern California's industrial hub. Please note that while we strive for accuracy, buyers and their agents are encouraged to conduct their own due diligence to verify all details provided.

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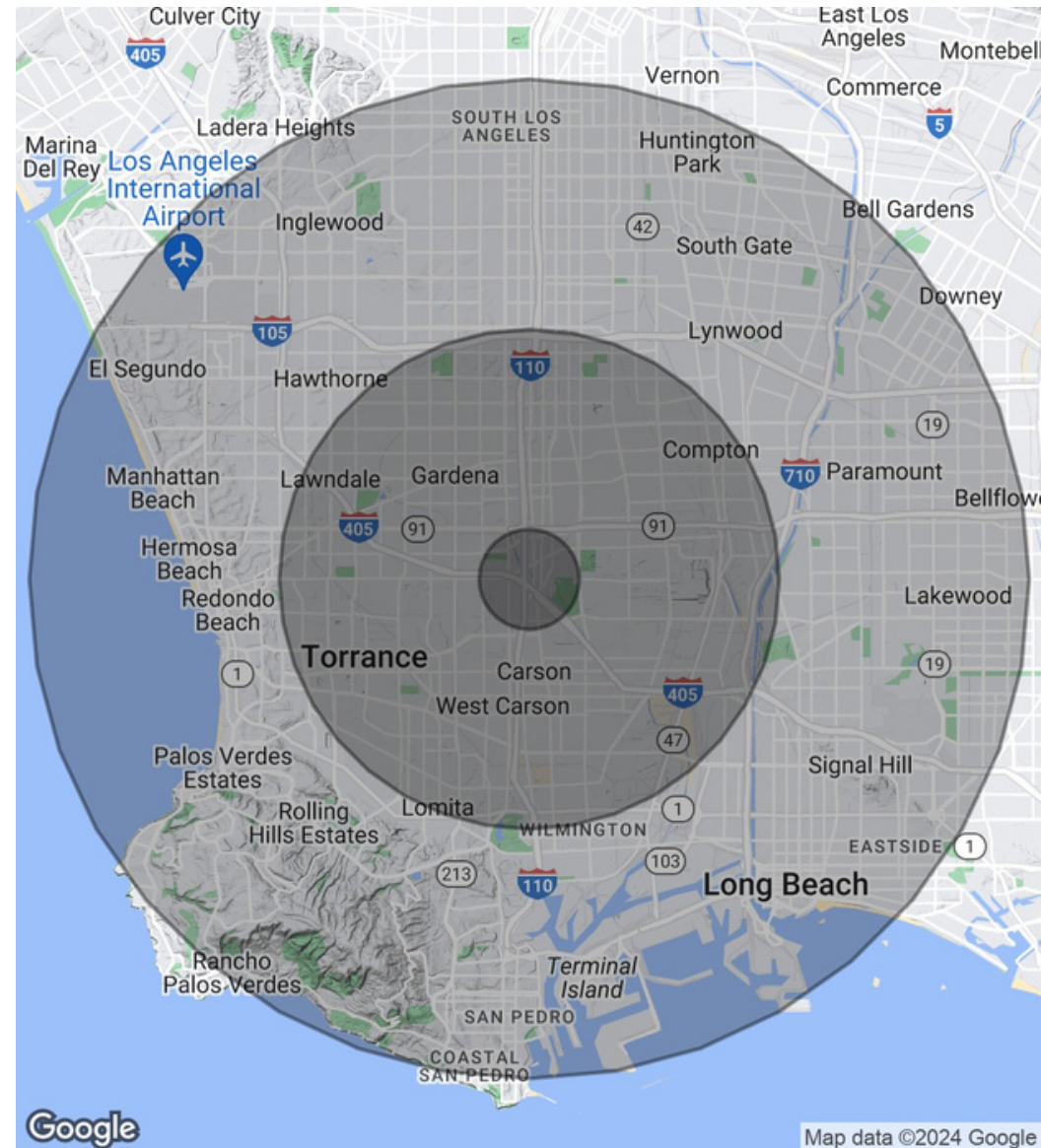
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,210	609,203	2,590,867
Average Age	40.4	37.6	35.6
Average Age (Male)	37.8	36.2	34.5
Average Age (Female)	42.9	38.9	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,800	198,858	845,881
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$85,009	\$86,502	\$86,103
Average House Value	\$473,086	\$518,138	\$570,066

* Demographic data derived from 2020 ACS - US Census



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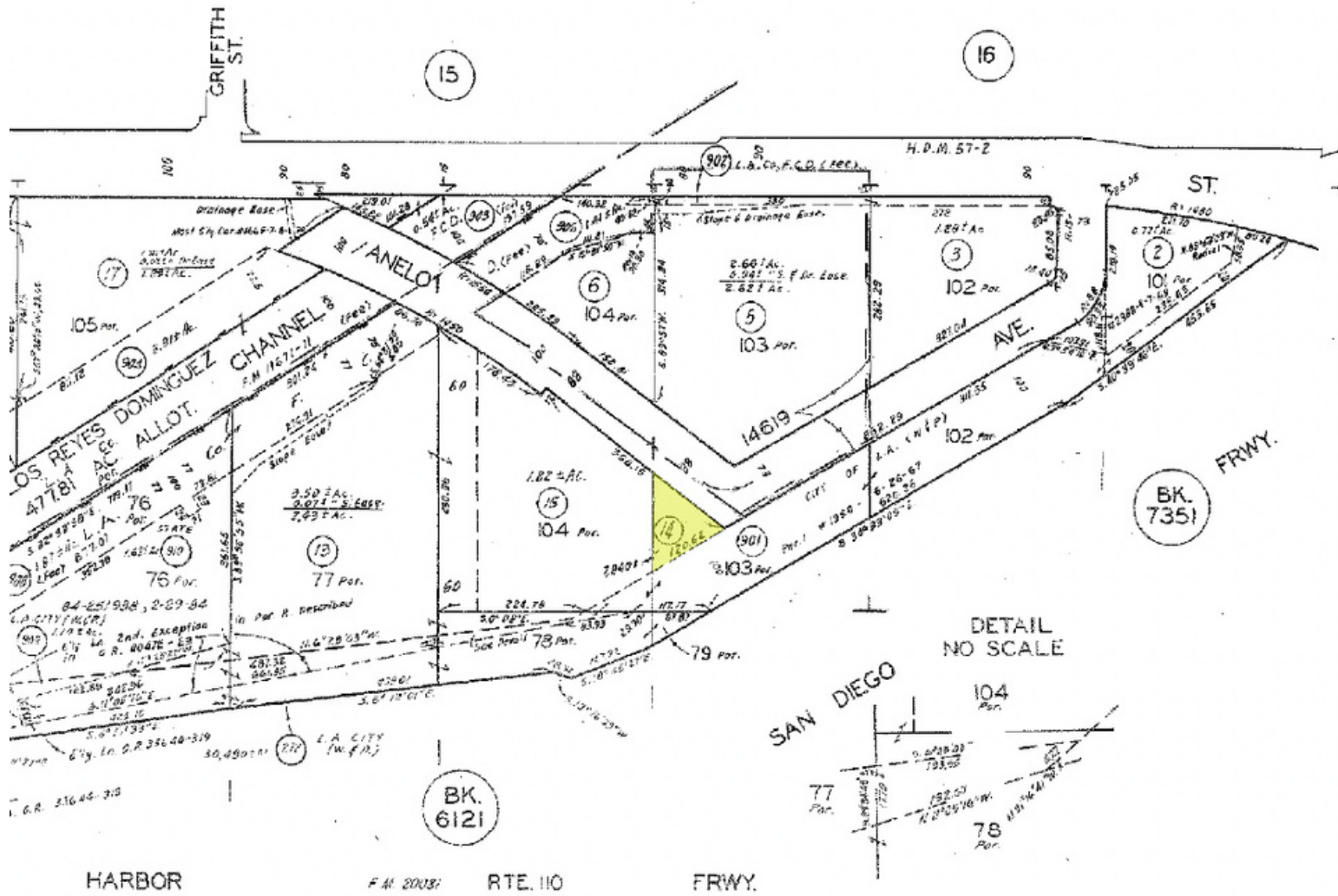
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Parcel Map

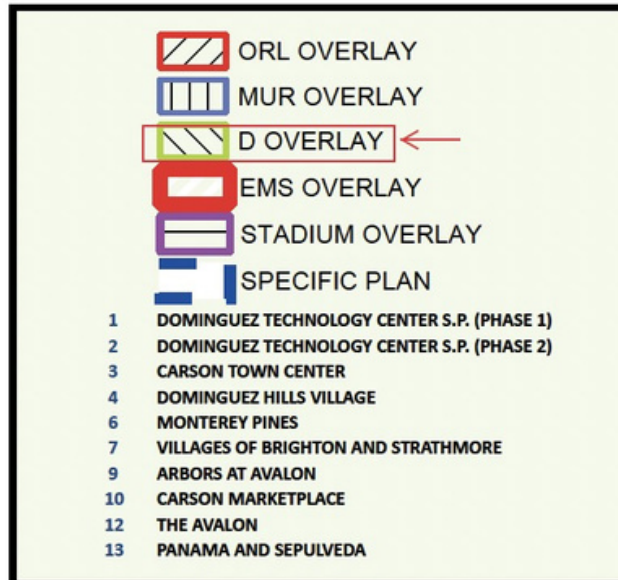
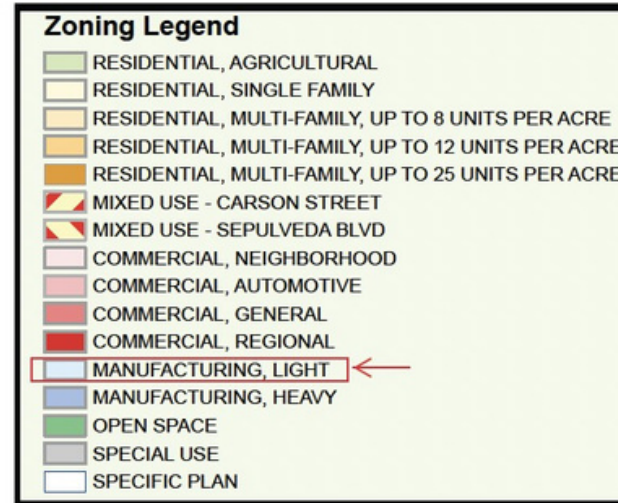
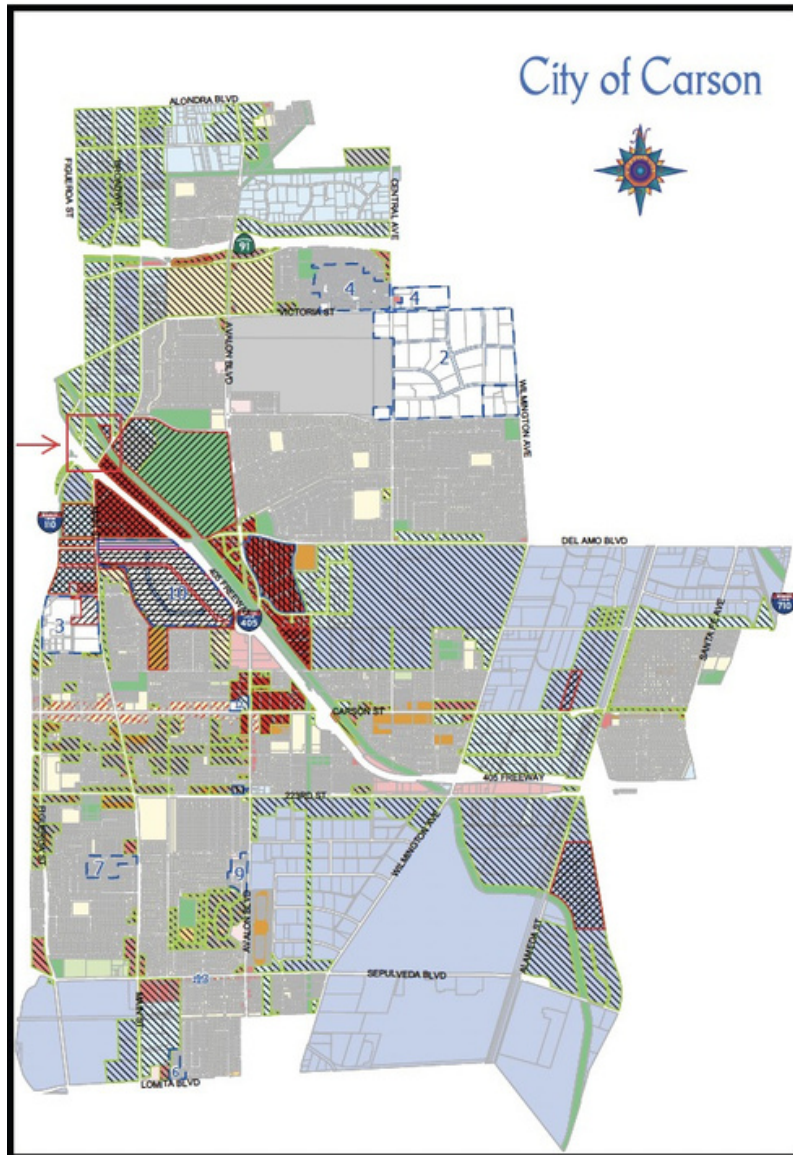


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Zoning Map

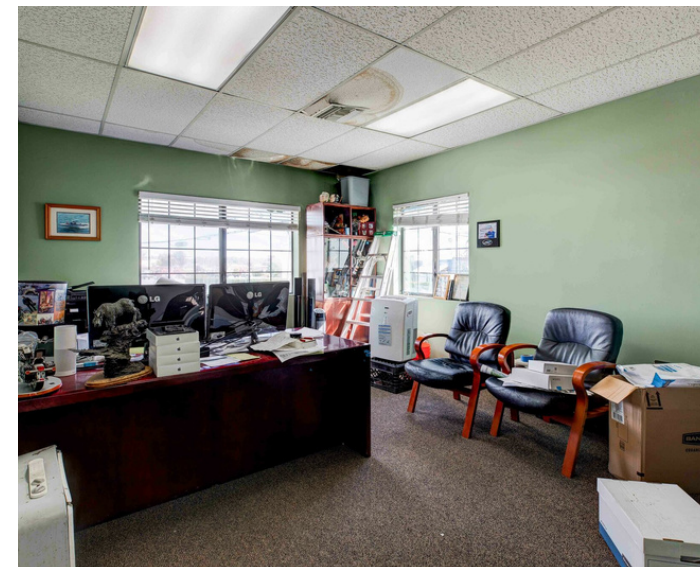
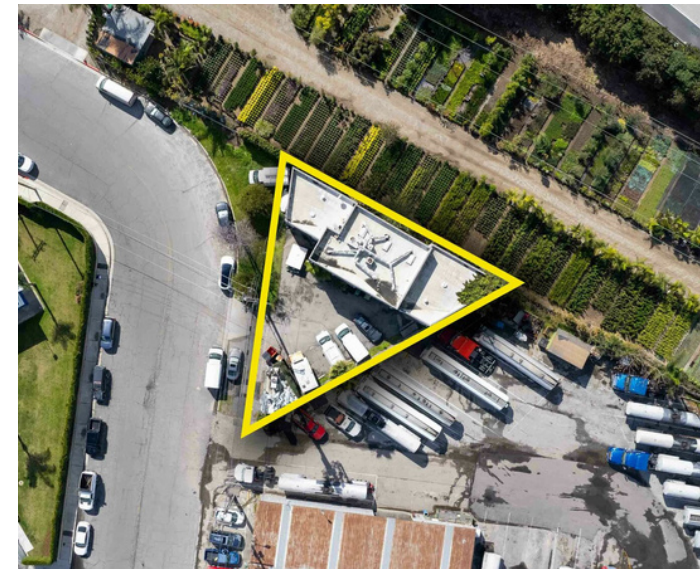
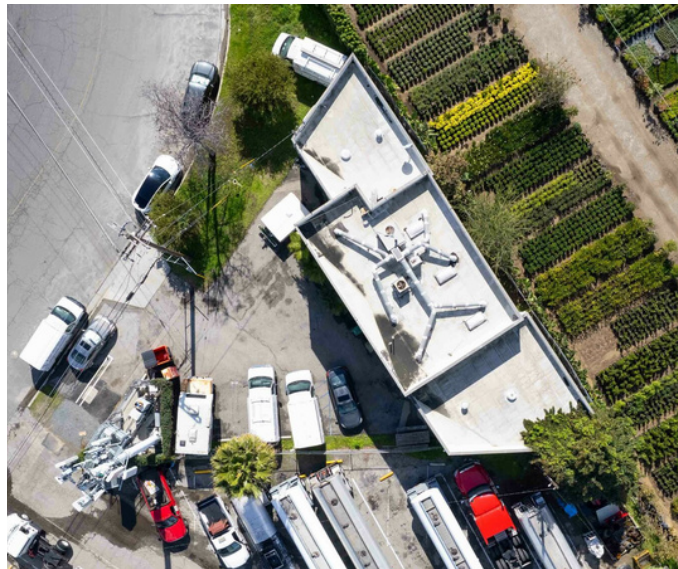


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Additional Photos



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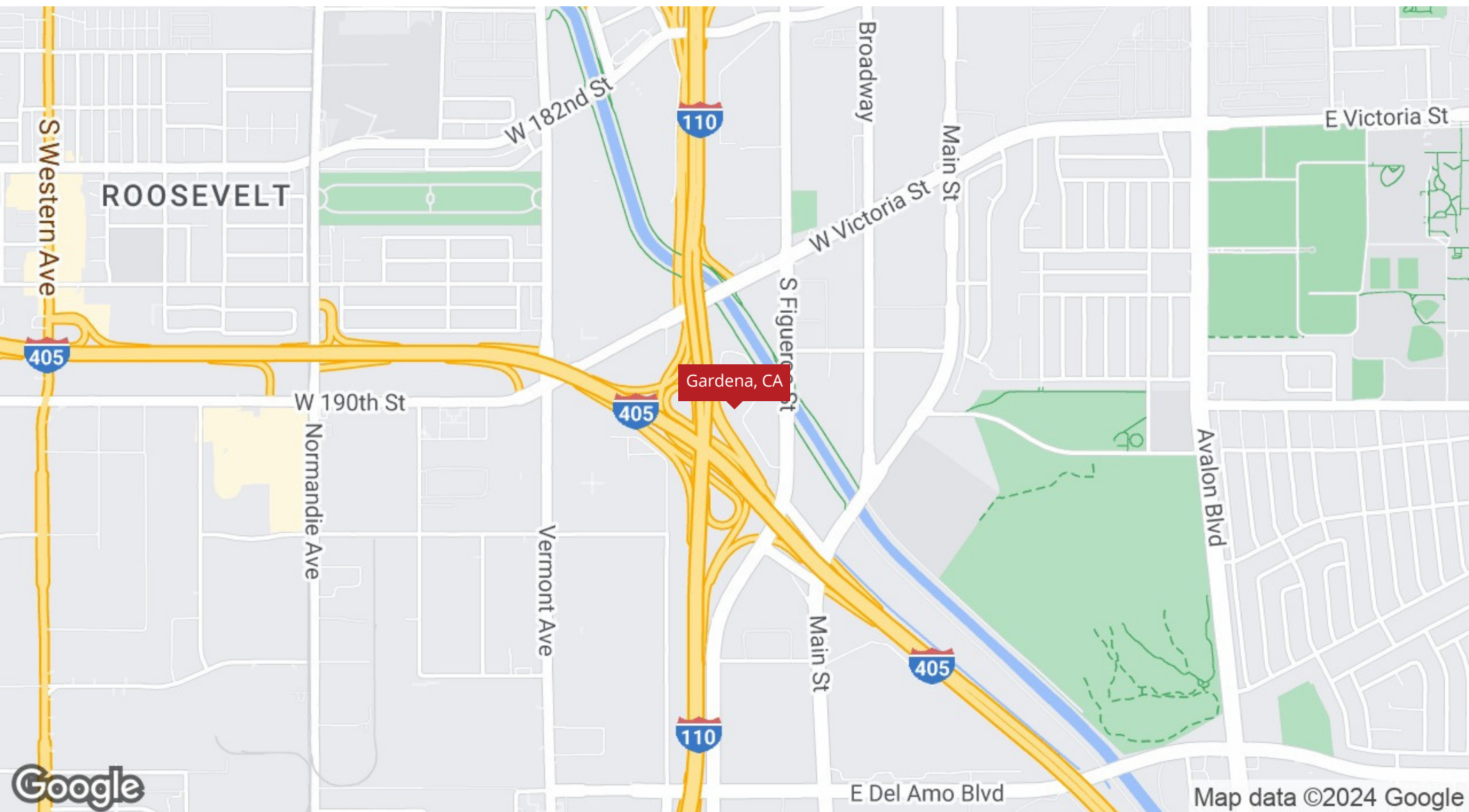
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Regional Map



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