



**COLDWELL BANKER
COMMERCIAL**
BLAIR

FOR SALE

OFFICE BUILDING

14015

VAN NESS AVENUE

G A R D E N A , C A



For more information contact:

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SCAN FOR VIDEO



COLDWELL BANKER COMMERCIAL

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333 West Broadway, Ste. 312

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Company BRE #01330395



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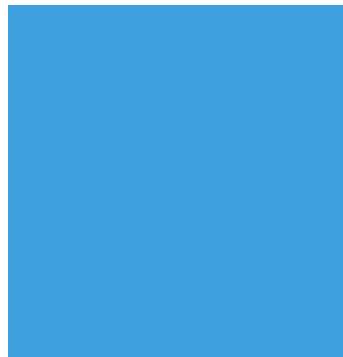
G A R D E N A , C A

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EXECUTIVE SUMMARY

14015 Van Ness Ave., Gardena, CA 90249 is a well maintained two-story commercial office property totaling approximately 6,404 square feet, situated on an 8,795 square foot lot in the heart of Gardena. The property offers a versatile mix of suites tailored to a range of business needs. The building consists of seven units, five of which are currently leased, with two remaining vacancies, for owner-user or lease-up at market rents. The building's efficient layout and flexible floor plans make it well suited for professional and medical offices, back-office operations, and service-oriented businesses, allowing for a variety of tenant sizes and configurations.

Recent capital improvements reflect proactive ownership and help mitigate the likelihood of upcoming capital expenses. Completed in 2022, these upgrades include a newer roof and skylights, four newer HVAC units, fresh interior/exterior paint, and newer flooring in renovated suites. Additional property features include air conditioning and heating in all units, three common area restrooms, and select in-suite restrooms for added convenience. The property is further enhanced by a central open courtyard that fills the space with abundant natural light, 12 parking spaces plus an on-site parking lot providing ample parking for both tenants and visitors, a gated perimeter, and a building alarm system that offers an added layer of security for occupants and their clientele.

Conveniently located near major healthcare providers such as Memorial Hospital of Gardena and Kaiser Permanente Gardena Medical Offices, the property benefits from strong demand driven by the healthcare and professional services sectors. The location also offers excellent access to major freeways, including the I-110, I-105, and I-405, providing convenient connectivity to surrounding employment hubs.



HIGHLIGHTS

- CAP: 7.79%
- Great owner-user or investor opportunity
- Recent capital improvements (2022): newer roof and skylights, newer HVAC systems, newer interior/exterior paint, and newer flooring in renovated suites
- 12 parking spaces plus on-site parking lot, a gated perimeter, and a building alarm system for enhanced security
- Two vacancies: owner-user or lease-up at market rents
- Efficient layout/flexible floor plans suited for professional/medical offices, back-office operations, and service-oriented tenants
- Building located on a busy main street with high-traffic and high-visibility

Offered at \$1,700,000

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BUILDING DESCRIPTION

Address:	14015 Van Ness Ave. Gardena, CA 90249
Price:	\$1,700,000
NOI:	\$132,372
CAP:	7.79%
Price PSF:	\$265/SF
Zoning:	C3 - See below
APN:	4059-017-030
Total Building Size:	6,404 SF
Total Lot Size:	8,798 SF
Year Built:	1960
Parking Available:	12 Spaces

ZONING

The subject property is zoned General Commercial (C-3) under the City of Gardena's zoning ordinance. The C-3 zone is intended to accommodate a broad range of general commercial uses, including professional offices, medical offices, retail establishments, and service-oriented businesses.

Under Chapter 18.32 of the Gardena Municipal Code, buildings and land within the C-3 zone may be used for permitted commercial uses, as well as other similar uses deemed appropriate by the Planning Commission, provided they comply with applicable development standards. Permitted uses includes professional and medical/dental offices, laboratories, clinics, general offices, retail stores, service businesses, and other commercial activities conducted within enclosed structures. For more information, please visit the City of Gardena municipal code. Buyer to verify.

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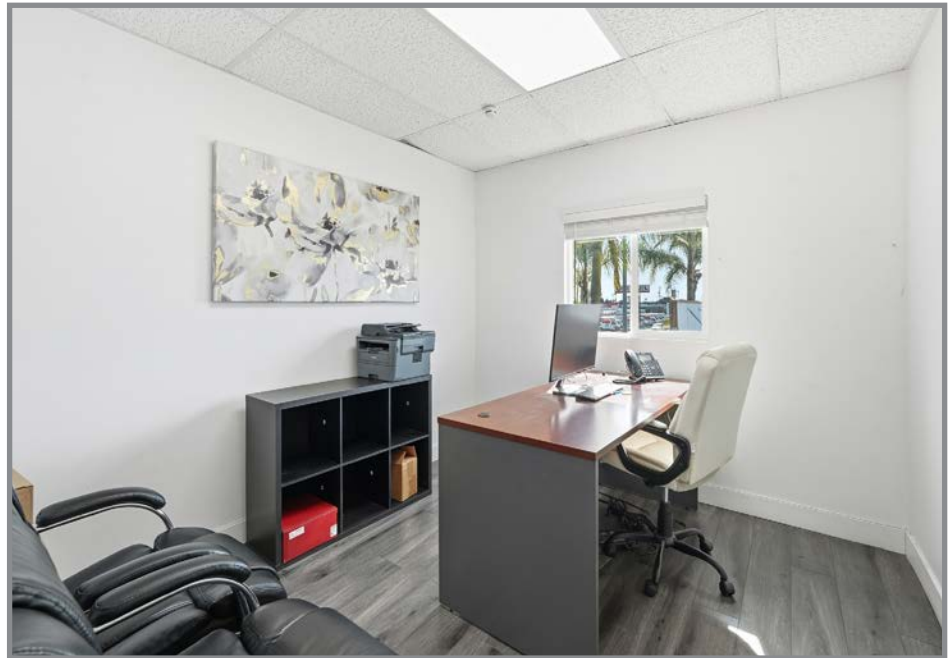


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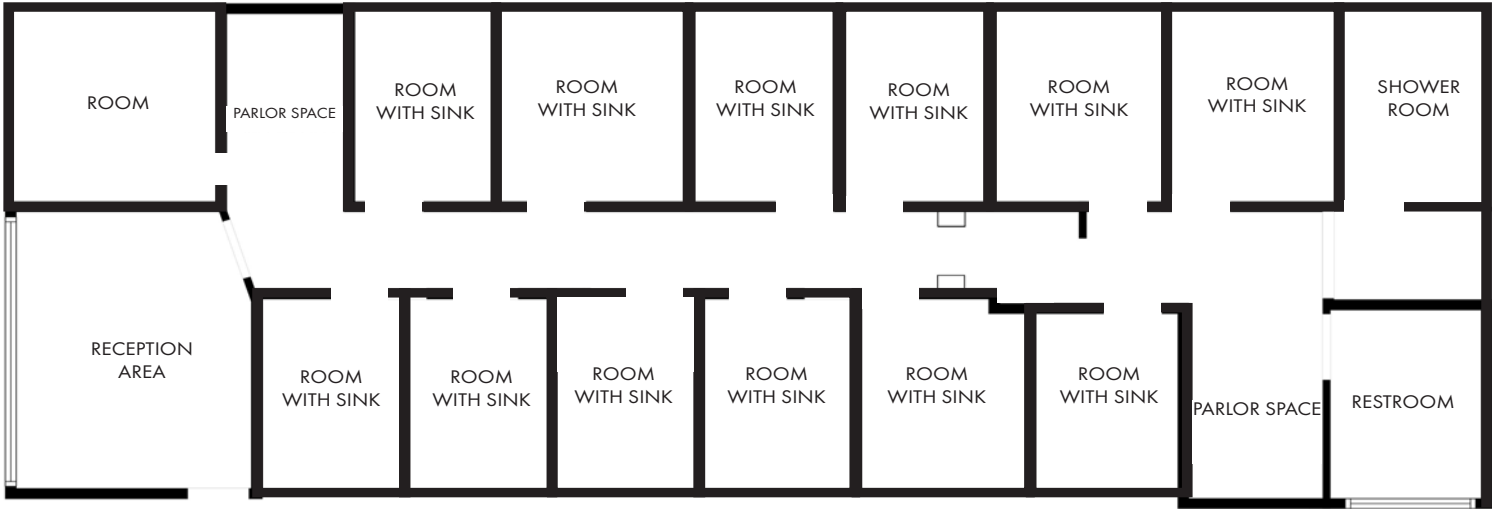
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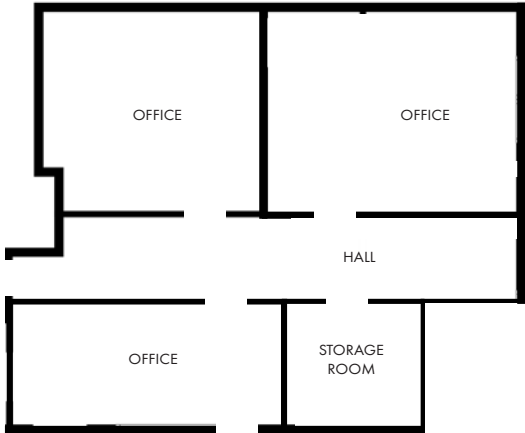
1ST FLOOR - FLOOR PLANS

UNIT 1 - BAW\$E AETHETIC BEAUTY LOUNGE

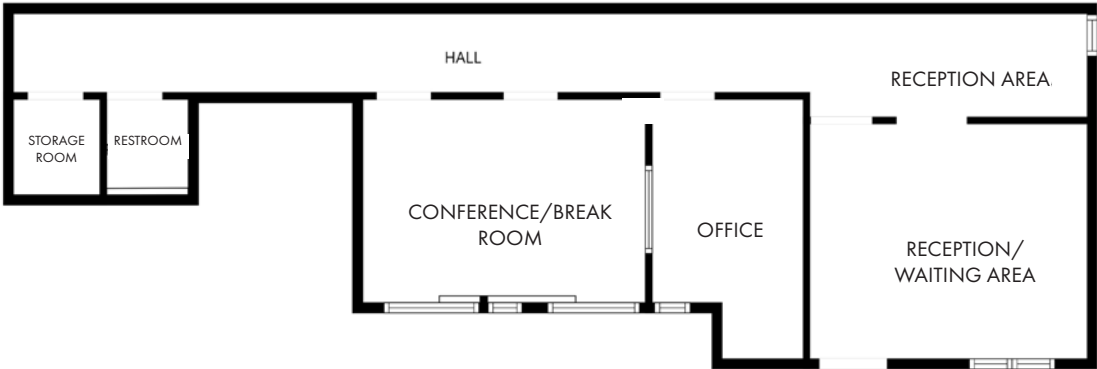


02
FLOOR PLANS

UNIT 2 - VACANT



UNIT 3 - HOLISTIC CONSULTANTS COORINATED FAMILY



*All measurements are approximate. No information on these floor plans should be relied upon without independent verification

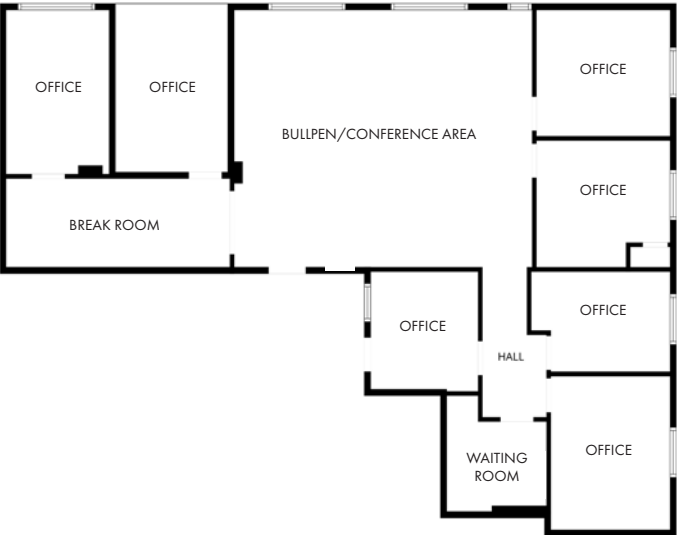
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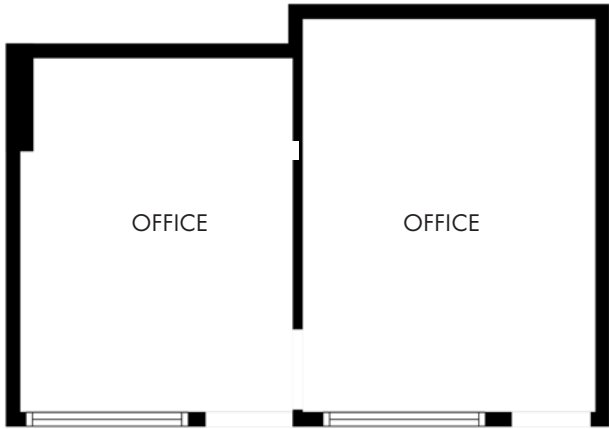
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2ND FLOOR - FLOOR PLANS

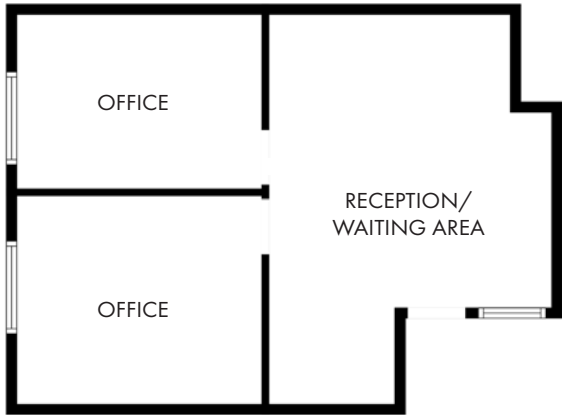
UNIT 4 - VACANT



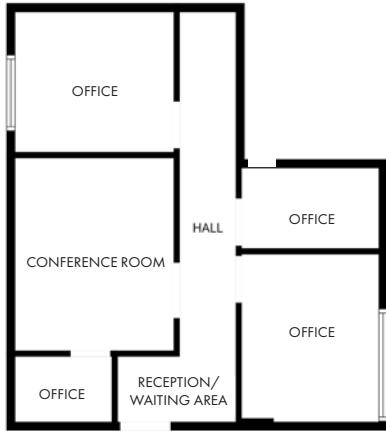
UNIT 5 - C&K FAMILY SUPPORT SERVICES



UNIT 6 - SAINT LUKA HOSPICE



UNIT 7 - HOLISTIC CONSULTANTS COORINATED FAMILY

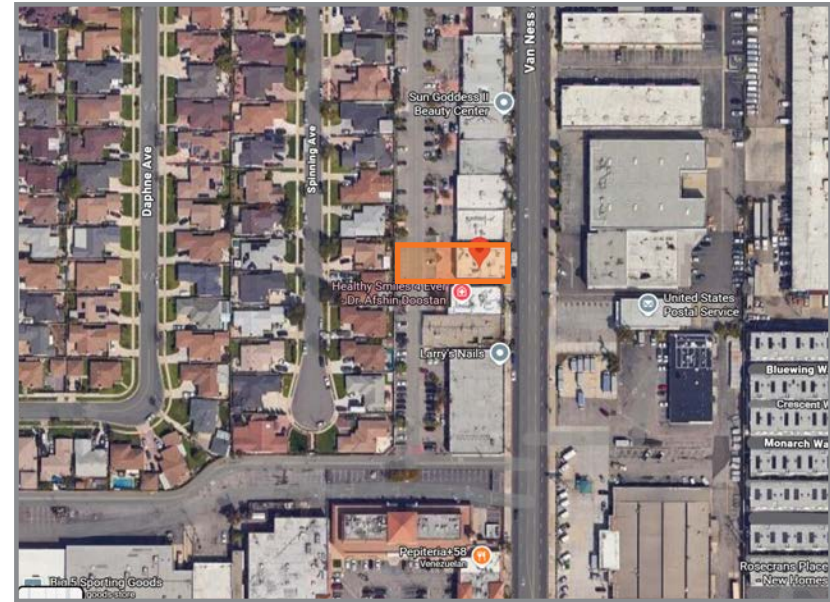
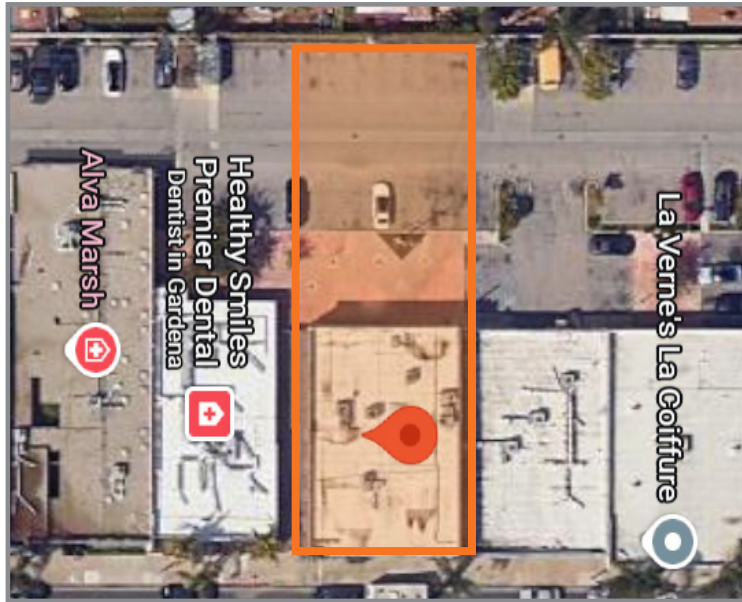
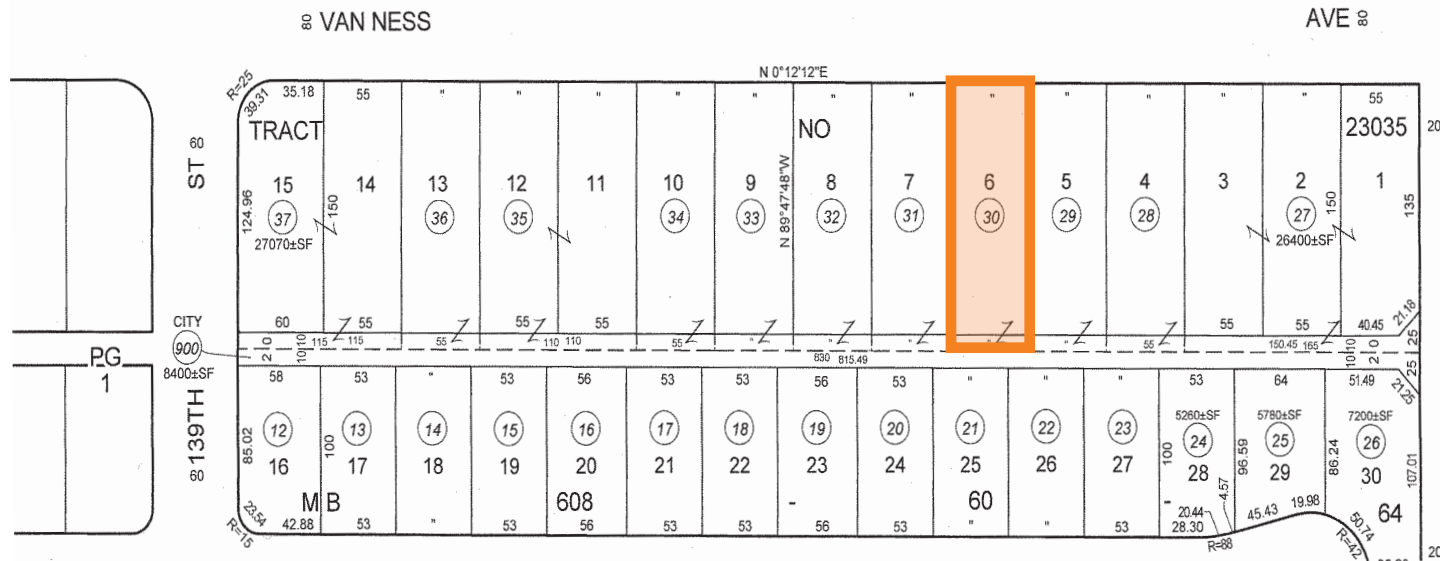


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RENT ROLL

ACTUAL

Rent Roll	Sq Ft	Rent	Rent PSF	Market Rent	Term	End	Options
Downstairs Units							
Unit# 1: Baw\$e Aesthetics Beauty Lounge	1,720	\$ 3,850.00	\$ 2.24	\$ 3,850.00	October 1, 2023	October 1, 2026	Month-to-Month
Unit# 2: Vacant	428	\$ -	\$ 2.50	\$ 1,070.00			Vacant
Unit# 3: Holistic Consultants Coordinated Family	691	\$ 1,800.00	\$ 2.60	\$ 1,800.00	June 1, 2023	June 31, 2024	Month-to-Month
Upstairs Units							
Unit# 4: Vacant	1,602	\$ -	\$ 2.50	\$ 4,005.00			Vacant
Unit# 5: C&K Family Support Services	280	\$ 1,100.00	\$ 3.93	\$ 1,100.00	January 1, 2025	January 1, 2026	Month-to-Month
Unit# 6: Saint Luka Hospice	473	\$ 2,000.00	\$ 4.23	\$ 2,000.00	May 1, 2025	May 1, 2026	Month-to-Month
Unit# 7: Holistic Consultants Coordinated Family	701	\$ 1,505.00	\$ 2.15	\$ 1,505.00	May 1, 2025	May 1, 2026	Month-to-Month
Total Monthly Rents		\$ 10,255	Total Monthly Market Rents	\$ 15,330			
Total Annual Rents		\$ 123,060	Total Annual Market Rents	\$ 183,960			

03

FINANCIALS & DEMOGRAPHICS

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INCOME & EXPENSES

INCOME & EXPENSES - PROFORMA

INCOME

Gross Scheduled Income	\$ 183,960.00
Vacancy (5%)	<u>\$ (9,198.00)</u>
Gross Operating Income	\$ 174,762.00

EXPENSES

Insurance	\$ 8,040.00
Property Taxes (Based on Sale)	\$ 21,250.00
Gas	\$ 770.00
Electricity	\$ 1,590.00
Water/Sewer	\$ 1,750.00
Maintenance/Repairs	\$ 2,000.00
Mangament Fee (4%)	<u>\$ 6,990.48</u>
Total Expenses	\$ 42,390.48

NET OPERATING INCOME \$ 132,371.52



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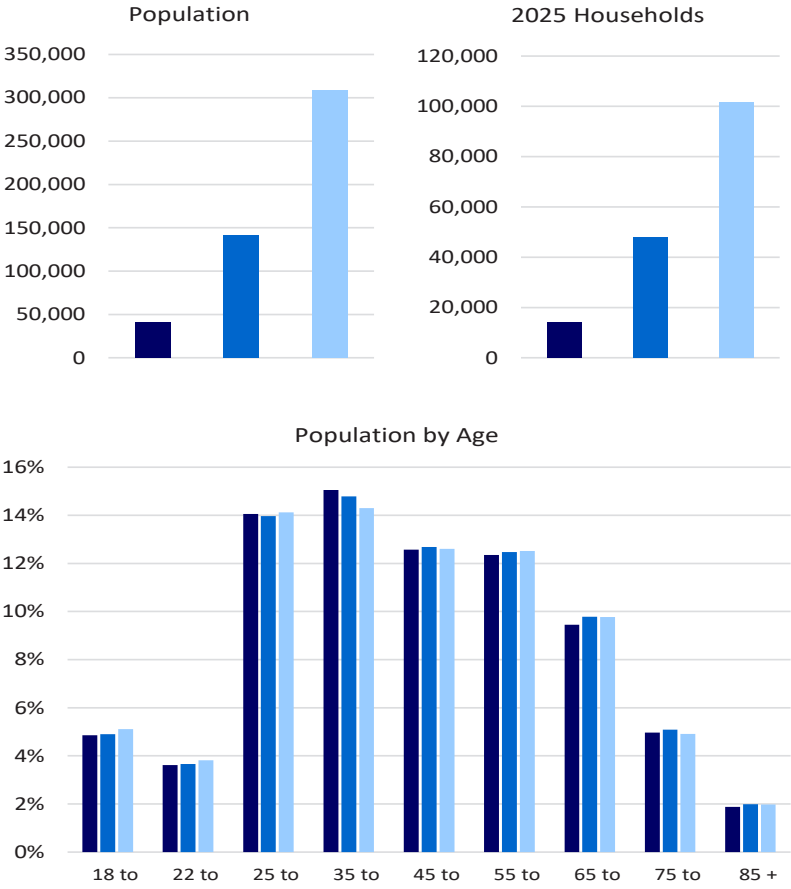
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Address 14015 Van Ness Avenue

Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Current						
2025 Population	40,654	---	141,141	---	308,674	---
2030 Projected Population	41,472	---	143,177	---	312,606	---
Pop Growth (%)	2.0%	---	1.4%	---	1.3%	---
2025 Households	13,986	---	48,048	---	101,706	---
2030 Projected Households	14,268	---	48,741	---	102,971	---
HH Growth (%)	2.0%	---	1.4%	---	1.2%	---
Census Year						
2010 Population	39,673	---	139,661	---	307,473	---
2020 Population	41,532	---	143,632	---	312,978	---
Pop Growth (%)	4.7%	---	2.8%	---	1.8%	---
2010 Households	13,317	---	46,657	---	98,414	---
2020 Households	14,284	---	48,916	---	103,171	---
HH Growth (%)	7.3%	---	4.8%	---	4.8%	---
Total Population by Age						
Average Age (2025)	39.8		40.2		40.0	
Children (2025)						
0 - 4 Years	2,431		8,196		17,699	
5 - 9 Years	2,289		7,581		16,715	
10-13 Years	1,910		6,537		14,488	
14-17 Years	1,986		6,851		15,534	
Adults (2025)						
18 to 22	1,974	4.9%	6,919	4.9%	15,782	5.1%
22 to 25	1,472	3.6%	5,169	3.7%	11,791	3.8%
25 to 35	5,716	14.1%	19,717	14.0%	43,583	14.1%
35 to 45	6,121	15.1%	20,864	14.8%	44,129	14.3%
45 to 55	5,110	12.6%	17,900	12.7%	38,902	12.6%
55 to 65	5,020	12.3%	17,604	12.5%	38,642	12.5%
65 to 75	3,843	9.5%	13,806	9.8%	30,150	9.8%
75 to 85	2,020	5.0%	7,187	5.1%	15,151	4.9%
85 +	762	1.9%	2,812	2.0%	6,106	2.0%

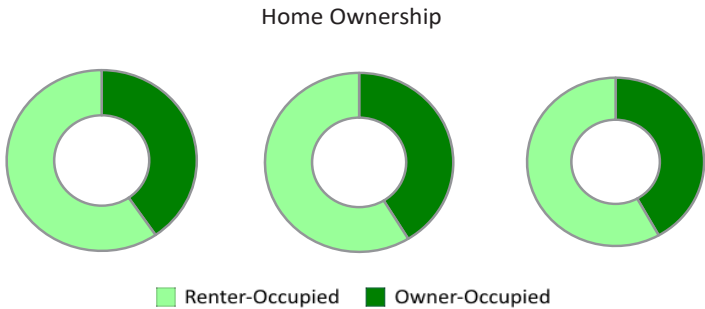
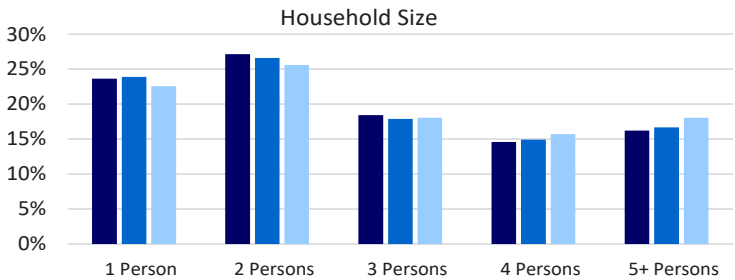
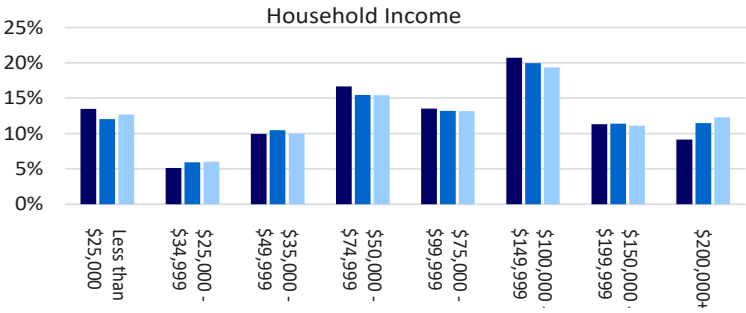


Address 14015 Van Ness Avenue

Consumer Profile Report

STI: PopStats, 2023 Q2

	1 Mile		3 Miles		5 Miles	
Household Income (2025)						
Per Capita Income	\$35,315	---	\$36,751	---	\$36,293	---
Average HH Income	\$102,654	---	\$107,956	---	\$110,149	---
Median HH Income	\$82,289	---	\$85,748	---	\$85,668	---
Less than \$25,000	1,888	13.5%	5,796	12.1%	12,914	12.7%
\$25,000 - \$34,999	716	5.1%	2,853	5.9%	6,105	6.0%
\$35,000 - \$49,999	1,393	10.0%	5,037	10.5%	10,146	10.0%
\$50,000 - \$74,999	2,331	16.7%	7,431	15.5%	15,665	15.4%
\$75,000 - \$99,999	1,893	13.5%	6,344	13.2%	13,387	13.2%
\$100,000 - \$149,999	2,900	20.7%	9,584	19.9%	19,691	19.4%
\$150,000 - \$199,999	1,583	11.3%	5,482	11.4%	11,299	11.1%
\$200,000+	1,282	9.2%	5,522	11.5%	12,498	12.3%
Household Size (2025)						
1 Person	3,307	23.6%	11,482	23.9%	22,950	22.6%
2 Persons	3,795	27.1%	12,789	26.6%	26,043	25.6%
3 Persons	2,576	18.4%	8,588	17.9%	18,346	18.0%
4 Persons	2,039	14.6%	7,181	14.9%	15,994	15.7%
5+ Persons	2,269	16.2%	8,008	16.7%	18,373	18.1%
Businesses						
Establishments	1,423	---	5,668	---	10,870	---
Employees (FTEs)	10,705	---	47,416	---	92,023	---



RETAILERS / AMENITIES



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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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