



22122 NORWALK BLVD HAWAIIAN GARDENS, CA 90716
FREESTANDING CORNER COMMERCIAL BUILDING



George Bustamante

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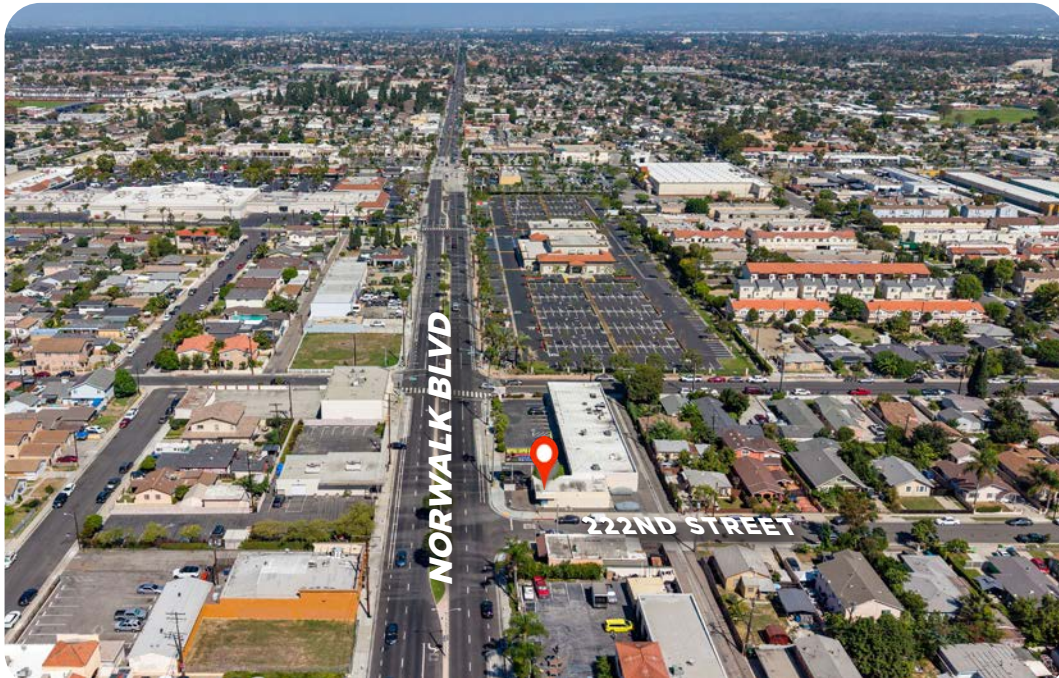
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BUILDING SIZE:	± 1,150 SF
LOT SIZE:	± 3,061 SF
SALE PRICE:	\$500,000
PRICE PSF:	\$434.78 PSF
ZONING:	C-4
YEAR BUILT:	1960
APN:	7076-037-008

HIGHLIGHTS

- **Freestanding building:** 1,150 SF of open showroom and office space
- **Corner lot:** 3,061 SF with excellent visibility and access
- **On-site parking:** 6 spaces (approx. 5.2 per 1,000 SF)
- **Zoning:** C-4 General Commercial with broad by-right uses
- **Condition:** Move-in ready
- **Access:** On Norwalk Blvd with convenient I-605 freeway access





EXECUTIVE SUMMARY

Coldwell Banker Commercial Blair is pleased to present 22122 Norwalk Boulevard, a freestanding 1,150-square-foot commercial building on a 3,061-square-foot corner lot in Hawaiian Gardens. The move-in-ready building features an open showroom and office layout, six on-site parking spaces, and C-4 General Commercial zoning that permits a wide range of retail, service, food, and office uses by right.

The corner position on Norwalk Boulevard, the city's primary commercial corridor, delivers strong visibility and easy access, while the surrounding mix of retail, office, and restaurant uses supports an established customer base. The property is well suited for an owner-user seeking an efficient, flexible footprint in the Southeast LA submarket.

LOCATION OVERVIEW

22122 Norwalk Boulevard sits on Hawaiian Gardens' main commercial corridor, offering strong exposure to steady daily traffic. The nearby Hawaiian Gardens Towne Center draws consistent shopper activity along the boulevard, reinforcing Norwalk Blvd as the area's hub for everyday retail and neighborhood services.

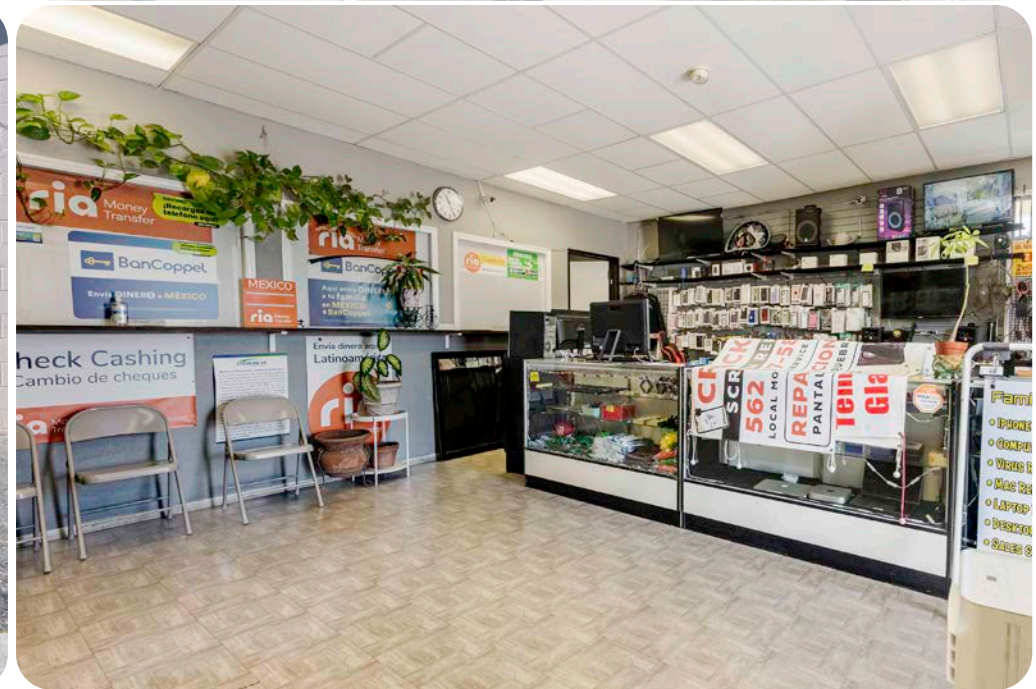
Centrally located within the Southeast LA submarket, the property offers quick access to the I-605 freeway and is a short drive from Cerritos, Long Beach, Lakewood, and the greater Los Angeles metro. A densely populated residential trade area supports reliable, year-round demand from repeat local customers.

ZONING

The property is zoned C-4 (General Commercial), a designation intended for office, professional, and retail uses that serve local residents and provide local jobs. The following uses are permitted by right, with no discretionary approval required:

- **Retail:** general retail, department stores, grocery stores and supermarkets, 24-hour markets, drug stores, furniture, appliance and hardware stores, pet shops, bookstores, gift shops, and pawn shops
- **Food & beverage:** restaurants, eating and drinking establishments, coffee shops, delis, bakeries, and fast food (no drive-through)
- **Personal services:** hair and nail salons, barbers, dry cleaners, laundromats, and licensed massage
- **Office & professional:** general, administrative, and professional offices, banks and financial institutions, medical and dental offices, and real estate offices

*Buyers should independently verify permitted uses and any requirements with the City of Hawaiian Gardens.





FOR INQUIRES, PLEASE CONTACT



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