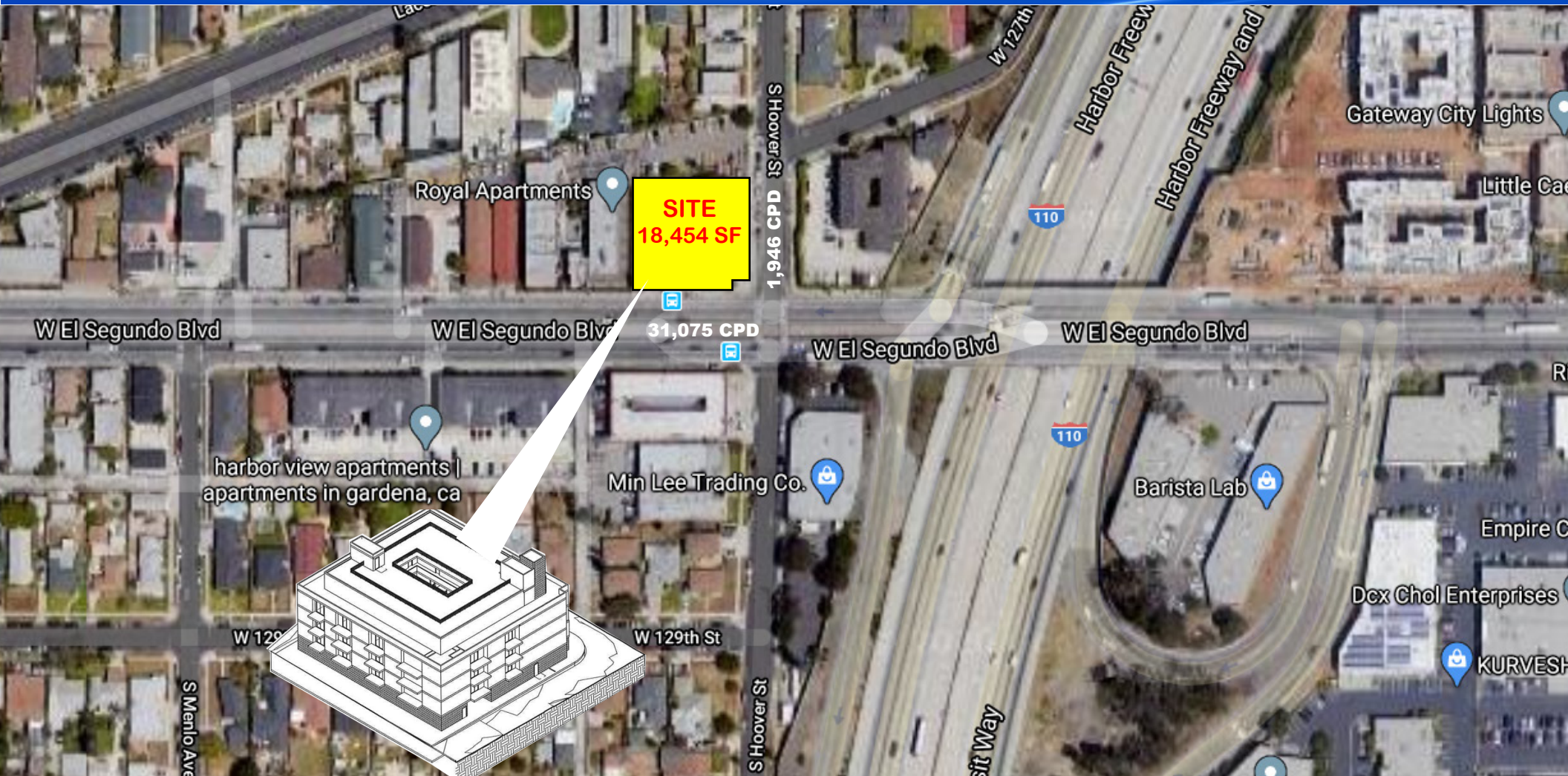


FOR SALE

# LAND DEVELOPMENT OPPORTUNITY

705 W. EL SEGUNDO BLVD | GARDENA | CALIFORNIA 90247  
MULTI-FAMILY RESIDENTIAL



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Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://www.legendarycre.com)

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FOR SALE

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## Availability

> ±18,546 SQ. FT. of Land Parcel

## Sale Price

> 1,700,000.00 (±\$92.00 PSF) All Cash to Seller

## Locations & Highlights

- > Property Type: R-3 Residential
- > Seller has Conceptual Plans for 33 Unit Apartment
- > Zoning: LAR3
- > APN: 6117-019-028
- > Use Code: Multi-Family & Residential Development
- > High Density Demographics
- > Strong Visibility Location & Traffic
- > Major Signalized Main and Main Arterial Streets
- > Harbor Freeway (I-110) Freeway Adjacent
- > Heavy Traffic: ±33,000 Cars Per Day



APN: 6117-019-028



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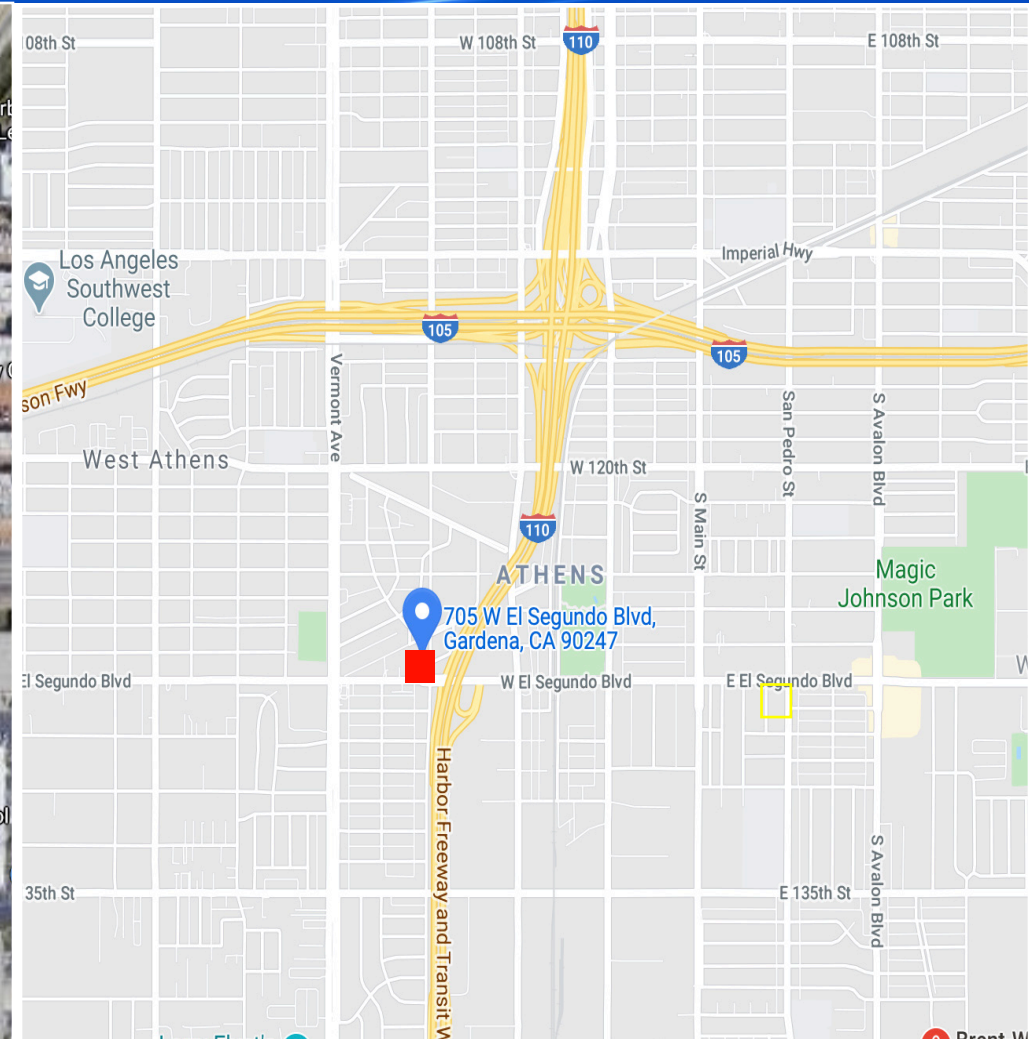
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## IMAGE PHOTOS



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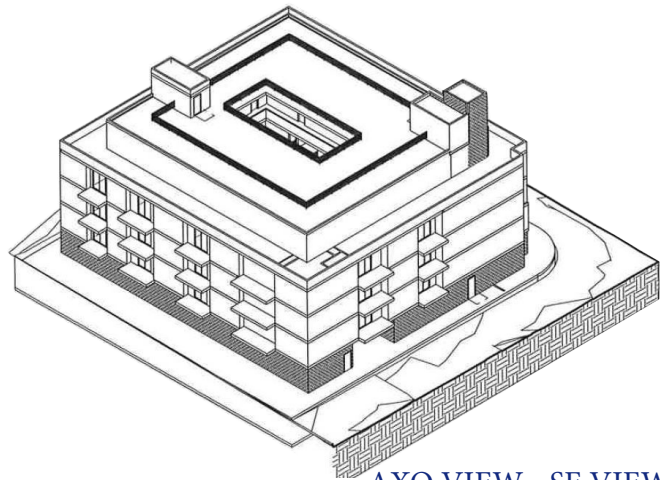
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FOR SALE

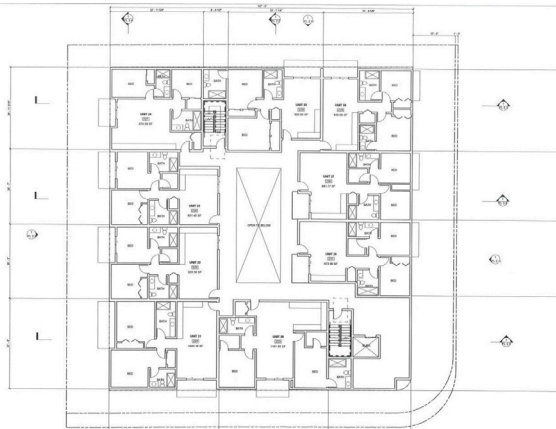
# LAND DEVELOPMENT OPPORTUNITY

705 W. EL SEGUNDO BLVD | GARDENA | CALIFORNIA 90247

MULTI-FAMILY RESIDENTIAL



AXO VIEW - SE VIEW

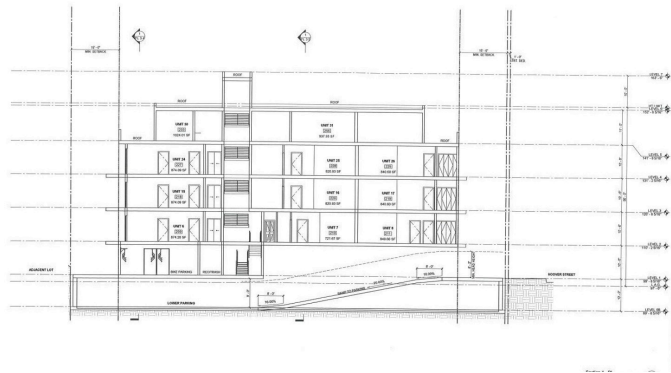


SECOND FLOOR VIEWVIEW

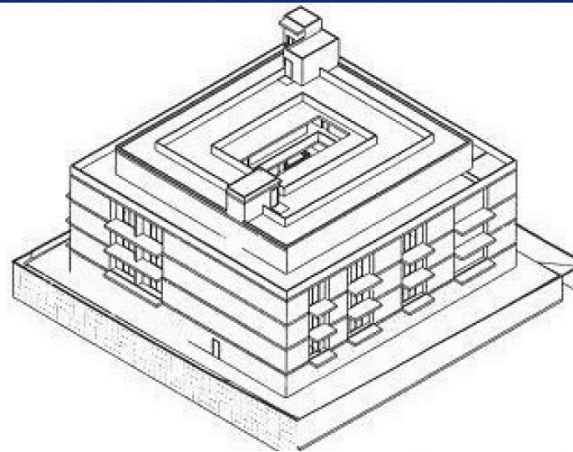
## PROPOSED SITE

New Density Bonus 5-Story  
33 -Unit Apartment  
Building with Roof Deck  
Common Open Space Over  
1 Level of Subterranean Parking

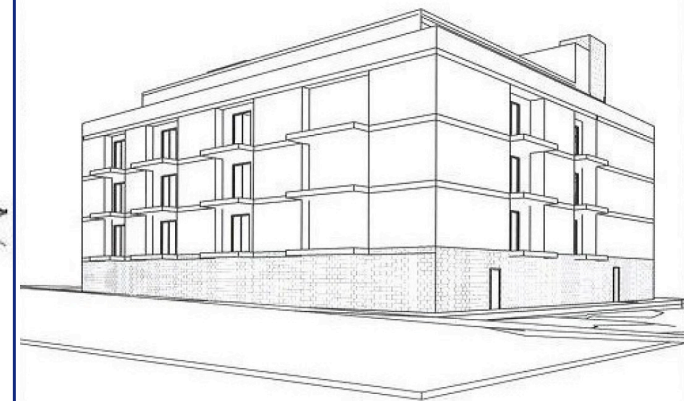
Full Set of plans available with  
Due Diligence Materials.



5 FLOORS - STAIR WELL VIEW



AXO VIEW - SW VIEW



3D VIEW

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## Demographic and Income Comparison Profile

705 W El Segundo Blvd, Gardena, California, 90247  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.91681  
Longitude: -118.28739

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	28,375	309,716	911,612
Households	7,990	90,854	254,351
Families	6,158	68,187	195,560
Average Household Size	3.54	3.38	3.55
Owner Occupied Housing Units	3,687	40,156	108,281
Renter Occupied Housing Units	4,303	50,698	146,070
Median Age	30.7	31.1	30.3
<b>2019 Summary</b>			
Population	29,340	323,300	944,848
Households	8,179	93,662	260,620
Families	6,325	70,555	201,068
Average Household Size	3.57	3.42	3.59
Owner Occupied Housing Units	3,623	39,704	106,353
Renter Occupied Housing Units	4,557	53,958	154,267
Median Age	31.7	32.2	31.2
Median Household Income	\$45,184	\$46,373	\$47,225
Average Household Income	\$61,455	\$62,212	\$63,770
<b>2024 Summary</b>			
Population	29,742	328,679	957,905
Households	8,246	94,683	262,850
Families	6,394	71,517	203,306
Average Household Size	3.59	3.44	3.61
Owner Occupied Housing Units	3,741	40,777	109,197
Renter Occupied Housing Units	4,506	53,905	153,653
Median Age	33.6	33.7	32.9
Median Household Income	\$54,170	\$54,548	\$54,676
Average Household Income	\$74,338	\$74,453	\$75,688
<b>Trends: 2019-2024 Annual Rate</b>			
Population	0.27%	0.33%	0.27%
Households	0.16%	0.22%	0.17%
Families	0.22%	0.27%	0.22%
Owner Households	0.64%	0.53%	0.53%
Median Household Income	3.69%	3.30%	2.97%

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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,202	14.7%	14,847	15.9%	38,375	14.7%
\$15,000 - \$24,999	1,013	12.4%	11,071	11.8%	31,034	11.9%
\$25,000 - \$34,999	1,035	12.7%	10,204	10.9%	28,390	10.9%
\$35,000 - \$49,999	1,132	13.8%	13,220	14.1%	37,928	14.6%
\$50,000 - \$74,999	1,512	18.5%	17,428	18.6%	47,544	18.2%
\$75,000 - \$99,999	839	10.3%	10,536	11.2%	29,719	11.4%
\$100,000 - \$149,999	901	11.0%	10,307	11.0%	29,665	11.4%
\$150,000 - \$199,999	357	4.4%	3,793	4.0%	11,015	4.2%
\$200,000+	189	2.3%	2,256	2.4%	6,950	2.7%
Median Household Income	\$45,184		\$46,373		\$47,225	
Average Household Income	\$61,455		\$62,212		\$63,770	
Per Capita Income	\$17,290		\$18,030		\$17,608	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	977	11.8%	12,318	13.0%	32,140	12.2%
\$15,000 - \$24,999	830	10.1%	9,085	9.6%	25,781	9.8%
\$25,000 - \$34,999	933	11.3%	9,105	9.6%	25,584	9.7%
\$35,000 - \$49,999	1,035	12.6%	12,344	13.0%	35,522	13.5%
\$50,000 - \$74,999	1,508	18.3%	17,842	18.8%	48,260	18.4%
\$75,000 - \$99,999	950	11.5%	12,072	12.7%	33,254	12.7%
\$100,000 - \$149,999	1,179	14.3%	13,107	13.8%	36,629	13.9%
\$150,000 - \$199,999	565	6.9%	5,550	5.9%	15,731	6.0%
\$200,000+	271	3.3%	3,259	3.4%	9,948	3.8%
Median Household Income	\$54,170		\$54,548		\$54,676	
Average Household Income	\$74,338		\$74,453		\$75,688	
Per Capita Income	\$20,798		\$21,453		\$20,786	

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# FOR SALE LAND DEVELOPMENT OPPORTUNITY

705 W. EL SEGUNDO BLVD | GARDENA | CALIFORNIA 90247  
MULTI-FAMILY RESIDENTIAL



## Demographic and Income Comparison Profile

705 W El Segundo Blvd, Gardena, California, 90247  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.91681  
Longitude: -118.28739

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,321	8.2%	25,395	8.2%	77,037	8.5%
Age 5 - 9	2,224	7.8%	24,355	7.9%	73,355	8.0%
Age 10 - 14	2,402	8.5%	25,463	8.2%	76,918	8.4%
Age 15 - 19	2,545	9.0%	27,008	8.7%	81,287	8.9%
Age 20 - 24	2,249	7.9%	24,603	7.9%	73,700	8.1%
Age 25 - 34	4,200	14.8%	44,553	14.4%	134,409	14.7%
Age 35 - 44	3,903	13.8%	41,824	13.5%	125,923	13.8%
Age 45 - 54	3,613	12.7%	40,095	12.9%	115,756	12.7%
Age 55 - 64	2,361	8.3%	27,110	8.8%	76,917	8.4%
Age 65 - 74	1,505	5.3%	16,086	5.2%	43,019	4.7%
Age 75 - 84	783	2.8%	9,591	3.1%	24,232	2.7%
Age 85+	268	0.9%	3,633	1.2%	9,061	1.0%

2019 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,274	7.8%	24,958	7.7%	75,519	8.0%
Age 5 - 9	2,221	7.6%	24,654	7.6%	73,909	7.8%
Age 10 - 14	2,232	7.6%	24,425	7.6%	72,451	7.7%
Age 15 - 19	2,213	7.5%	23,598	7.3%	70,852	7.5%
Age 20 - 24	2,365	8.1%	25,392	7.9%	77,404	8.2%
Age 25 - 34	4,818	16.4%	52,479	16.2%	156,760	16.6%
Age 35 - 44	3,824	13.0%	40,365	12.5%	119,227	12.6%
Age 45 - 54	3,387	11.5%	37,559	11.6%	108,994	11.5%
Age 55 - 64	2,882	9.8%	33,565	10.4%	94,089	10.0%
Age 65 - 74	1,895	6.5%	21,635	6.7%	58,395	6.2%
Age 75 - 84	936	3.2%	10,537	3.3%	26,962	2.9%
Age 85+	292	1.0%	4,132	1.3%	10,288	1.1%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,267	7.6%	25,168	7.7%	75,829	7.9%
Age 5 - 9	2,092	7.0%	23,587	7.2%	69,963	7.3%
Age 10 - 14	2,215	7.4%	24,363	7.4%	71,695	7.5%
Age 15 - 19	2,112	7.1%	23,047	7.0%	68,045	7.1%
Age 20 - 24	2,128	7.2%	23,029	7.0%	69,845	7.3%
Age 25 - 34	4,716	15.9%	51,967	15.8%	155,719	16.3%
Age 35 - 44	4,160	14.0%	44,707	13.6%	131,017	13.7%
Age 45 - 54	3,396	11.4%	36,880	11.2%	107,486	11.2%
Age 55 - 64	3,006	10.1%	34,149	10.4%	96,429	10.1%
Age 65 - 74	2,184	7.3%	24,953	7.6%	68,056	7.1%
Age 75 - 84	1,141	3.8%	12,470	3.8%	32,749	3.4%
Age 85+	324	1.1%	4,359	1.3%	11,070	1.2%

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MULTI-FAMILY RESIDENTIAL



## Demographic and Income Comparison Profile

705 W El Segundo Blvd, Gardena, California, 90247  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.91681  
Longitude: -118.28739

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,759	23.8%	67,671	21.8%	262,393	28.8%
Black Alone	11,058	39.0%	121,668	39.3%	258,146	28.3%
American Indian Alone	142	0.5%	1,873	0.6%	6,205	0.7%
Asian Alone	666	2.3%	18,741	6.1%	46,201	5.1%
Pacific Islander Alone	30	0.1%	1,064	0.3%	4,012	0.4%
Some Other Race Alone	8,585	30.3%	86,787	28.0%	297,339	32.6%
Two or More Races	1,135	4.0%	11,912	3.8%	37,316	4.1%
Hispanic Origin (Any Race)	15,813	55.7%	156,436	50.5%	553,922	60.8%

2019 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,165	24.4%	71,893	22.2%	272,336	28.8%
Black Alone	10,689	36.4%	119,427	36.9%	250,889	26.6%
American Indian Alone	140	0.5%	1,889	0.6%	6,153	0.7%
Asian Alone	753	2.6%	20,812	6.4%	51,477	5.4%
Pacific Islander Alone	30	0.1%	1,085	0.3%	4,009	0.4%
Some Other Race Alone	9,313	31.7%	94,948	29.4%	319,259	33.8%
Two or More Races	1,250	4.3%	13,246	4.1%	40,725	4.3%
Hispanic Origin (Any Race)	17,079	58.2%	170,675	52.8%	592,277	62.7%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,510	25.2%	75,263	22.9%	281,439	29.4%
Black Alone	10,385	34.9%	116,862	35.6%	244,361	25.5%
American Indian Alone	140	0.5%	1,895	0.6%	6,126	0.6%
Asian Alone	801	2.7%	21,908	6.7%	54,291	5.7%
Pacific Islander Alone	30	0.1%	1,082	0.3%	3,975	0.4%
Some Other Race Alone	9,589	32.2%	97,968	29.8%	325,962	34.0%
Two or More Races	1,288	4.3%	13,700	4.2%	41,751	4.4%
Hispanic Origin (Any Race)	17,773	59.8%	178,053	54.2%	611,585	63.8%

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