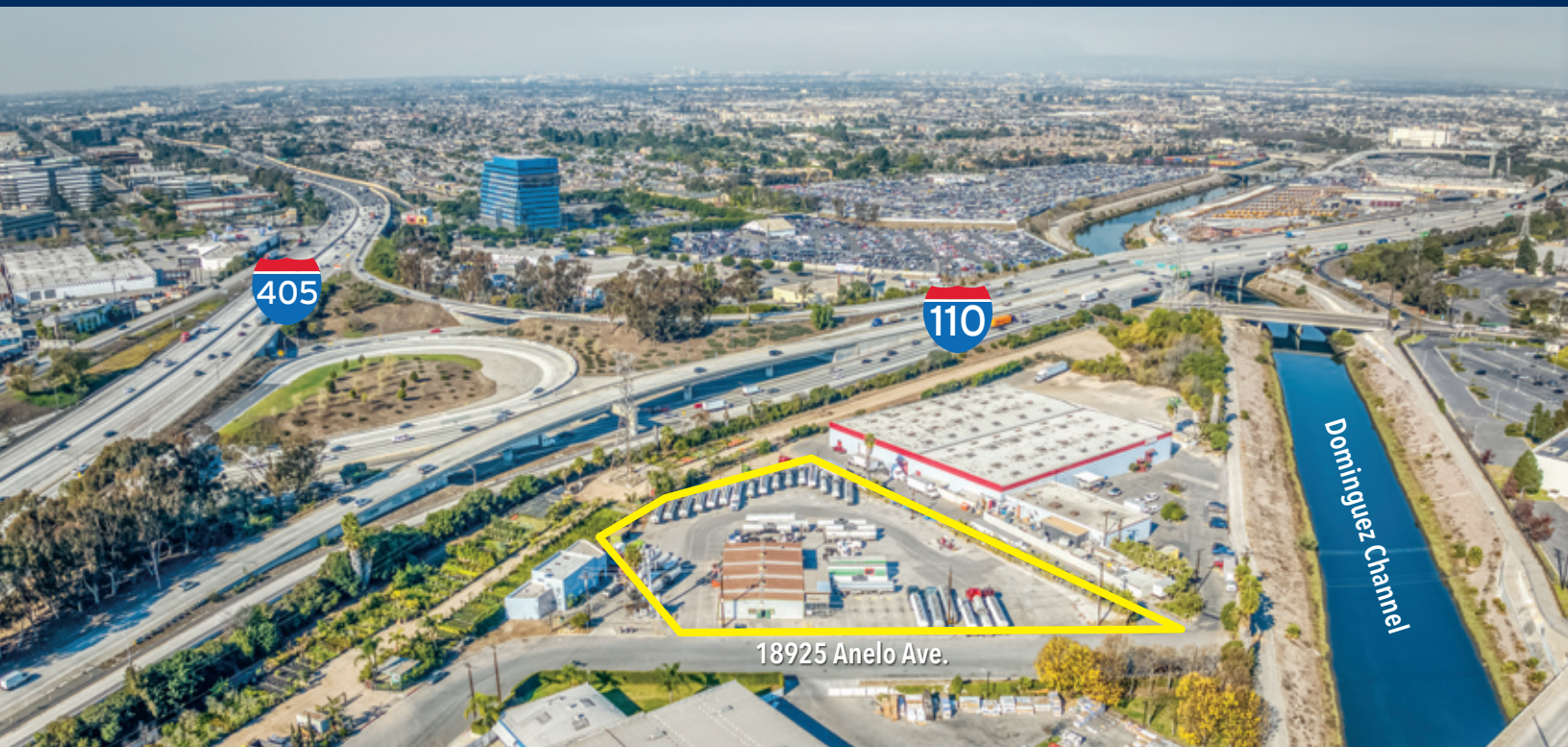


FOR SALE: 1.8 ACRES OF INDUSTRIAL LAND IN THE CITY OF CARSON, (GARDENA P.O.)



Scan QR Code to view
walk-through video

18925 Anelo Ave. Gardena, Ca. 90248



SPECIFICATIONS

- › Low coverage site of 8%
- › 6000 square feet metal building, built 1964
- › 78,408 square feet
- › Zoning is Carson ML
- › APN: 7339-009-015

PROPERTY DESCRIPTION

This exclusive listing is a rare low coverage, in-fill location adjacent to the 405 and 110 freeway, ideal for industrial outdoor storage user (IOS) or for redevelopment. Strategically located with access to freeways, LA Downtown, OC and Inland Empire, this one-of-a-kind centralized location will result in a strategic competitive advantage resulting in quicker response time, greater efficiency and ready access to all South Bay Cities.

Previous use was a transportation yard with an approximate 6000 square feet metal building (with 4 ground level roll up doors, restroom, small office and parts counter.) There is a 12,000 gallon diesel UST and associated fuel dispenser on the Northern portion of the yard. Phase 1, 2 and 3 have been completed and provided during escrow.

The ML zoning provides for a wide range of uses including equipment sale and rental of all types of contractors equipment, transportation uses however are subject to CUP. No outdoor container storage is allowed. See 9141.1 Carson Municipal Code for a list of acceptable uses. Visit www.carson2040.com for more information on the general plan and the vision for Carson in the future. Anelo is a one-way super wide street for ingress/egress to the Anelo site.

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About the City of Carson

The City of Carson, incorporated in 1968 is known as "The Jewel of the South Bay". The City is 19 square miles and is bordered by West Rancho Dominguez to the North, Rancho Dominguez and Long Beach to the Southeast and West Carson on the Southwest and Compton to the North.

Carson's estimated population of 96,000 people with median household incomes of 97,000 dollars. The majority of the homes in the City of Carson are owned vs. rented.

Notable sites within the City of Caron include: California State University Dominguez Hills (CSUDH), Dignity Health Sports Park, used by the Los Angeles Galaxy, Los Angeles Chargers of the NFL, and LA Women's Tennis Championships.

The South Bay Pavillion provides Carson residents with shopping, dining and entertainment experiences enhancing the quality of life.





About the Port of Los Angeles

The Port of Los Angeles, (17 minutes, 11.4 miles from Anelo) is recognized as the busiest port in North America. There are an estimated 82 container cranes, 25 different terminals which include ones for automobiles, containers, passengers and dry, liquid and breakbulk.

It has been recognized as the number one port in the United States for 24 consecutive years.

The Port is located across 43 miles of waterfront and includes 7500 acres which includes passenger and marine terminals.

The port is a key generator of jobs, commerce and also tourism in Southern California. It is estimated that one in nine jobs in the greater Los Angeles Region can be connected to the San Pedro Bay Port Complex, which includes the Port of Long Beach as well.

At the present time, there is a 10-year capital improvement project FY2023-2032 in the works valued at 1.7 Billion dollars.

The estimated trade volume from the port is 94.2 Billion throughout California and 307.4 Billion throughout the entire United States of America.

Source: www.portoflosangeles.org



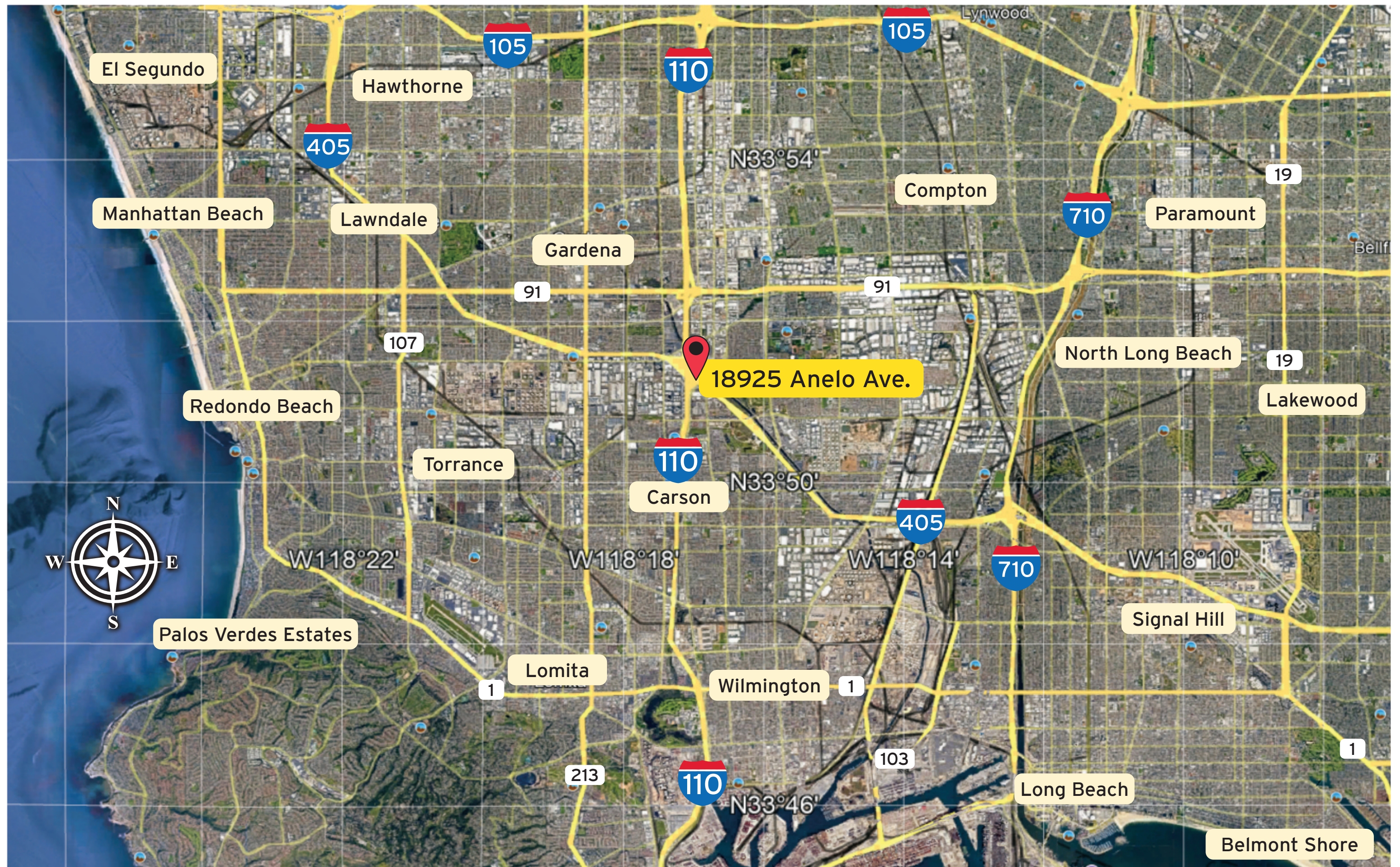


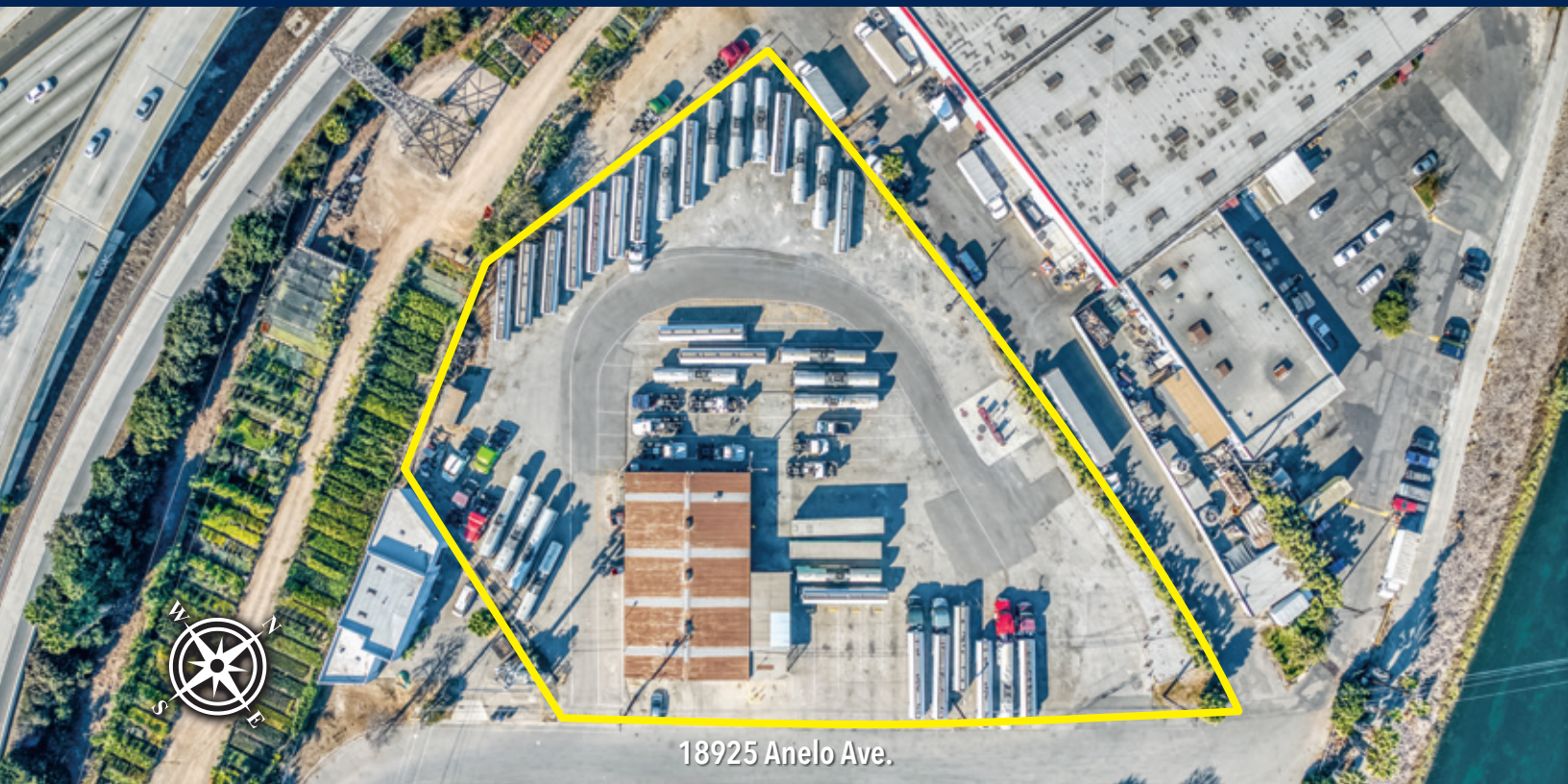
The City of Carson is also home to the Porsche Experience Center Los Angeles. This 53 acres property (4 min, .8 miles from Anelo) features eight purpose-built modules to simulate various driving and terrain conditions and allows guests to experience the performance qualities of a wide variety of Porsche models in real world road conditions. From a high speed 1.3 handling circuit and the acceleration straight to a variety of low friction modules that develop car control skills, the Porsche Experience is the ultimate automotive playground for drivers to hone their driving skills. Source: www.porschedriving.com



HOUSEHOLD BY INCOME	2024 NUMBER	2024	PERCENT	2029 NUMBER	2029	PERCENT
less than \$15,000	153		7%	129		6%
\$15,000–\$24,999	87		4%	61		3%
\$25,000–\$34,999	147		7%	111		5%
\$35,000–\$49,999	171		8%	126		6%
\$50,000–\$74,999	304		14%	268		12%
\$75,000–\$99,999	241		11%	238		11%
\$75,000–\$99,999	479		22%	483		22%
\$150,000–\$199,999	270		12%	324		15%
\$200,000 or greater	321		15%	422		20%
Median Household Income		\$97,856			\$110,984	
Average Household Income		\$121,850			\$144,866	
Per Capita Income		\$36,654			\$44,671	

Source: U.S. Census, Bureau of Labor and Statistics





For owner users, this rare central location offers the strategic advantage of a turn-key operation for company owned delivery, service yards or installation vehicles with an existing structure already in place. For example, linen, towel or uniform supply operations is permitted as per the municipal code and the location is minutes from B2B or B2C leading to strategic advantage.

Motor vehicles and heavy equipment of all types and sizes, contractor's equipment, agricultural equipment are also permitted uses in this zoning designation. The street width of approximately 55-60 feet allows for easy ingress and egress to the location for greater efficiency and safety. The current improvements offer value to users in this sector.

The Anelo location offers owners the great access to South Bay Cities in a location that is far enough away from residential communities but close enough to attract and retain quality employees from the local community. The Anelo street is a one-way street so there is privacy yet accessibility to the Port, to the 110, 405 freeways and to the industrial base of the entire South Bay is outstanding.

For investors seeking to capture market opportunity with industrial outdoor storage, there are many permitted uses of industrial items allowed within the ML zoned designation within the City of Carson.

For industrial developers, seeking an opportunity to developing a Class A, energy efficient single or multi-tenant industrial property in a market where 4.3% industrial vacancy is certain to generate attractive returns in a limited supply market with ever increasing demand. Development to a higher and better use would be welcomed by the City of Carson and leaders who are interested in continuing to move the City forward.

The site seems ideal for a future charging station as ever evolving EV and transportation changes take place. Ultimately, all users, investors, developers are encouraged to research and verify their specific use with the City of Carson community development Saied Naaseh, 701 E. Carson Street, Carson, Ca. 90745. Phone: 310 952-1770, SNaaseh@carsonca.gov

