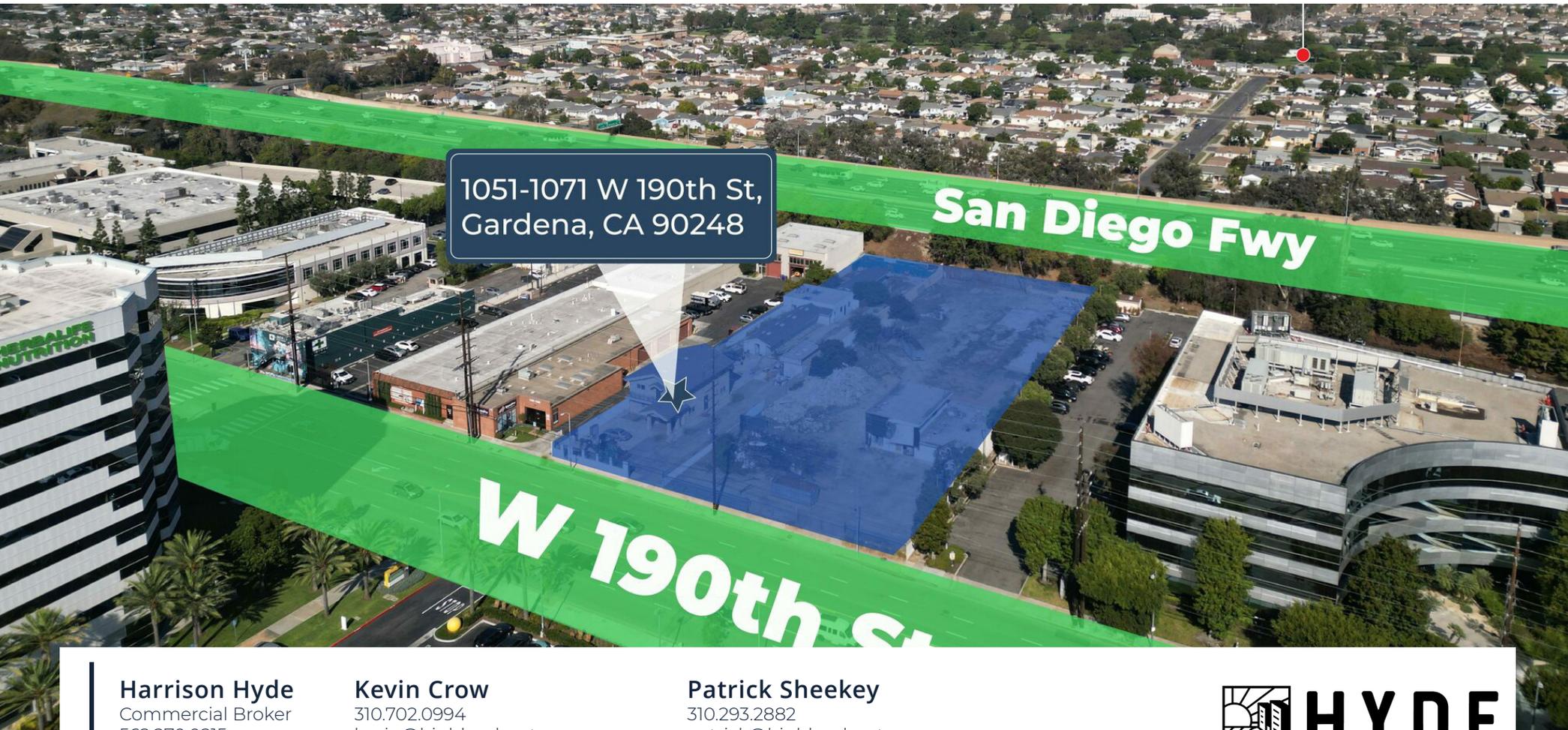


1.57 AC DEVELOPMENT LAND FOR SALE

1051-1071 W 190th St

Gardena, CA 90248



1051-1071 W 190th St,
Gardena, CA 90248

San Diego Fwy

W 190th St

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SECTION 1

Property Information

Property Summary



1051-1071 W 190th St,
Gardena, CA 90248

PROPERTY HIGHLIGHTS

- 1.57 AC development-ready site offering scale for a significant multifamily project
- Proposed zoning change in process to allow high-density residential development
- Located in an Opportunity Zone
- Highly visible frontage along the 405 Freeway, ideal for future leasing and branding
- Excellent access to regional transportation, including the 405, 110, and 91 freeways
- Strong walkable amenity base, including the nearby Enclave retail center
- Urban infill location surrounded by established residential and commercial uses
- Limited competing development sites in the South Bay enhance the project's long-term value
- Ideal for developers seeking scale, visibility, and a rare entitlement opportunity high-demand corridor

Sale Price:	\$9,950,000
Number of Lots:	3
Combined Lot Size:	68,432 SF (1.57 AC)
Opportunity Zone:	Yes

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	206	547	2,515
Total Population	560	1,508	6,847
Average HH Income	\$108,660	\$117,932	\$124,477

Property Description



PROPERTY DESCRIPTION

The offering comprises an exceptional 1.57-acre development site located at 1051-1071 W 190th St, delivering a rare combination of scale, visibility, and strategic positioning within Harbor Gateway South—a submarket experiencing accelerated investment and tenant demand. With direct 405 Freeway frontage, the property commands continuous exposure to high traffic volumes and provides seamless access to the South Bay, Long Beach, and the greater Los Angeles employment centers.

This site is surrounded by a robust amenity base featuring national retailers, service conveniences, and destination dining—anchored by nearby Enclave, a dynamic retail hub drawing consistent customer traffic. The area's strong fundamentals, combined with steady population and job growth, continue to elevate the submarket's appeal for residential development.

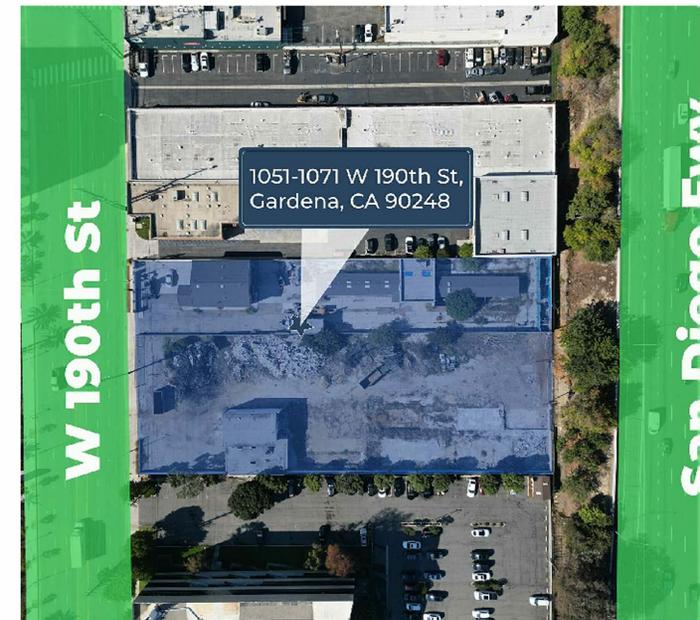
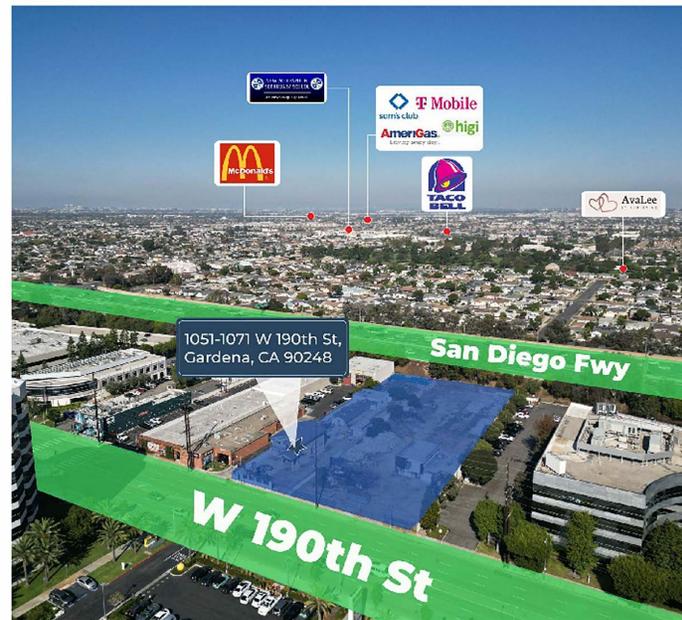
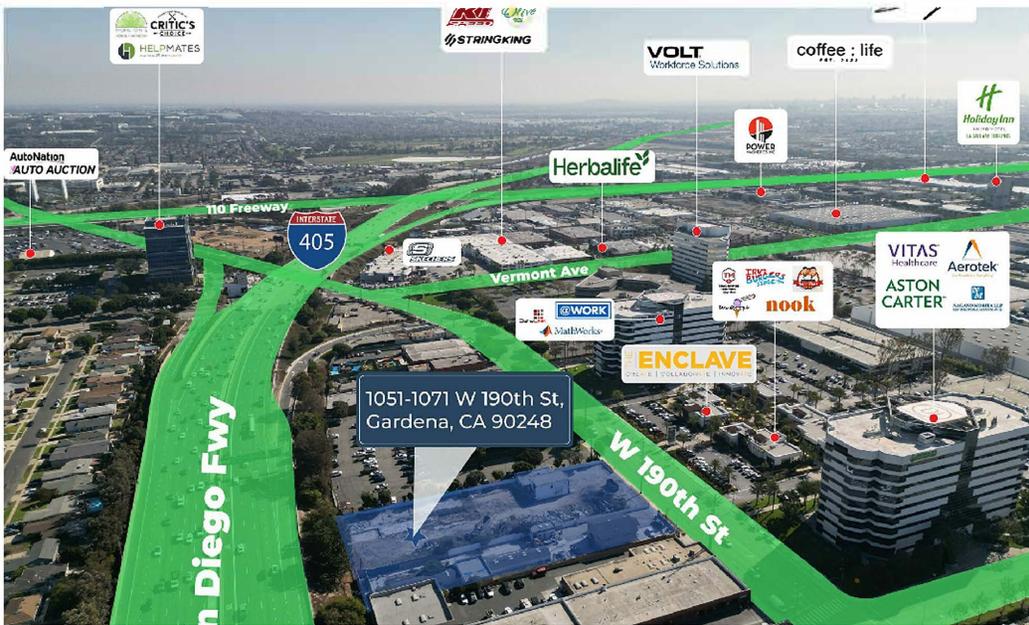
A proposed zone change currently underway would unlock the ability to develop a large multifamily community, making this a standout opportunity for developers seeking a marquee project with meaningful unit count potential. The parcel's size, infill nature, and proximity to transportation corridors reinforce its competitive advantage in a region where development-ready land is increasingly scarce. The property is located in an Opportunity Zone offering long-term tax benefits for a new development.

With its compelling combination of visibility, accessibility, consumer demand, opportunity zone location and zoning upside, this asset offers investors a best-in-class opportunity to capitalize on one of the South Bay's most strategically positioned development sites.

LOCATION DESCRIPTION

Located in the thriving Harbor Gateway South trade area, the site is surrounded by an active mix of local and national retailers, everyday services, and popular dining destinations. Its strategic position between the South Bay and greater Los Angeles provides strong connectivity and a robust consumer base. Whether planned for commercial, mixed-use, or specialized development, this location delivers a compelling blend of traffic volume, amenities, and long-term growth potential.

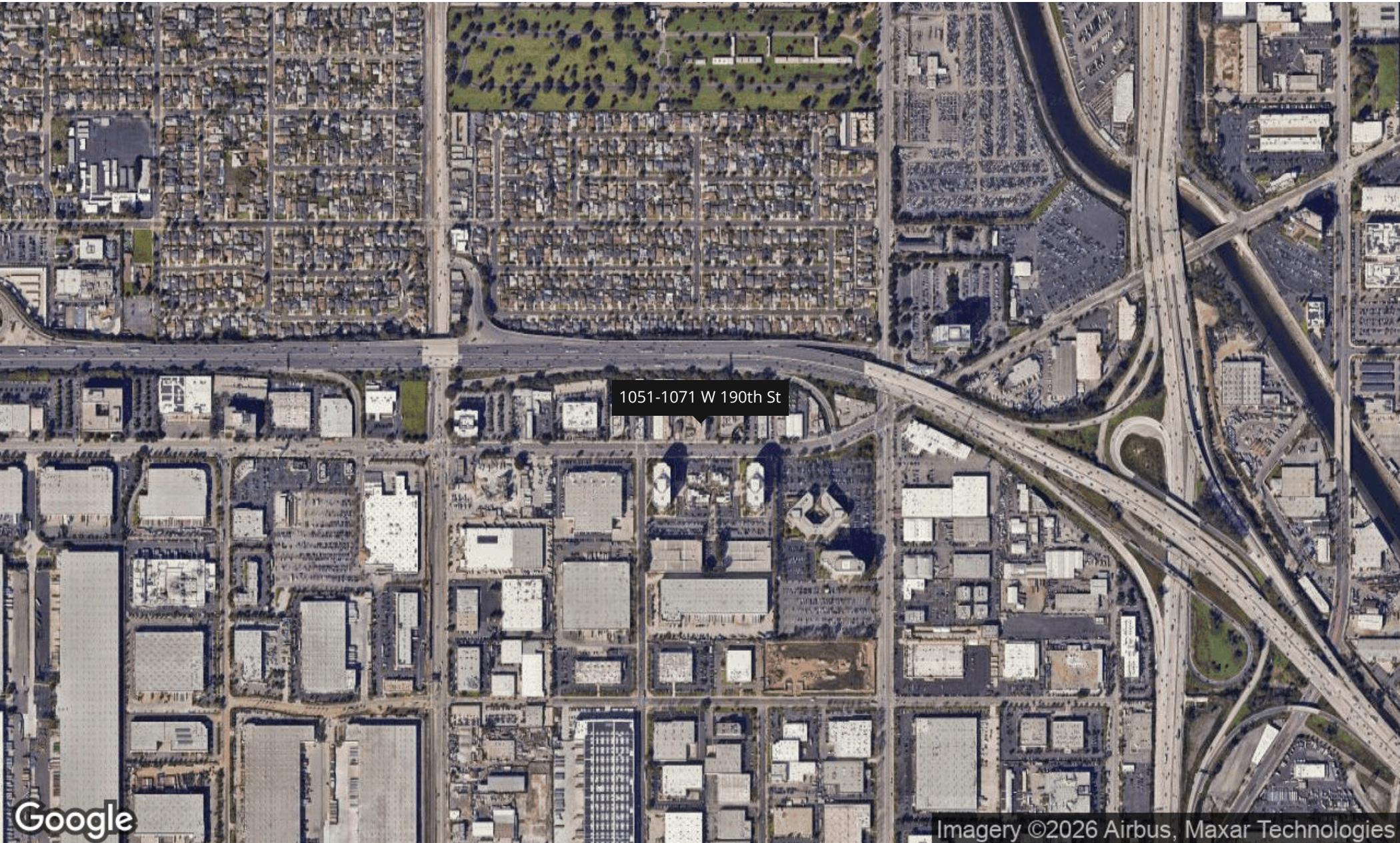
Aerial Photos



SECTION 2

Location Information

Aerial Map



1051-1071 W 190th St

Google

Imagery ©2026 Airbus, Maxar Technologies

SECTION 3

Harbor LA Community Plan Update

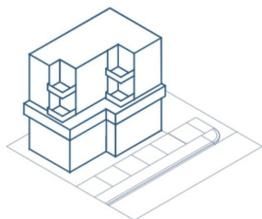
ZONE CHANGE APPROVAL TIMELINE

The New Harbor LA Zoning, effectuated upon adoption of the pending Harbor Gateway Community Plan Update, allows for a residential density base range of 1 dwelling per 400 SF of lot area and a bonus range of 1 dwelling per 200 SF lot area. This density allows for potential construction of 171-342 units on the subject lots.

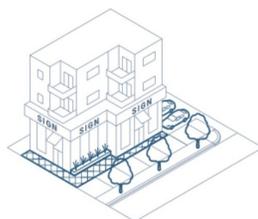
- The Harbor Gateway Community Plan DEIR was released in September of 2023 and subsequently approved by the City of Los Angeles Planning Commission on February 8, 2024.
- Plan approved with modifications by The City of Los Angeles Planning Commission on January 23, 2025.
- Plan approved by the City of Los Angeles Planning and Land Use Management (PLUM) Committee on August 26, 2025.
- Plan approved by the City Council of Los Angeles on September 9, 2025 to be reviewed by the City of Los Angeles Attorney's Office for final documents, and to be brought back before the City Council of Los Angeles for final adoption.



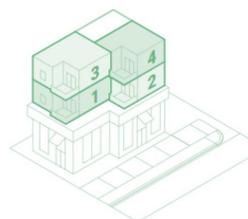
**LOS ANGELES
CITY PLANNING**



Form



Development Standards



Density

PROPOSED ZONE CHANGE- 190TH LOTS

Current- **MR-1 Industrial**

Proposed- **[MB5-G3-14][CX10-4]**

Community Plan Update/New Zoning Information:

<https://storymaps.arcgis.com/stories/92211ea60fef46fe9a8639d192be8395>

SECTION 4

Demographics

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	560	1,508	6,847
Average Age	46	45	46
Average Age (Male)	45	43	44
Average Age (Female)	48	46	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	206	547	2,515
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$108,660	\$117,932	\$124,477
Average House Value	\$778,708	\$777,446	\$743,391

Demographics data derived from AlphaMap

