



OFFERING MEMORANDUM

1708 W 158TH ST, GARDENA CA 90247

List Price: \$1,450,000

Incredible opportunity to own a legal Quadruplex with an un-permitted additional 5th unit in the desirable neighborhood of Central Gardena! Unit A is 2 bedroom, 1 bath / Unit B is 2 bedroom 1.75 bath/ Unit C is 1 bedroom, 1 bath / Unit D is 1 bedroom, 1 bath/ Unit E: single, no kitchen, 1 bath. Parking includes: 4 carport spaces and 1 open space. All tenants are on month to month. Upgrades include: New Roof 2026 and New Exterior Paint 2026. Conveniently located near CVS, Tozai plaza with many trending restaurants, and two local shopping centers (Pacific Square Shopping Center, and Gardena Valley Shopping Center) that contain grocery and retail stores. * Buyer understands that this property is a legal 4 unit building but It is being rented as 5 units. Buyer releases Seller of any future liability relating to this conversion and tenancy.**



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EXCLUSIVELY LISTED BY: ALTA PROPERTIES

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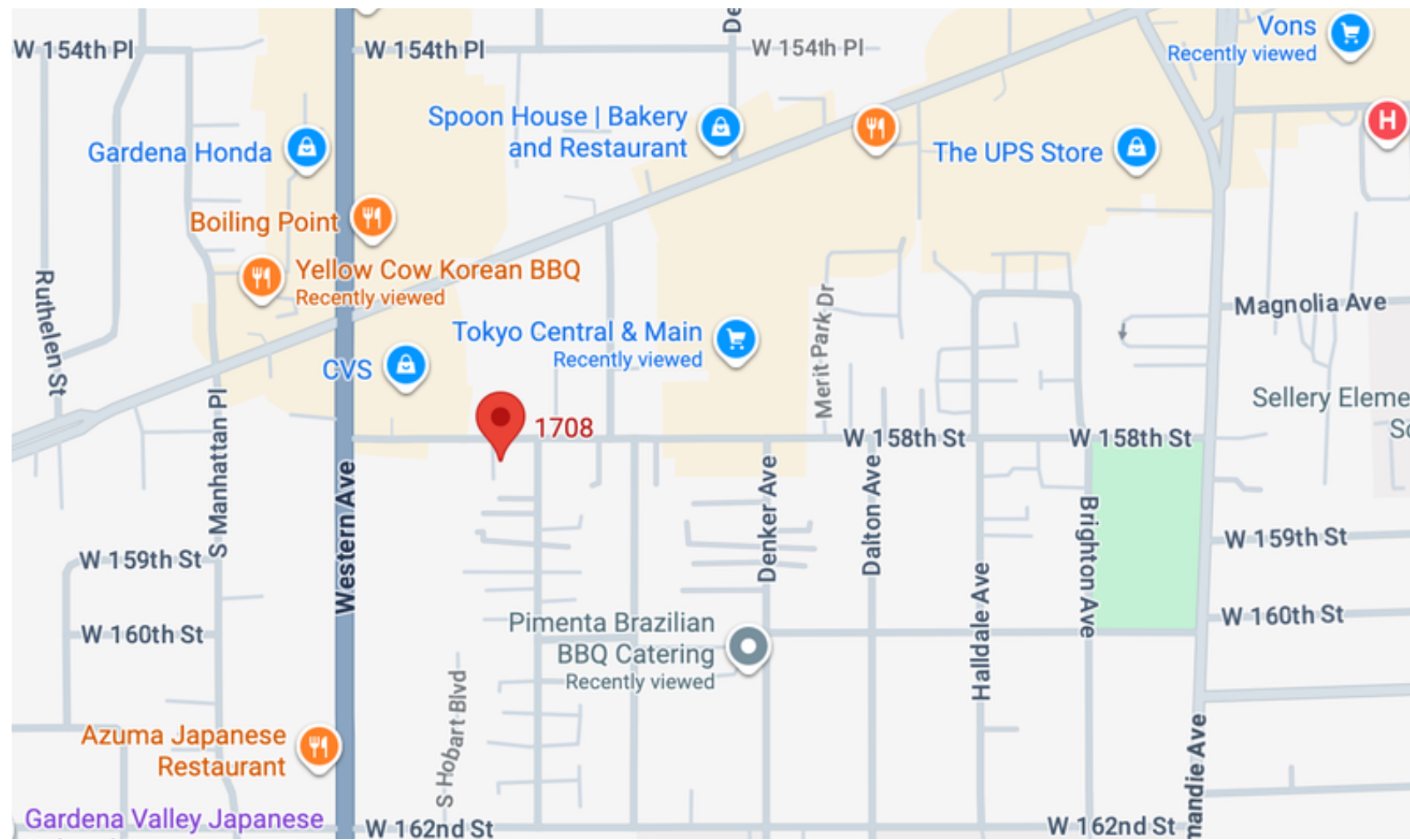
PROPERTY OVERVIEW

- ADDRESS: **1708 W 158TH ST, GARDENA CA 90247**
- APN: **6105010029**
- NUMBER OF UNITS: **4 LEGAL UNITS**
- BUILDING TYPE: **QUAD**
- LOAN TYPE: **RESIDENTIAL 1-4**
- ZONE: **GAR3**
- YEAR BUILT: **1967**
- BUILDING HEIGHT: **2 STORIES**
- BUILDING SIZE: **3,523 SF**
- LOT SIZE: **7,238 SF LOT**
- PARKING: **4 SPOTS IN CARPORT, PLUS 1 OPEN SPACE**
- ALLEY: **NO**
- RENT CONTROL: **NO**
- OPERATING EXPENSES: **\$18,190**
- GROSS SCHEDULED INCOME: **\$75,048**

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PROPERTY INFORMATION

CENTRAL GARDENA MAP



LOCAL STREET VIEW MAP

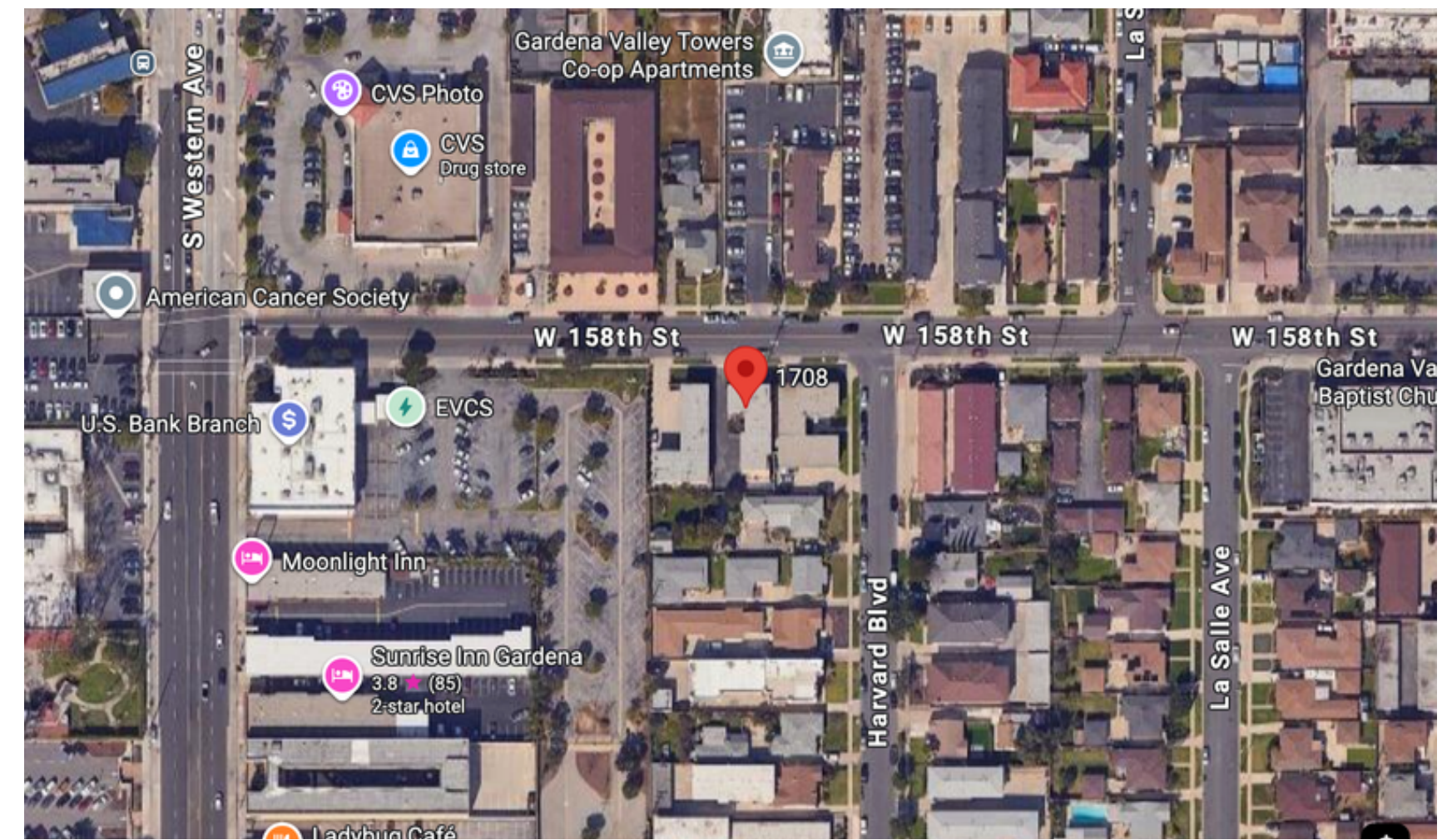


PHOTO HIGHLIGHTS

NEW ROOF 2026, NEW EXTERIOR PAINT 2026



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BUILDING UPGRADES & FEATURES



- **New Roof (2026)**
- **New exterior paint (2026)**
- **Carport with 4 parking spaces**
- **Laundry area**
- **Conveniently located near CVS, Tozai plaza with many trending restaurants, and two local shopping centers (Pacific Square Shopping Center, and Gardena Valley Shopping Center) that contain grocery and retail stores.**
- **Easy access to freeways**



INFORMATION ON THE UNITS

- Unit #A : Carpet and paint updated in 2013
- Unit #B: Long term tenant. Last update to unit was in 2005.
- Unit #C: Paint updated in 2023, new laminate flooring and blinds installed 2020
- Unit #D: Paint, laminate floors, blinds updated in 2019
- Unit #E: Paint updated in 2020, carpet updated in 2018; blinds updated in 2016

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FINANCIAL DETAILS

4 LEGAL UNITS, 1 UNPERMITTED UNIT, 100% OCCUPIED, ALL TENANTS ON MONTH TO MONTH

Unit #	BD/BA	Actual Rent	Pro Forma	Move In	Lease Type	Last Rent Increase
A	2 beds, 1 bath	\$1,060	\$2,200	1/13/2005	Month to Month	2/1/2026
B	2 beds, 2 baths	\$1,060	\$2,400	1/13/2005	Month to Month	2/1/2026
C	1 bed, 1 bath	\$1,749	\$2,000	2/1/2024	Month to Month	2/1/2026
D	1 bed, 1 bath	\$1,378	\$2,000	10/1/2019	Month to Month	2/1/2026
E	Studio / 1 bath	\$1,007	\$1,400	10/30/2020	Month to Month	2/1/2026

Gross Scheduled Income Annually: \$75,048

Gross Scheduled Income Monthly: \$6,254

1708 W 158TH ST, GARDENA CA 90247



INCOME



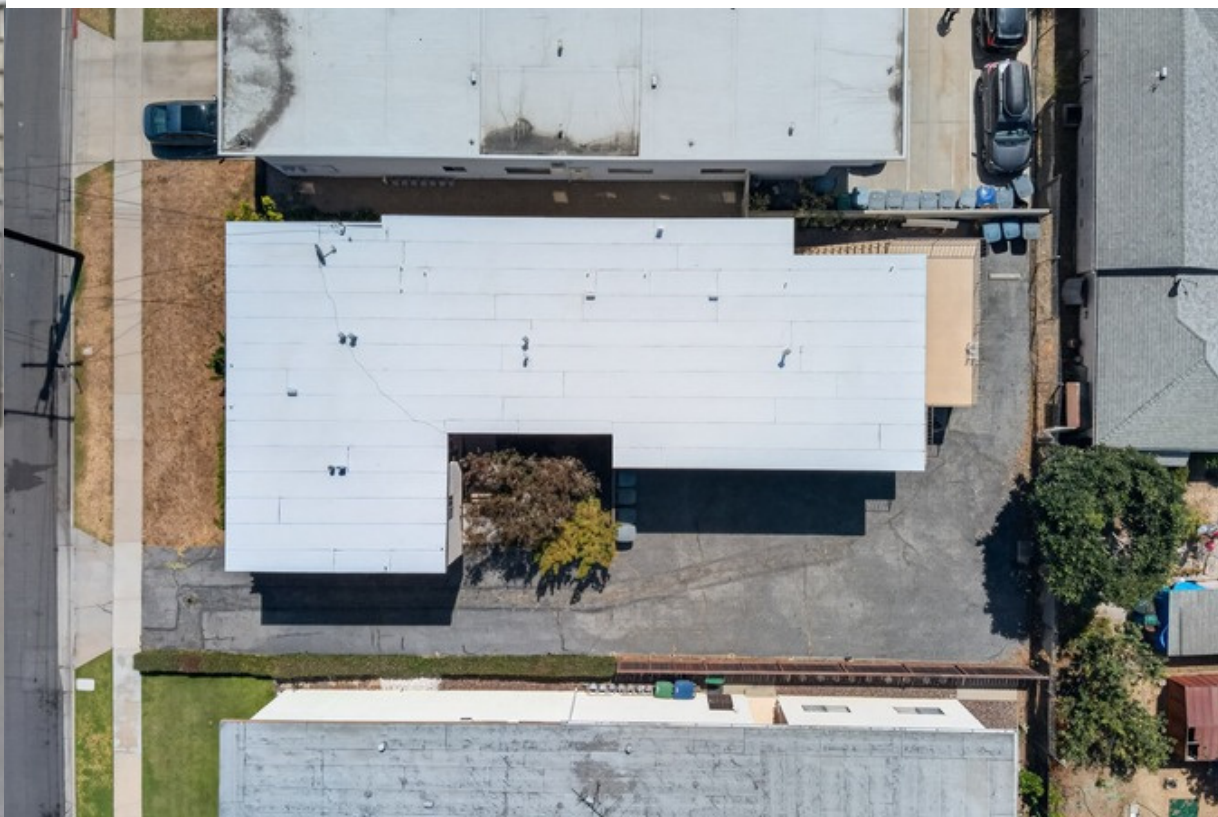
Last Rent Increase for all units: 2/1/26

- Unit A Actual \$1060/ Pro Forma \$2200
- Unit B: Actual \$1060 / Pro Forma \$2400
- Unit C: Actual \$1749 / Pro Forma \$2000
- Unit D: Actual \$1378/ Pro Forma \$2000
- Unit E: Actual \$1007 / Pro Forma \$1400

Summary:

GROSS SCHEDULED INCOME ANNUALLY: \$75,048

GROSS SCHEDULED INCOME MONTHLY: \$6,254

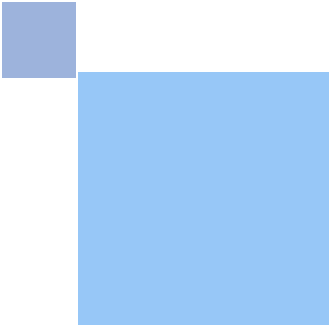


EXPENSES

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TOTAL OPERATING EXPENSE:
\$18,190

Expense	Annual Amount
Gas	\$1,521
Water/ Sewer	\$5,648
Maintenance	\$1,006
Insurance	\$6,522
Licenses	\$101
Property Management	\$3,393



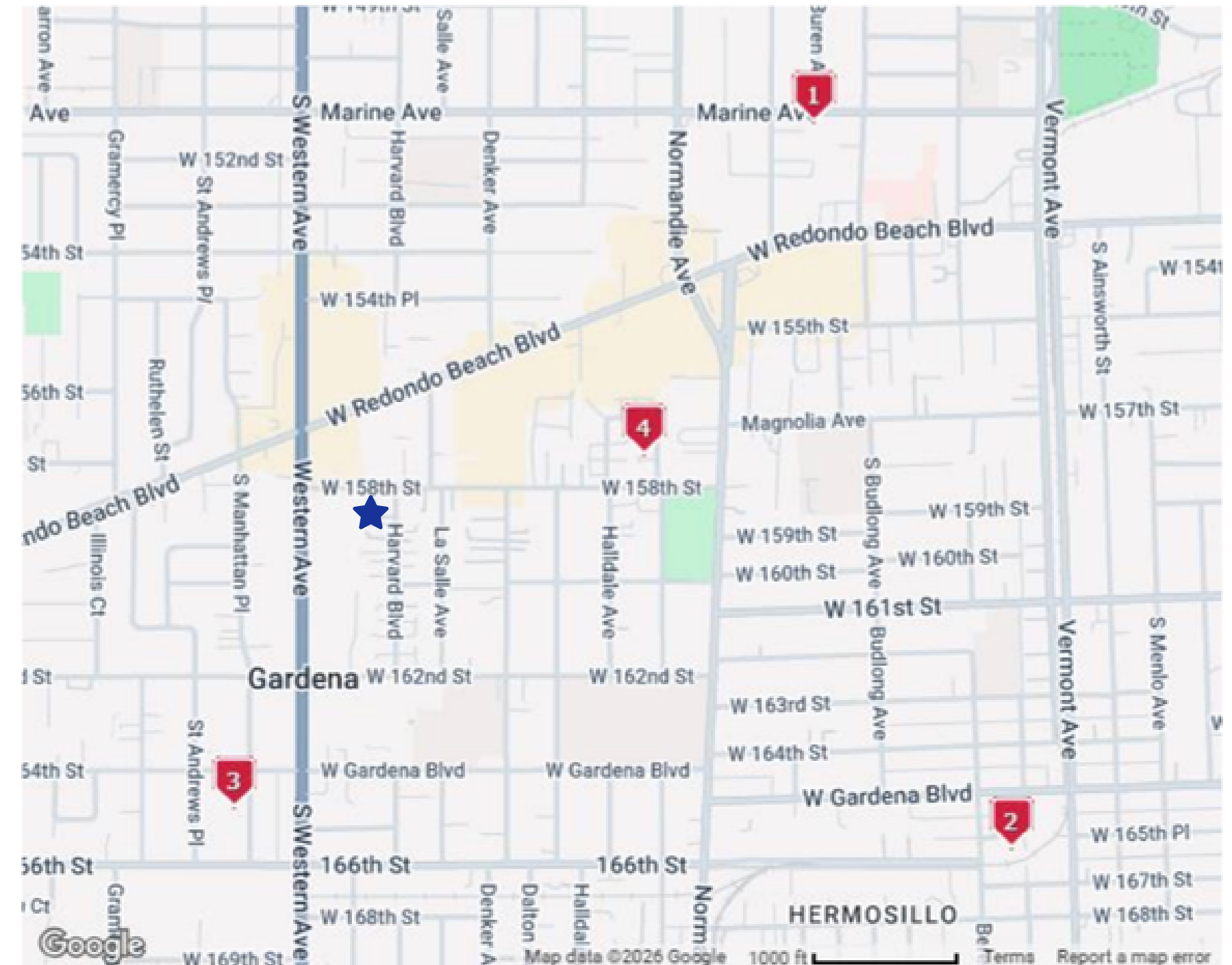
1708 W 158TH ST, GARDENA CA 90247

SALES COMPS MAP



SUBJECT PROPERTY:
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	1234 Marine AVE , Gardena 90247 Listing ID: SB26052413 SOLD PRICE: \$1,400,000 STATUS: Closed Bldg SQFT 4332
	1040 W 165th Pl. , Gardena 90247 Listing ID: SB25234367 SOLD PRICE: \$1,400,000 STATUS: Closed Bldg SQFT 4449
	16421 S Manhattan Place , Gardena 90247 Listing ID: SB26114158 SOLD PRICE: \$1,505,000 STATUS: Closed Bldg SQFT 4130
	15717 Brighton , Gardena 90247 Listing ID: SB26048795 SOLD PRICE: \$1,525,000 STATUS: Closed Bldg SQFT 3000



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SALES COMPS DATA

Quick CMA Report

Closed

Address	City	Area	#Units	Sale Type	GSI	YrBuilt	COE Date	DAM/CDAM	Sqft	LSqft	\$/Sqft	Price
1234 Marine AV	GR	118	4	STD	\$119,602	1966	05/06/2026	17/17	4,332	7,212	\$323.18	\$1,400,000
1040 W 165th Pl.	GR	119	4	STD	\$125,160	1988	03/17/2026	70/70	4,449	6,302	\$314.68	\$1,400,000
16421 S Manhattan Place	GR	119	4	STD	\$86,400	1973	07/01/2026	9/9	4,130	7,977	\$364.41	\$1,505,000
15717 Brighton	GR	119	4	STD	\$111,180	1943	05/05/2026	9/12	3,000	8,254	\$508.33	\$1,525,000

Maximum:	70/70	4,449	8,254	\$508.33	\$1,525,000
Minimum:	9/9	3,000	6,302	\$314.68	\$1,400,000
Average:	26/27	3,978	7,436	\$377.65	\$1,457,500
Median:	13/15	4,231	7,595	\$343.79	\$1,452,500

THE ECONOMY IN GARDENA

Economy

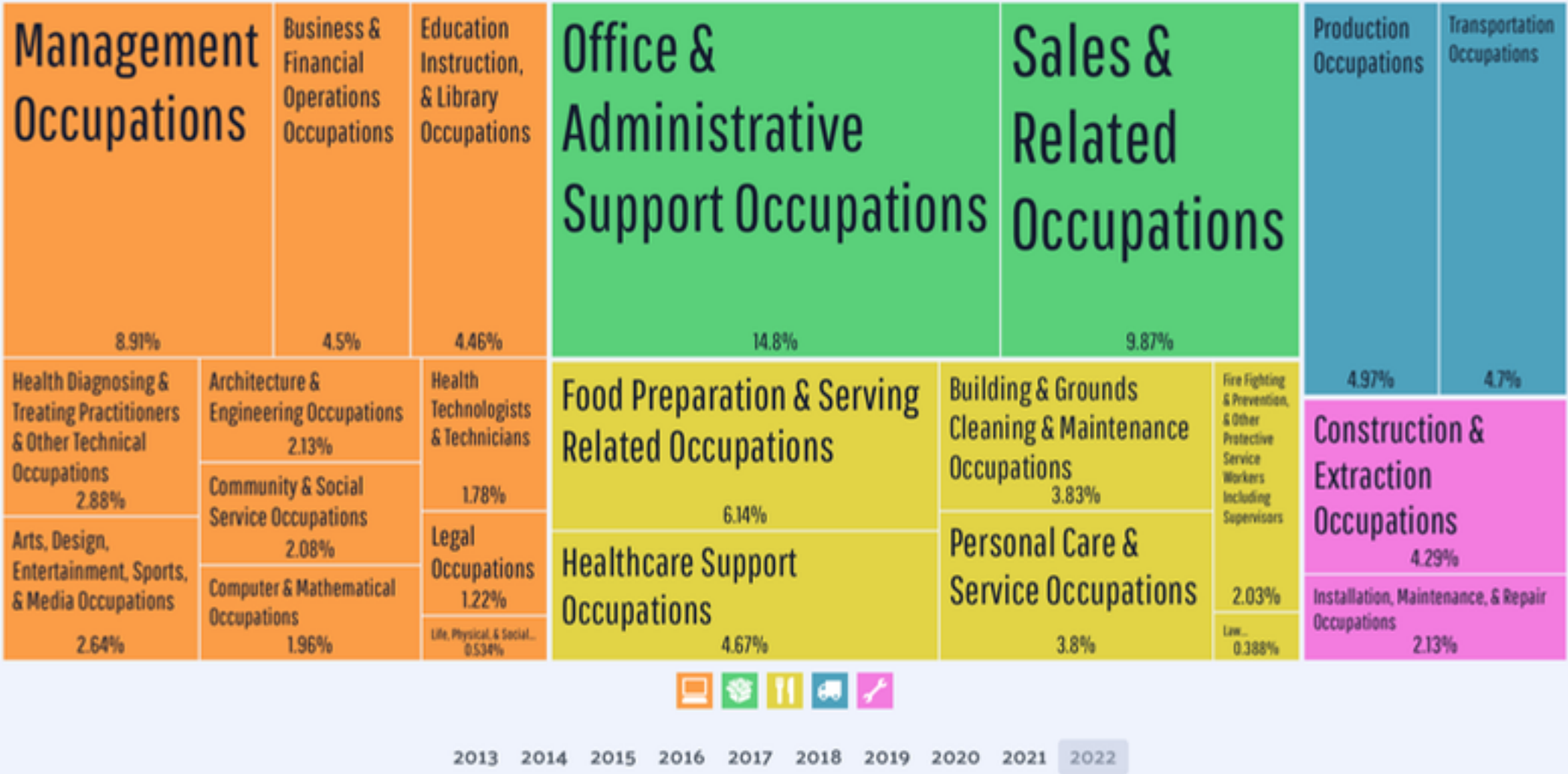
The economy of Gardena, CA employs 30.7k people. The largest industries in Gardena, CA are Health Care & Social Assistance (3,561 people), Retail Trade (3,286 people), and Manufacturing (3,105 people), and the

highest paying industries are Management of Companies & Enterprises (\$218,125), Utilities (\$92,250), and Finance & Insurance (\$76,116).

SOURCE: [HTTPS://DATAUSA.IO/PROFILE/GEO/GARDENA-CA?REDIRECT=TRUE](https://datausa.io/profile/geo/gardena-ca?redirect=true)

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STATISTIC ON GARDENA

The most common job groups, by number of people living in Gardena, CA, are Office & Administrative Support Occupations (4,542 people), Sales & Related Occupations (3,030 people), and Management Occupations (2,736 people). This chart illustrates the share breakdown of the primary jobs held by residents of Gardena, CA.

Data from [the Census Bureau ACS 5-year Estimate](#).

TRANSPORTATION STATS

TRANSPORTATION

TRANSIT/SUBWAY

Crenshaw Station  	7 min drive	4.2 mi
Vermont Station  	7 min drive	4.4 mi
Marine/Redondo Station  	7 min drive	4.7 mi
Harbor Fwy Station  	8 min drive	5.3 mi
Avalon Station  	9 min drive	6.1 mi

COMMUTER RAIL

Los Angeles 	21 min drive	15.7 mi
Union Station       	23 min drive	15.8 mi
Commerce   	25 min drive	16.9 mi
Norwalk/Santa Fe Springs   	25 min drive	17.5 mi
Montebello/Commerce  	27 min drive	18.4 mi

AIRPORT

Los Angeles International 	16 min drive	10.5 mi
Long Beach (Daugherty Field) 	17 min drive	11.7 mi

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