Sunday September 2nd marked the official opening date for Burgerim. Nolan Avery, the owner of this location said "The community turnout and support has been fantastic, business has been strong and we are very happy to be part of the Gardena Business Community".

Burgerim’s goal was to change the way people order and enjoy the typical fast food burger. Upon being met with overwhelming support, they began the process of opening an additional 160 locations since 2011—and they don’t plan on stopping there. Their customers are drawn to the tasty gourmet burgers, innovative concept, and fast, friendly service." BurgerIM is all about creativity! By offering a variety of toppings, proteins, sauces, and buns, you can create a nearly endless array of flavor combinations. That is they serve burgers not only as singles, but also sets of more than one—so you get the chance to try a few different flavor combinations each time you eat at their locations. Burgerim also offer so much more than just burgers, with a full menu of chicken wings, onion rings, salads, and other favorites. The Gardena location also has beer and wine! The restaurant is open Sunday - Saturday 11:00 am - 9:00 pm.
We’ve partnered with the West Basin Water District to provide restaurants and other food service facilities such as corporate kitchens, hotels, & schools, with water-use assessments to assist them in their efforts to save water. The assessments provide information on current water usage, strategies on how to conserve water and free materials to assist management in training their employees to be more water-efficient. Some kitchens may also qualify for free water-saving devices, such as a pre-rinse spray valve, faucet aerators, and flow restrictors.

During the water-use assessment, the vendor will provide staff with water efficiency tips and training, and will also determine what type of conservation devices can be installed to reduce water waste. Common water conservation devices include pre-rinse spray valves, flow restrictors, and faucet aerators. After the initial visit and training, restaurant staff are provided with a post-visit water report detailing the water conservation goals & issues for each site.

How to Participate:
Call the South Bay Environmental Services Center to schedule an inspection visit for your restaurant - (310) 371-4633

The City of Gardena has partnered with EV Connect to provide Gardena business owners an opportunity to be provided free electric vehicle charging stations for their businesses and customers.

Want to learn more about new programs offered to businesses? Contact Spencer Dela Cruz at sdelacruz@cityofgardena.org.
INTERVIEW WITH THE NEW ECONOMIC DEVELOPMENT MANAGER

BY ELIZABETH HERNANDEZ
We spent some time with Spencer Dela Cruz, our new Economic Development Manager to learn more about him. We asked him about his past experience, what he brings to the table, and his vision and goals for Economic Development.

Liz: Can you tell us about your experience? Where you recently came from?
Spencer: Sure! I’ve got a really diverse background in all sorts of real estate development. My family owned a development company in Arizona where we built golf parks, RV parks, as well as single family homes. I was most recently the Vice President of Real Estate Development for LFP Inc. an entertainment company. I led the expansion and development efforts for the retail and casino divisions.

Liz: Sounds exciting. What experience do you think would benefit the City?
Spencer: I’ve spent my entire career expanding businesses across the United States. I understand exactly what retailers, businesses are looking for when they approach the City. They need to be pointed to answers quickly and look for a quick entitlement process. The bottom line is always to get business open as quickly as possible.

Liz: Where do you see an immediate need for development?
Spencer: We have a tremendous amount of opportunity to capitalize on Rosecrans corridor. At the moment we have owners willing to sell, developers looking to acquire land, and interest rates are still reasonable. We’ve been working diligently on getting retailers, residential developers focused on Rosecrans, but it takes time. We will get there!

Liz: Lastly, what are your goals?
Spencer: My goals are aligned with the City’s strategic plan. They are the following.
1. Promote a vibrant and sustainable community while improving vitality and livability.
2. Attract new business and private development.
3. Establish a sustainable and efficient Community and Economic Development Department.

TIPS WITH CHIEF KANG

BY SPENCER DELA CRUZ
As we begin to make the transition into the Fall season, we checked in with Police Chief Kang on what tips and best practices he could provide to ensure businesses are safe and secure.

Chief Kangs Top 5 Security Tips for Business Owners:
1. Review security policies with all employees.
2. Ensure all of your surveillance equipment is operating and functioning.
3. Check in with alarm service company periodically, especially after employee’s leave.
4. Don’t forget to lock up.
5. Always ask outside vendors, utility company workers for proper identification before allowing them to conduct services.

CITY MANAGER’S CORNER

BY CHRISTINE UTLEY
In October’s edition of the City Managers Corner, we spent some time with Ed Medrano, asking him about the budget, what types of development he’d like to see in the City, and how new development impacts the City’s general fund.

Christine: Can you provide an update on the City budget?
Ed: For the adopted budget for fiscal years 2018-2019 and 2019-2020, I am pleased to report that the City has a stable and balanced budget. The City’s General Fund reserve is at an all time high of $23.9 million, with a General Fund reserve over expenditures of approximately 40.5%. We’re in a very good place.

Christine: What is the largest general fund revenue type?
Ed: Card Club revenue represents approximately 16% of the general fund and is our largest tax contributor. We are fortunate to have two casinos within our City limits.

Christine: What are some of the impacts from new retail development?
Ed: When a new development moves forward and an owner takes on work, their property is re assessed, increasing their property taxes. Retail projects also bring in additional sales tax. We also have one time impacts, like planning fees, plan check fees, building permit fees, impact fees and sewer fees.

Christine: Would type of development would you like to see in the City?
Ed: I’d like to continue to see commercial development, specifically along the Rosecrans corridor in Northern Gardena. We are working very hard on attracting strong retail, residential, and commercial opportunities up there.
Looking for a bigger industrial space? Something Class-A? Over 20,000 sq. ft.? Look no further.

Andrew Lara with DAUM Commercial Real Estate just listed this 26,079 sq. ft. Class-A industrial warehouse on 139th St. Built in 1999, it’s a unique and rare building in Gardena’s industrial neighborhood. Zoned M1, this property can be utilized for various industrial and warehousing uses.

Andrew Lara, the broker representing the property said “This property provides a unique opportunity to pick up a Class-A building ideally located in the heart of Gardena. With close proximity to Hawthorne, El-Segundo, and the ports of Los Angeles and Long Beach, this is a premier opportunity”

Want to learn more?
Contact: Andrew Lara
Email: alara@daumcre.com
Phone: (310) 538-6744

COMMERCIAL REAL ESTATE UPDATE
BY SPENCER DELA CRUZ

Here are the latest commercial real estate analytics available on market performance for the City of Gardena. Want to learn more? Contact us for more real estate trends, market analytics, demographic profiles, and details. We are here for you!

Retail Vacancy Rate via CoStar
Retail rental ask rate per ft. via CoStar
Most active buyers by company via CoStar
Most active sellers by company via CoStar

Do you have office, industrial, or retail space to advertise? If so, please email Spencer Dela Cruz at sdelacruz@cityofgardena.org to have your listing featured in the e-newsletter.
City Ventures debuts energy efficient residences

By Amanda Acuna
City Ventures, a Southern California based residential development firm released a press release on September 6th 2018 that unveiled the new 46 town homes that are now available for sale. Located at 16958 S. Western Ave, the modern three-story town-homes range from 1,520 to 1,870 square feet with up to four bedrooms and three and one-half baths.

Powered by advanced technology, Bridgewater is one the first sustainable communities in Gardena, they also exceed national energy efficiency standards. Prices are set to begin in the high $500,000s.

Want more information? Call (213) 220-5063

Residential developments are coming

By Raymond Barragan
The phone keeps ringing with residential developers who want to acquire property for new home developments in Gardena. We’ve got some exciting residential projects in the pipeline. Most recently, the City approved a 62 unit single room occupancy project along Western Ave. KB Homes new project along Rosecrans and Vermont continues to make strong progress.

Aldi moves forward

By Amanda Acuna
Aldi continues to make progress on their tenant improvements at the former Smart & Final on Redondo Beach Blvd. Aldi is set to open December 2018!

Coming soon

By Amanda Acuna
Aldi Super Market
Address: 1550 W. Redondo Beach Blvd
Estimated Opening Date: December 2018

Five Guys Restaurant
Address: 1254 W. Redondo Beach Blvd
Estimated Opening Date: January 2018

Starbucks
Address: 14170 Crenshaw Blvd
Estimated Opening Date: November 2018

Chick-Fil-A
Address: 16210 Crenshaw Blvd
Estimated Opening Date: January 2018
OUT OF THIS WORLD BREWERY

BY SPENCER DELA CRUZ

We kick off our very first featured business by highlighting Ximix, a craft brewery located on Harvard Place, just off of 139th and Western. Founded by Mike Miller, Eric De Billis, and Brian Hall, the brewery recently opened this past Spring. Ximix features 8 different brews, Starseeker Blonde, Lost Astronaut, Citra Nebula Hazy IPA, Outer Rim West Coast IPA, Sach Trois, Pilonchillo Stout, Pale Belgian Ale, and Off World Heat.

Ximix is open to the public every Thursday and Friday from 4pm - 9pm, Saturday 3pm - 9pm and Sunday 1pm - 6pm.

Go discover an epic journey and visit Ximix!

XIMIX
13723 1/2 Harvard Pl
Gardena, CA 90249

"We came to Ximix for their opening weekend and decided to grab a flight. I do have to say that for a brewery that usually just opens, most breweries take a little time to get their beers perfected but Ximix hit it out of the park already. Their Hazy IPA and Belgian were both great, while we also tried the Hef and Blonde and all were solid. The tap room is small and comfortable, about the same size as State with some Flat Screen’s that have the game on. Parking didn’t seem to be an issue either. Great job with another solid brewery in the South Bay." Tom H.

Are you a Gardena business owner? If so, please email Spencer Dela Cruz at sdelacruz@cityofgardena.org to have your restaurant or business featured in the e-newsletter.