

NEW \$65M EAST LA COLLEGE CENTER

SANTA FE AVE

FIRESTONE BLVD



For Lease

Lease Rate:

Negotiable

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865 S Figueroa St., Suite 3500
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Firestone Plaza

2701 Firestone Blvd, South Gate, CA

Property Details

- Building GLA: ±29,817
- Building Availability: ±624 - 8,196 SF
- Zoning: CM
- Traffic Counts: ±49,652 (Firestone Blvd & Santa Fe Ave)

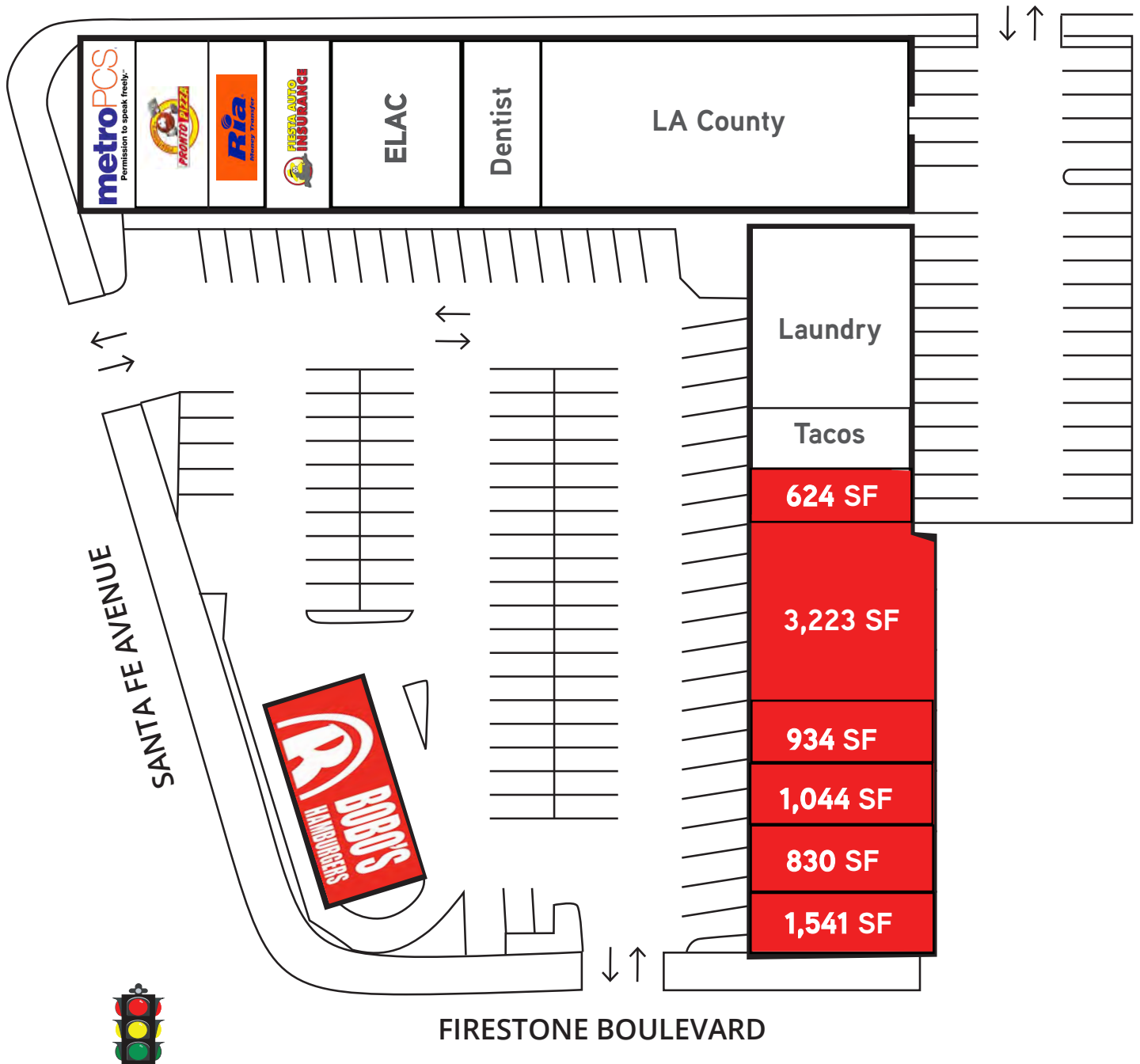
Highlights



- Busy shopping center at signalized intersection
- Located on major east / west thoroughfare: Firestone Blvd
- Abundant on-site parking
- Pylon signage available
- Strong demographics with over 465,000 residents within 3 miles, average income over \$59,000 and over 108,000 households
- Across the street from the new \$65M East LA College South Gate Educational Center: over 100,000 SF campus serving over 7,500 students

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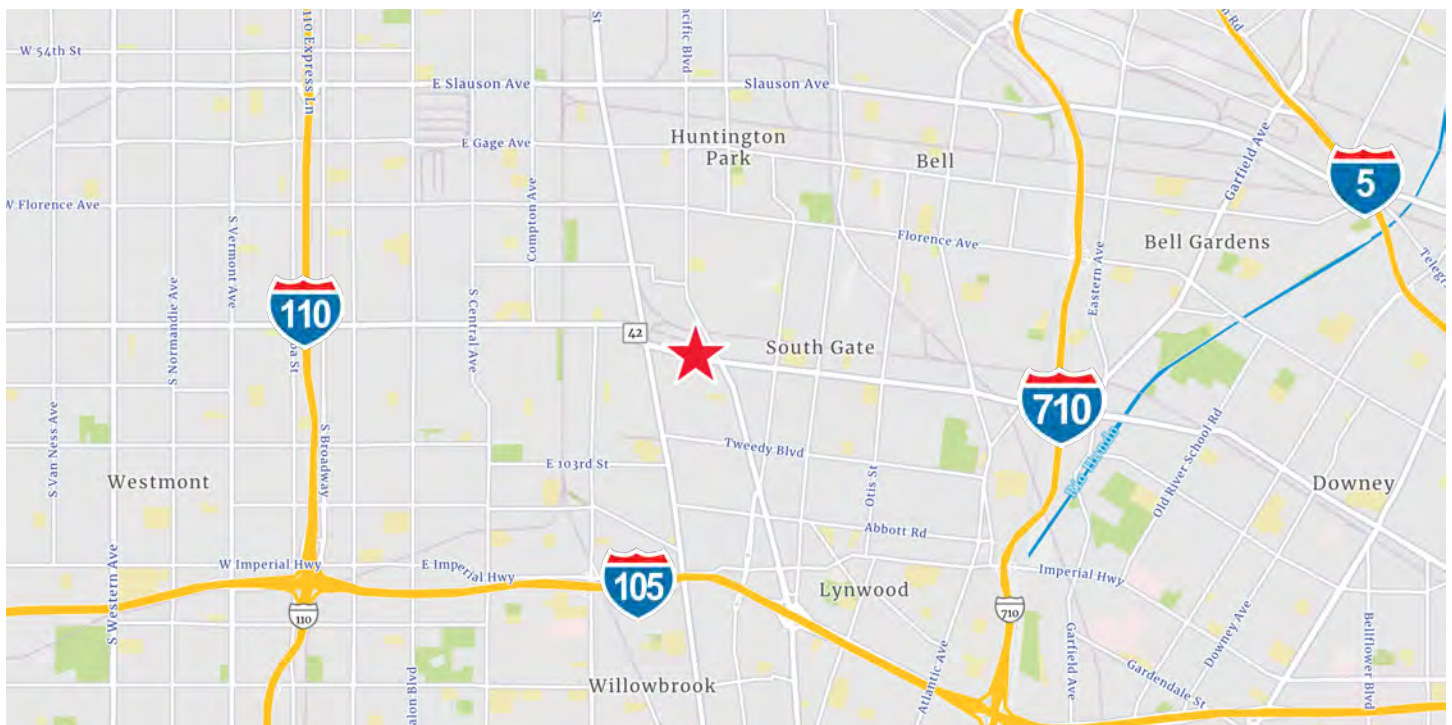
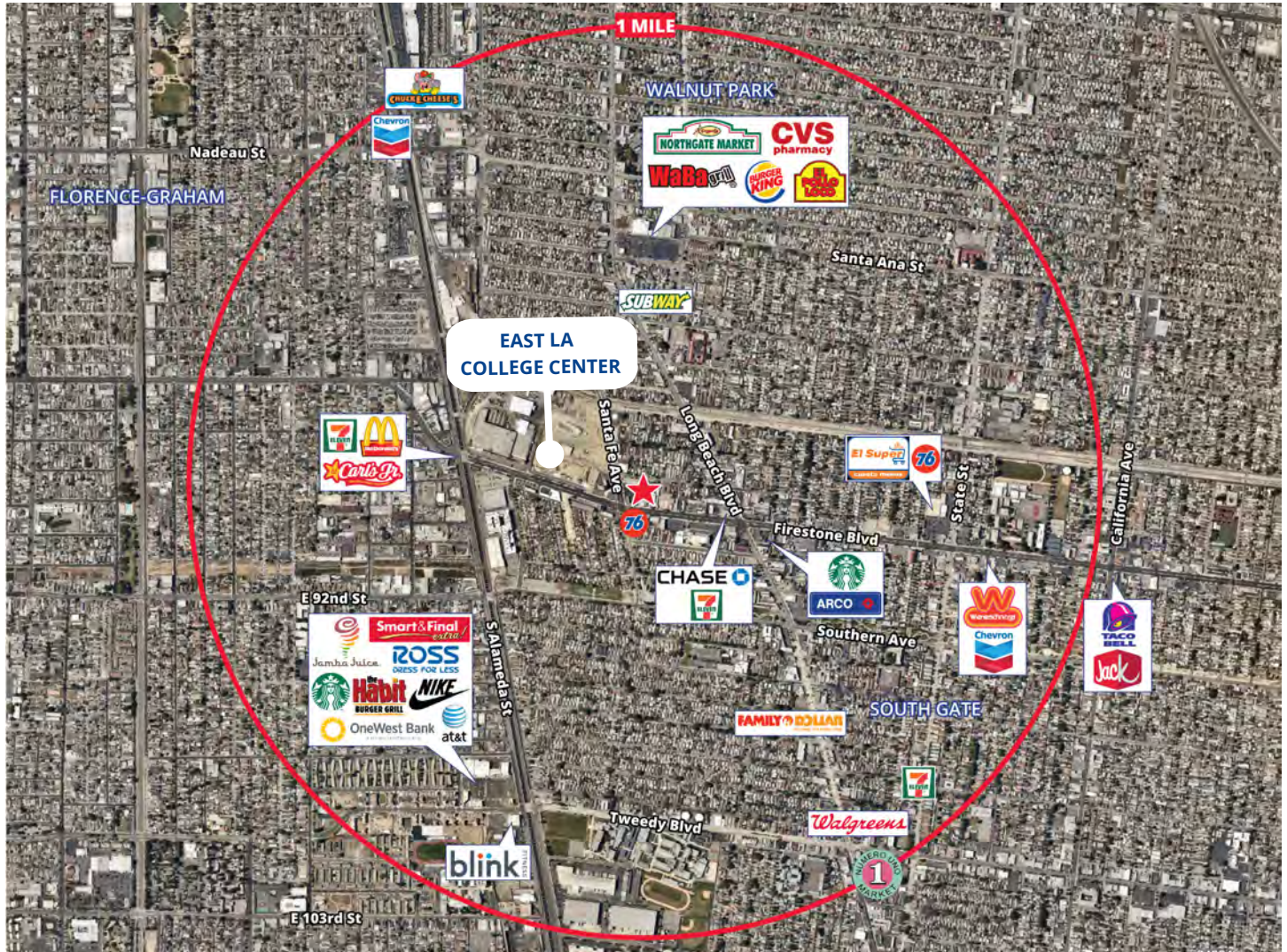
Accelerating success.

Site Plan



-  Available
-  Potentially Available

Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	56,861	445,771	1,019,556
2010 Total Population	56,070	456,086	1,050,101
2021 Total Population	57,343	465,068	1,072,135
2021 Group Quarters	125	4,700	8,580
2026 Total Population	57,540	466,061	1,076,131
2021-2026 Annual Rate (CAGR)	0.07%	0.04%	0.07%
2000 to 2010 Population Change	-1.4%	2.3%	3.0%
2000 to 2021 Population Change	0.8%	4.3%	5.2%
2010 to 2026 Population Change	2.6%	2.2%	2.5%
2021 to 2026 Population Change	0.3%	0.2%	0.4%
2021 Total Daytime Population	46,249	401,674	925,631
Workers	10,221	108,571	252,822
Residents	36,028	293,103	672,809
2021 Workers % of Daytime Population	22.1%	27.0%	27.3%
2021 Residents % of Daytime Population	77.9%	73.0%	72.7%
Household Summary			
2000 Households	13,018	103,905	245,898
2010 Households	13,144	106,877	253,539
2021 Households	13,414	108,295	256,962
2021 Average Household Size	4.27	4.25	4.14
2026 Households	13,414	108,118	257,062
2021-2026 Annual Rate	0.00%	-0.03%	0.01%
2000 to 2010 Household Change	1.0%	2.9%	3.1%
2000 to 2021 Household Change	3.0%	4.2%	4.5%
2010 to 2026 Household Change	2.1%	1.2%	1.4%
2021 to 2026 Household Change	0.0%	-0.2%	0.0%
2010 Families	11,508	91,802	211,650
2021 Families	11,762	93,166	214,921
2026 Families	11,781	93,175	215,305
2021-2026 Annual Rate	0.03%	0.00%	0.04%
Housing Unit Summary			
2021 Housing Units	14,026	114,741	274,593
Owner Occupied Housing Units	33.5%	34.5%	36.1%
Renter Occupied Housing Units	66.6%	65.5%	63.9%
Vacant Housing Units	4.4%	5.6%	6.4%
Owner Occupied Median Home Value			
2021 Median Home Value	\$473,371	\$457,104	\$465,131
2026 Median Home Value	\$618,789	\$591,203	\$602,107
Income			
2021 Per Capita Income	\$14,041	\$13,792	\$14,567
2021 Median Household Income	\$47,351	\$46,309	\$47,068
2021 Average Household Income	\$59,784	\$59,092	\$60,636
Household Income Base	13,414	108,295	256,962
<\$15,000	11.8%	13.4%	14.1%
\$15,000 - \$24,999	13.8%	12.5%	12.0%
\$25,000 - \$34,999	11.2%	11.8%	11.4%
\$35,000 - \$49,999	15.3%	15.3%	14.7%
\$50,000 - \$74,999	19.6%	19.5%	18.8%
\$75,000 - \$99,999	12.7%	11.9%	12.0%
\$100,000 - \$149,999	10.7%	10.6%	11.5%
\$150,000 - \$199,999	3.3%	3.5%	3.6%
\$200,000+	1.6%	1.5%	1.8%

Source: Esri, U.S. Census

Demographics

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	27.9	27.5	27.9
2021	28.9	28.8	29.2
2026	30.9	30.7	31.2
2021 Population by Age			
Total	57,343	465,068	1,072,135
0 - 4	8.8%	8.9%	8.7%
5 - 9	8.7%	8.7%	8.6%
10 - 14	8.1%	8.2%	8.2%
15 - 19	7.9%	8.0%	7.9%
20 - 24	8.8%	8.8%	8.6%
25 - 29	9.8%	9.7%	9.5%
30 - 34	8.0%	8.2%	8.1%
35 - 39	7.0%	7.0%	6.9%
40 - 44	5.9%	5.9%	6.0%
45 - 49	5.7%	5.6%	5.6%
50 - 54	5.1%	5.1%	5.2%
55 - 59	4.4%	4.4%	4.6%
60 - 64	3.8%	3.9%	4.0%
65 - 69	3.1%	3.0%	3.1%
70 - 74	2.2%	2.1%	2.2%
75 - 79	1.4%	1.3%	1.4%
80 - 84	0.7%	0.7%	0.8%
85+	0.6%	0.6%	0.7%
18+	69.6%	69.4%	69.8%
21+	64.7%	64.5%	64.9%
2021 Population by Race/Ethnicity			
Total	57,343	465,068	1,072,135
White Alone	47.2%	41.2%	36.8%
Black Alone	3.7%	9.8%	15.3%
American Indian Alone	1.0%	0.8%	0.8%
Asian Alone	0.4%	0.5%	0.7%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	43.6%	43.7%	42.3%
Two or More Races	4.0%	3.9%	3.9%
Hispanic Origin	94.6%	88.2%	82.0%
Diversity Index	79.8	85.8	88.8
2021 Population 25+ by Educational Attainment			
Total	33,027	267,143	622,518
Less than 9th Grade	29.9%	28.1%	26.6%
9th - 12th Grade, No Diploma	19.0%	18.3%	16.7%
High School Graduate	23.4%	25.0%	25.4%
GED/Alternative Credential	1.7%	1.9%	1.9%
Some College, No Degree	14.2%	15.0%	16.1%
Associate Degree	4.3%	4.2%	4.8%
Bachelor's Degree	5.5%	6.0%	6.4%
Graduate/Professional Degree	2.2%	1.6%	2.0%

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