

SOUTH GATE PLAZA

**±14,054 SF & ±6,046 SF FOR LEASE
(CAN BE COMBINED TO ±20,100 SF)**

9715 Otis St, South Gate, CA 90280



WaBa grill
T-Mobile

West Coast Dental & Orthodontics
total wireless
State Farm

TWEEDY BLVD

NORTHGATE MARKET

LA MICROCASA

O'Reilly AUTO PARTS

OTIS STREET

**±14,054 SF AND ±6,046 SF
FOR LEASE
(CAN BE COMBINED TO ±20,100 SF)**

**±383,400 RESIDENTS
(3-MILE RADIUS)**

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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+



PROPERTY HIGHLIGHTS

- Anchored by Northgate Markets, Southgate Plaza captures approximately 2.2M annual visits (Placer AI), demonstrating strong foot traffic and built-in customer loyalty as a trusted daily-needs shopping destination.
- ±20,100 SF anchor for lease (can also be demised into ±6,046 SF and ±14,054 SF) at South Gate Plaza with street front visibility and pylon signage opportunity.
- Strategically positioned at Tweedy Boulevard and Otis Street along the renowned "Tweedy Mile"—South Gate's historic downtown commercial district since the early 1800s and the heart of the city's retail and dining scene.
- Surrounded by over 383,400 people within 3 miles, creating robust everyday demand from a highly concentrated residential base.
- Well-curated tenant mix including Northgate González Market, O'Reilly Auto Parts, T-Mobile, West Coast Dental, La Michoacana, and Taqueria Gonzales—creating a one-stop destination that maximizes convenience and cross-shopping opportunities.



SITE PLAN

Site Plan South Gate Plaza

4155 Tweedy Blvd., South Gate CA - 9715 Otis St., South Gate CA 90280



Tenants

ADDRESS	TENANT	SF
4155	NORTHGATE MARKET	50,000
9723	Potentially Available	±2,800 SF
9719	AVAILABLE	±20,100 SF
9715		

CAN BE DEMISED INTO
±6,046 SF & ±14,054 SF

9719 9715

AVAILABLE
±20,100 SF
CAN BE
DEMISED INTO
±6,046 SF & ±14,054 SF

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(CAN BE COMBINED TO ±20,100 SF)**

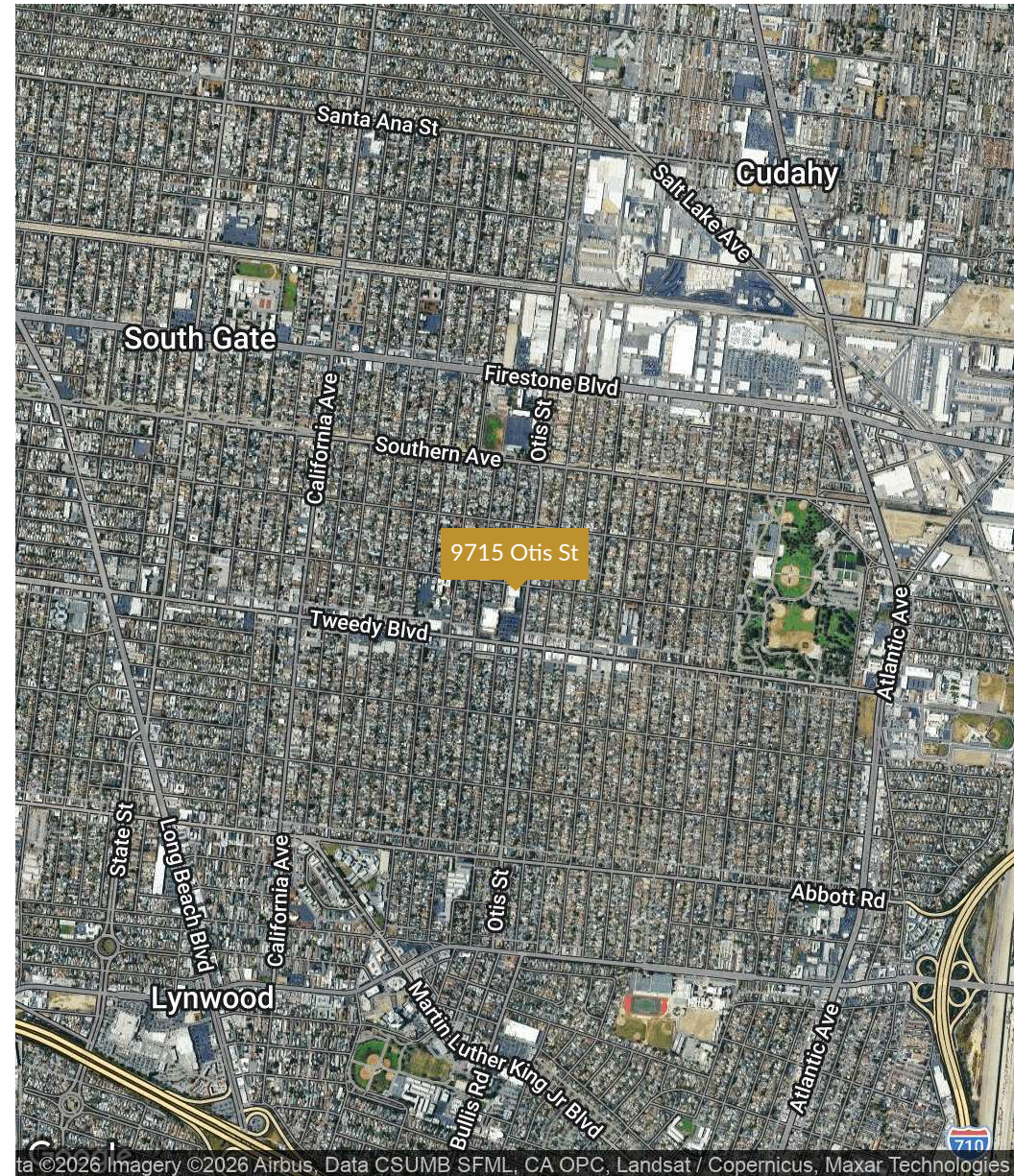
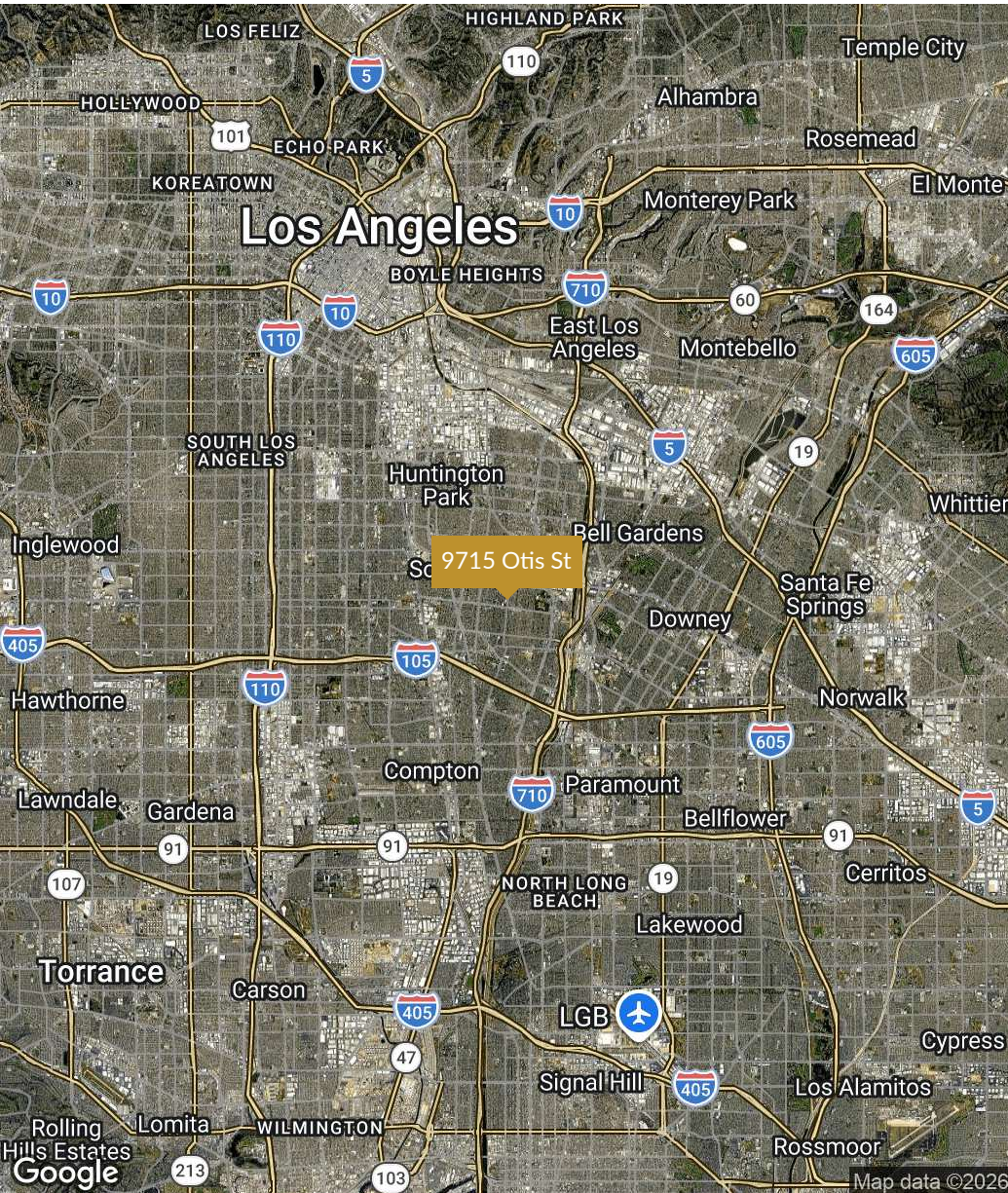
YOUR NAME HERE

YOUR NAME HERE

PYLON SIGNAGE



REGIONAL AND LOCATION MAPS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2025 Total Population	47,327	383,402	873,307
2025 Median Age	34.0	32.7	32.9
2025 Total Households	12,944	102,649	237,620
2025 Average Household Size	3.6	3.7	3.6
INCOME			
2025 Average Household Income	\$94,907	\$88,659	\$93,342
2025 Median Household Income	\$78,785	\$71,992	\$74,810
2025 Per Capita Income	\$26,008	\$23,864	\$25,524
BUSINESS SUMMARY			
2025 Total Businesses	968	8,157	27,932
2025 Total Employees	6,395	64,040	291,578

