

For Sale

SIGNALIZED CORNER LOT WITH PRIME VISIBILITY

10000 Atlantic Ave., South Gate, CA 90280



PROPERTY HIGHLIGHTS

- 800 SF OF IMPROVEMENTS ON 20,637 SF M2 ZONED CORNER LOT.
- LOCATED AT THE 3 WAY SIGNALIZED INTERSECTION OF ATLANTIC AVE., CHAKEMCO ST., & WRIGHT RD.
- OUTSTANDING FRONTAGE WITH APPROX. 135 FEET ALONG ATLANTIC AVE & 138 FEET ALONG CHAKEMCO ST.
- DIRECTLY ACROSS THE STREET FROM THE FUTURE 5 STORY MIXED-USE DEVELOPMENT AT ATLANTIC AVE. & TWEEDY BLVD.
- CURRENTLY OCCUPIED BY A USED SEMI-TRUCK SALES BUSINESS WHICH HAS BEEN AT THIS LOCATION FOR OVER 30 YEARS.
- PERFECT FOR AN OWNER/USER, DEVELOPER OR INVESTOR WITH TENANT(S) IN MIND!

CONTACT FOR PRICING

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LOCATION & HIGHLIGHTS

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EXECUTIVE SUMMARY

KW Commercial proudly presents 10000 Atlantic Avenue, a rare opportunity to acquire a strategically located 20,637 SF signalized corner lot in the heart of South Gate's commercial-industrial corridor. With an existing 800 SF structure and M2 zoning, this property is ideal for owner-users, developers, or investors looking for high-traffic frontage, easy freeway access, and redevelopment upside.

Price: Available Upon Request

Zoning: SG-M2 (Heavy Industrial)

Lot Size: 20,637 SF | **Building Size:** Approx. 800 SF

Frontage: 135 ft on Atlantic Ave | 138 ft on Chakemco St

Ingress/Egress: Two access points | **Traffic Count:** 30,000+ VPD at Tweedy Blvd & Atlantic

LOCATION & ACCESS

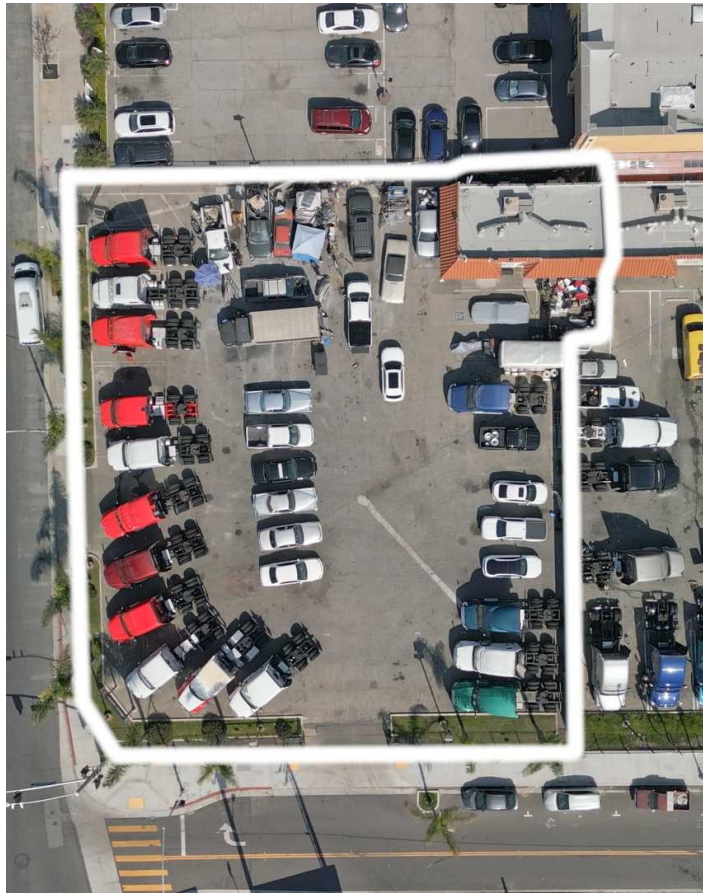
- Just West of the 710 Freeway.
- 7 miles to Downtown Los Angeles
- 13 miles to LAX
- 20 miles to Ports of LA & Long Beach
- Nearby Schools: Legacy High School, Tweedy Elementary
- Recreational Amenities: South Gate Park

ZONING & VALUE-ADD / POTENTIAL USE

- Zoning: SG-M2 (Heavy Industrial)
- EV Charging Station or Fueling
- Center Medical Services or Clinics
- Flex Industrial or Warehouse
- Automotive Dealership
- Fleet
- Retail Strip Center
- QSR Pad

PROPERTY DESCRIPTION

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Property Description

10000 Atlantic Ave in South Gate has been home to a thriving used semi-truck sales business for over 30 years and features an approx. 800 SF of improvements on a generous 20,637 square feet signalized corner lot, making it an ideal platform for commercial ventures.

It is strategically located at the 3-way signalized intersection of Atlantic Ave., Chakemco St., & Wright Rd. providing exceptional frontage with approximately 135 feet along Atlantic Ave. and 138 feet along Chakemco St. The location also features two points of ingress and egress, ensuring prominent visibility and accessibility. Positioned just south of Tweedy Blvd, it benefits from a robust flow of over 30,000 vehicles per day at the signalized intersection of Tweedy Blvd. & Atlantic Ave.

Moreover, the property enjoys seamless access to the 710 Freeway and is just south of the DAX7 Amazon Sortation Center, facilitating efficient transportation and logistical operations for businesses of all sizes.

South Gate is located just 20 miles north of the Ports of Los Angeles and Long Beach, 7 miles south of downtown Los Angeles, and 13 miles east of the Los Angeles International Airport, South Gate is a bustling commercial hub within the Los Angeles Metropolitan Area, offering a strategic location for businesses seeking regional, national, and global reach.

The subject property is situated just west of Legacy High School and south of Tweedy Elementary School & South Gate Park, the property benefits from a vibrant community backdrop. Additionally, it is across the street from the proposed 5-story mixed-use complex at Tweedy Blvd & Atlantic Ave which presents significant opportunities for development and expansion.

This property isn't just a location; it's a strategic asset poised to elevate your commercial endeavors. Seize the opportunity to establish your presence in this thriving commercial corridor and unlock the full potential of 10000 Atlantic Ave.

OFFERING SUMMARY

Price: UNPRICED

Building SF: 800

Lot Size: 20,637 SF

Price Per SF (Lot): \$118.72

Zoning: SG-M2

APN: 6221-011-036

PROPERTY PHOTOS

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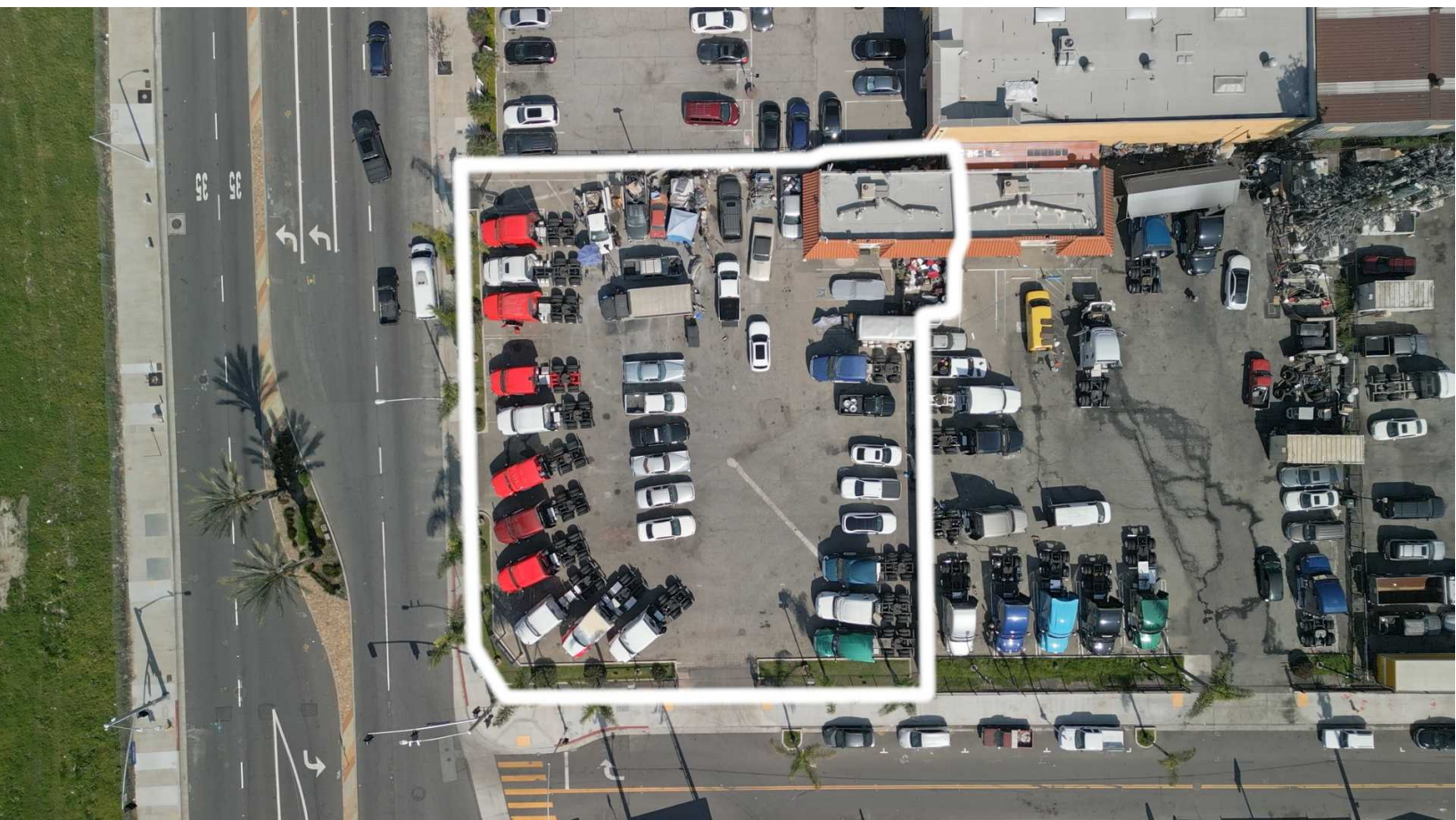
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PROPERTY PHOTOS

Signalized Corner Truck Sales Lot
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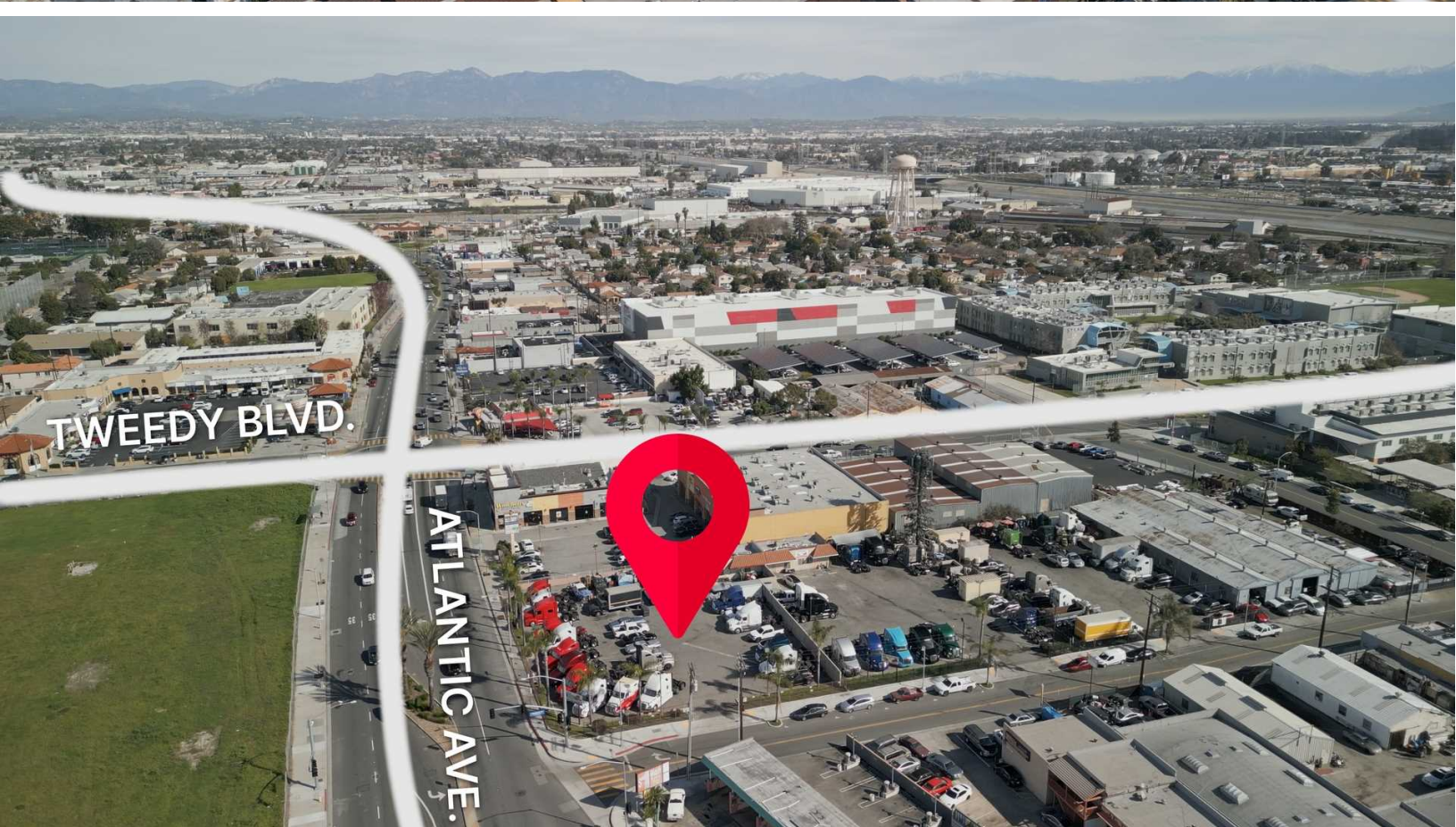
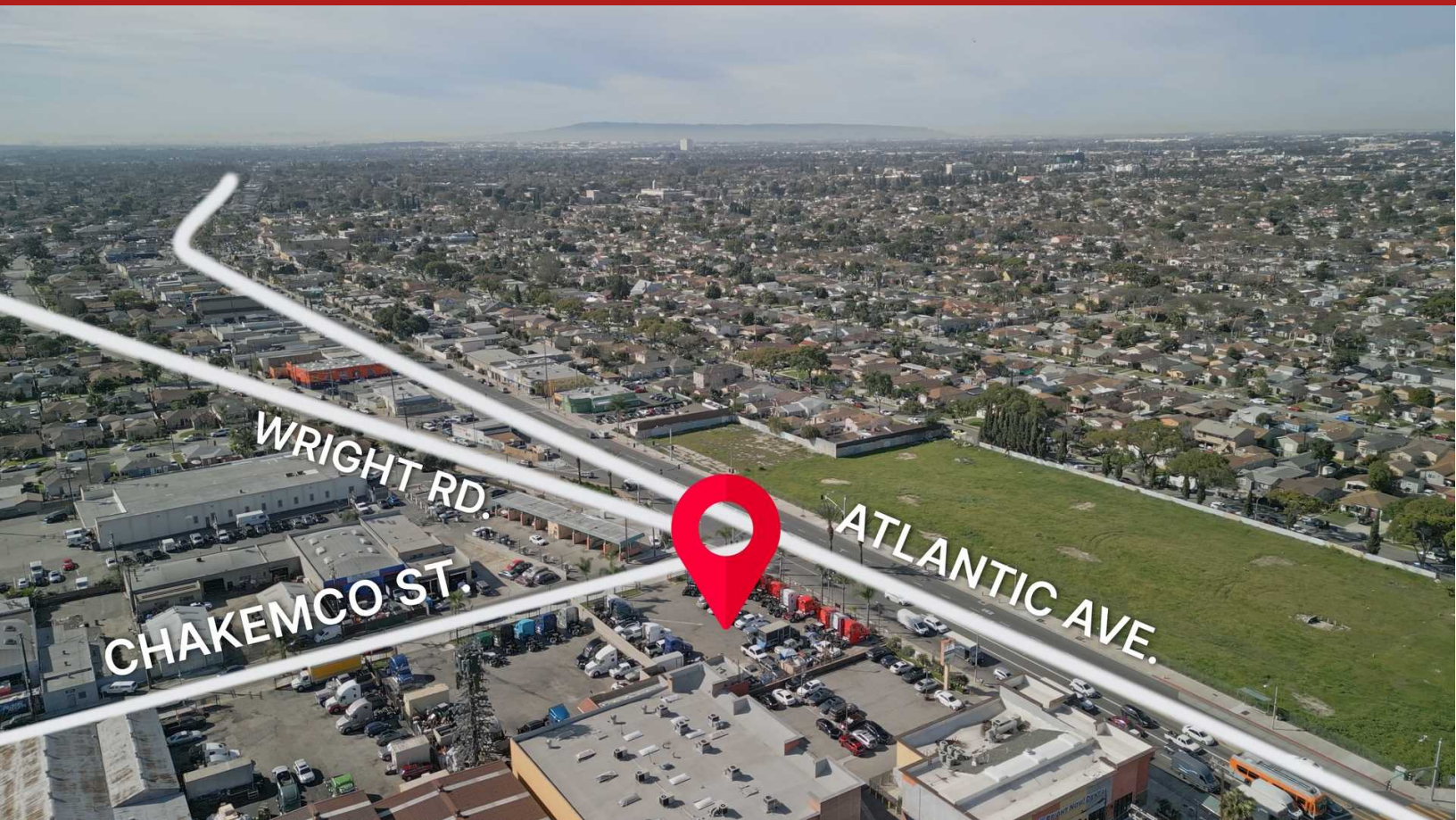
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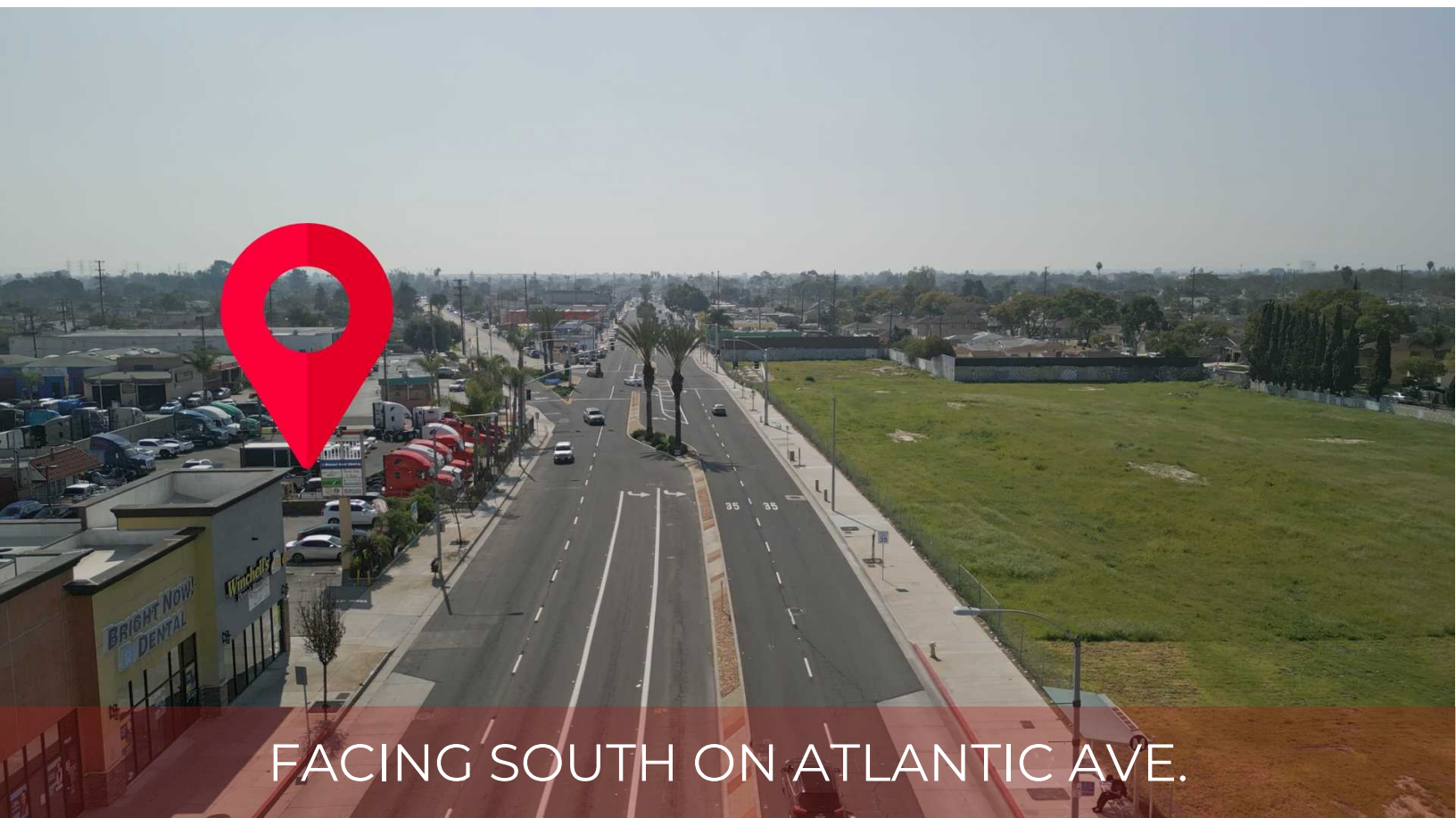
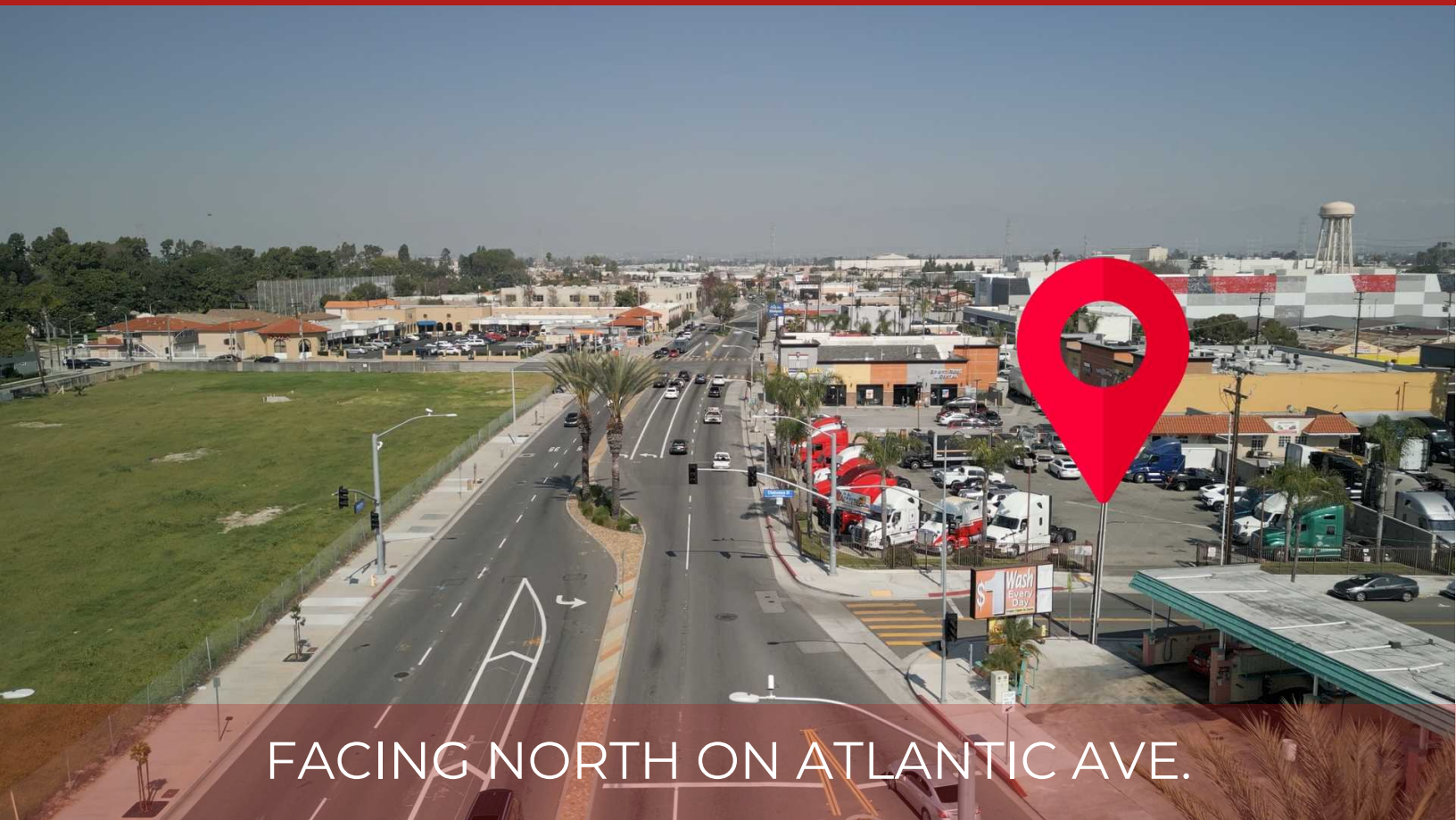
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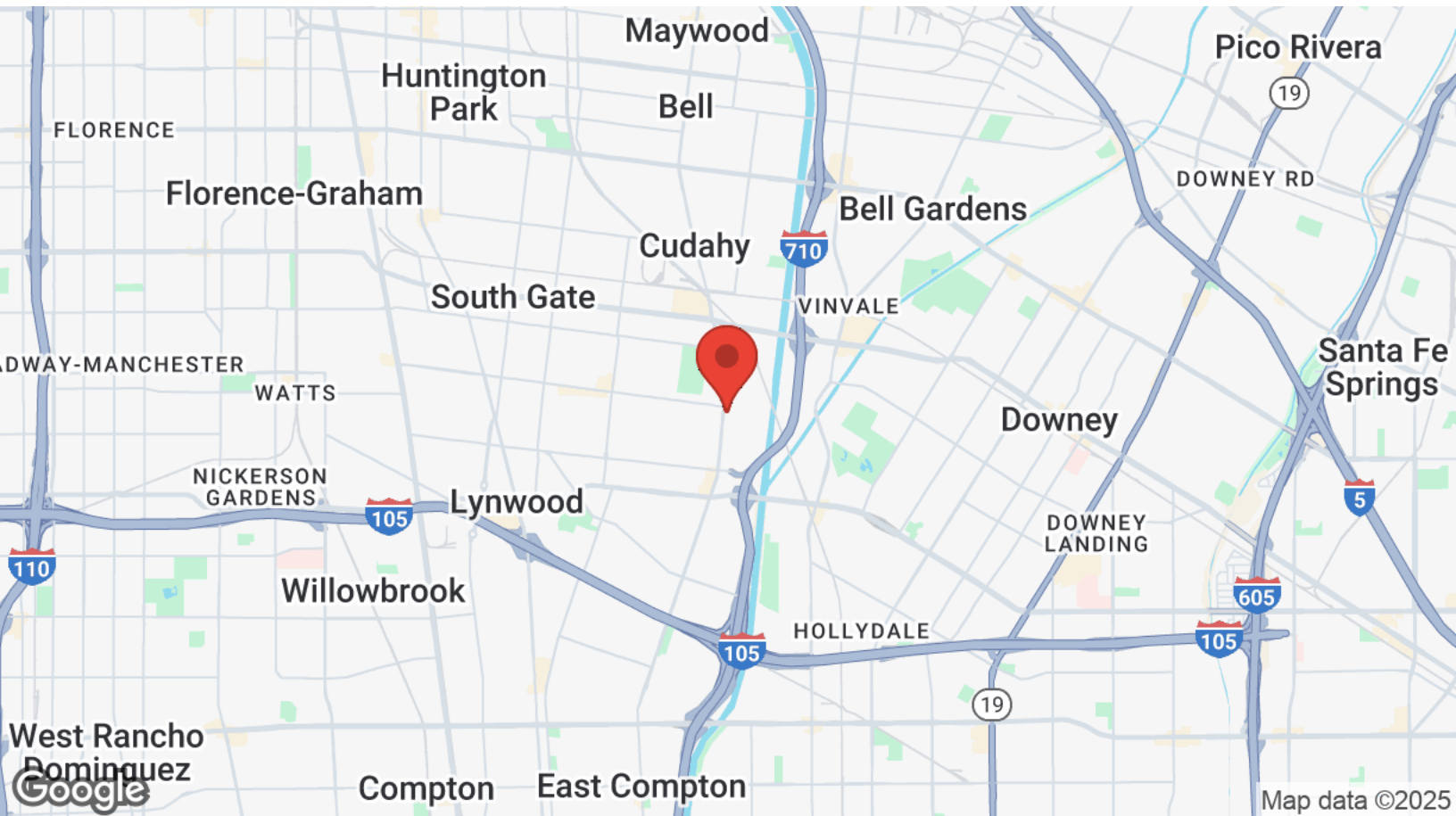
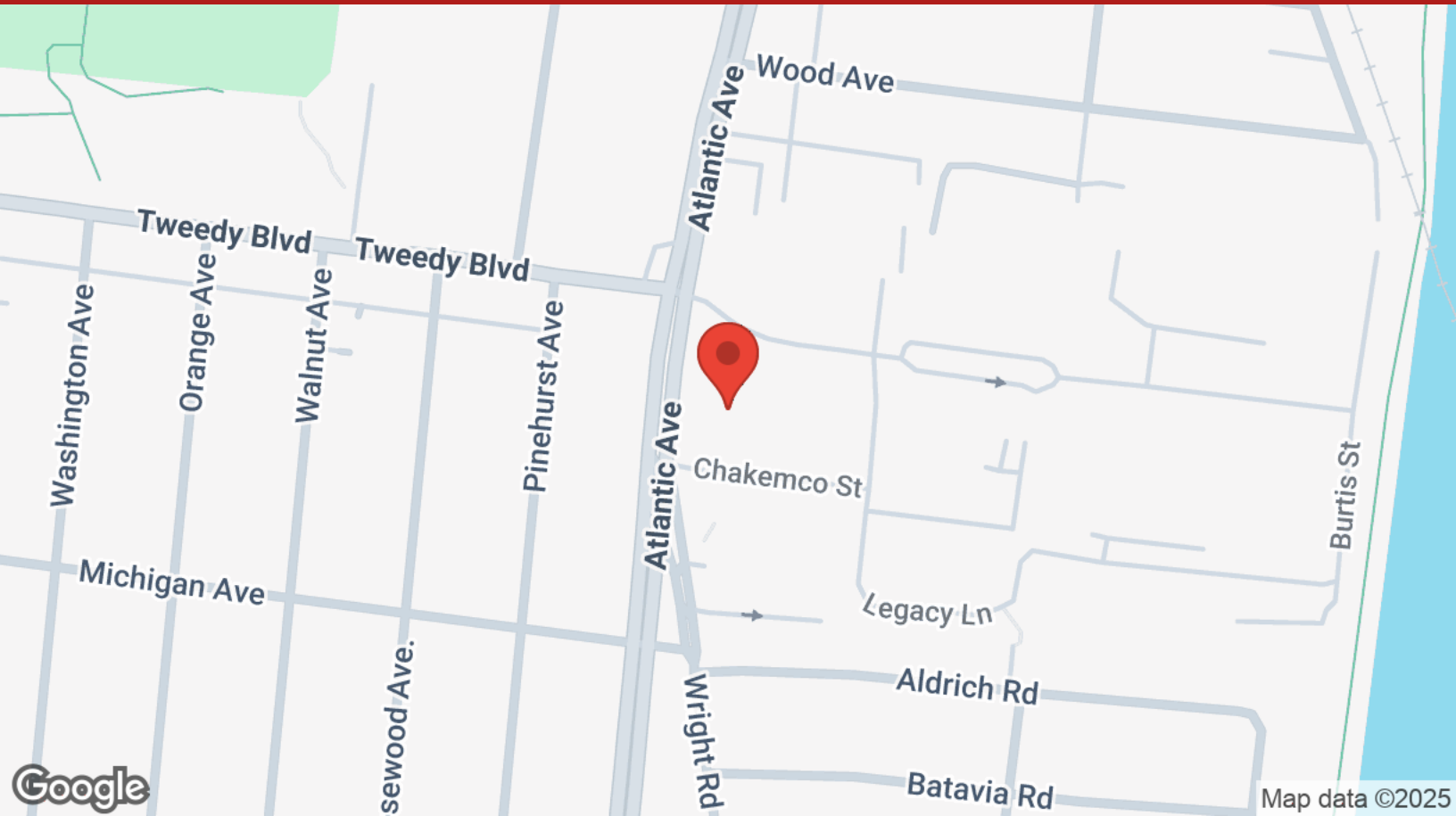
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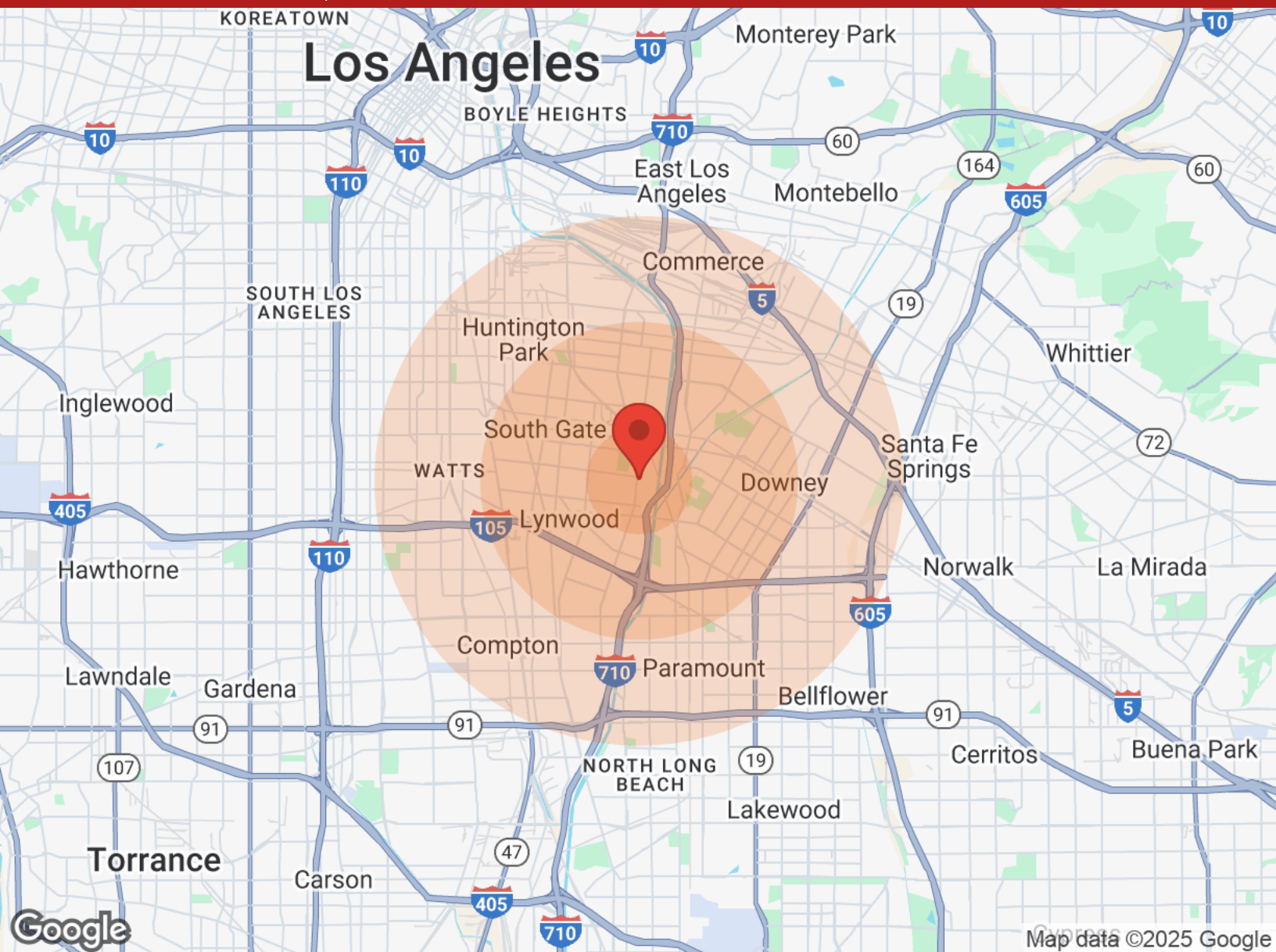
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	13,889	213,059	479,633
Female	14,361	202,956	473,855
Total Population	28,250	416,015	953,488

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,701	101,989	235,856
Ages 15-24	4,236	65,768	154,180
Ages 25-54	12,455	184,080	413,963
Ages 55-64	2,621	35,534	80,942
Ages 65+	2,237	28,644	68,547

Race	1 Mile	3 Miles	5 Miles
White	13,667	186,158	387,997
Black	281	14,530	84,862
Am In/AK Nat	73	1,021	2,605
Hawaiian	N/A	349	1,340
Hispanic	27,057	383,484	819,056
Multi-Racial	28,280	420,452	922,412

Income	1 Mile	3 Miles	5 Miles
Median	\$45,406	\$45,719	\$44,942
< \$15,000	894	12,286	32,804
\$15,000-\$24,999	707	13,669	32,464
\$25,000-\$34,999	870	12,743	30,451
\$35,000-\$49,999	1,199	17,852	39,919
\$50,000-\$74,999	1,625	21,735	47,123
\$75,000-\$99,999	820	11,644	25,971
\$100,000-\$149,999	642	8,281	21,404
\$150,000-\$199,999	154	1,615	4,537
> \$200,000	23	803	2,422

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,172	101,353	241,512
Occupied	6,899	97,222	229,888
Owner Occupied	4,045	39,928	98,732
Renter Occupied	2,854	57,294	131,156
Vacant	273	4,131	11,624

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