



4816-4820 FIRESTONE BLVD

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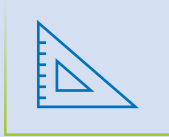
SOUTH GATE, CALIFORNIA 90280

## FOR LEASE OR GROUND LEASE OPPORTUNITY



**Negotiable**

ASKING RENT



**±18,203 SF\***

LOT SIZE

See proposed Drive-Thru site plan on page 3

\* Per County Record

**DAVID GHERMEZIAN**

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- Located directly across the street from Azalea Regional Shopping Center anchored by Walmart, Marshalls, Ross Dress for Less, WSS Shoes, and In-N-Out
- Corner lot on South Side of Firestone Blvd
- Located one block from the intersection of Firestone Blvd and Atlantic Ave
- Approximately 50,000 cars per day on Firestone Blvd, and approximately 40,000 cars per day on Atlantic Ave
- Within ½ mile from 710 Freeway
- ±3,700 SF former restaurant building on site
- Nearby to proposed Metro Rail Stop (Southeast Gateway Line) at intersection of Firestone Blvd and Atlantic Ave

**NEWMARK**

Broker is principal in this deal

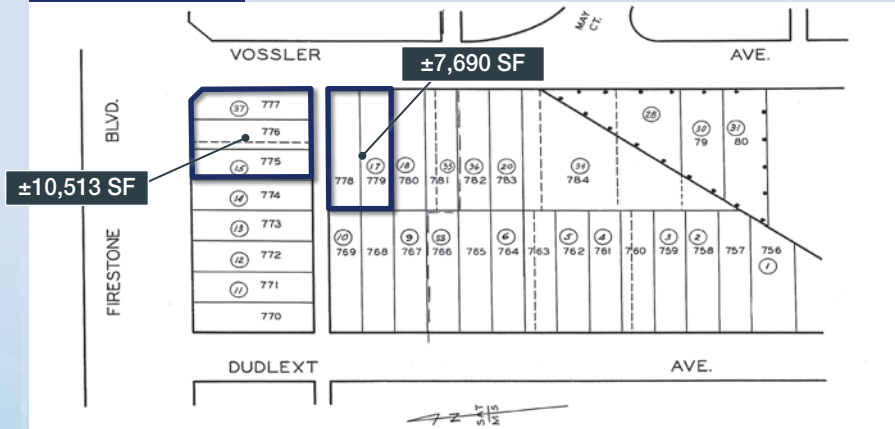


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## PLAT MAP



## DEMOGRAPHICS

	Population	Households	Avg Household Size	Avg Household Income
1 MILE	31,660	8,563	3.69	\$76,487
2 MILE	172,771	46,961	3.66	\$83,423
3 MILE	364,850	98,310	3.67	\$85,856

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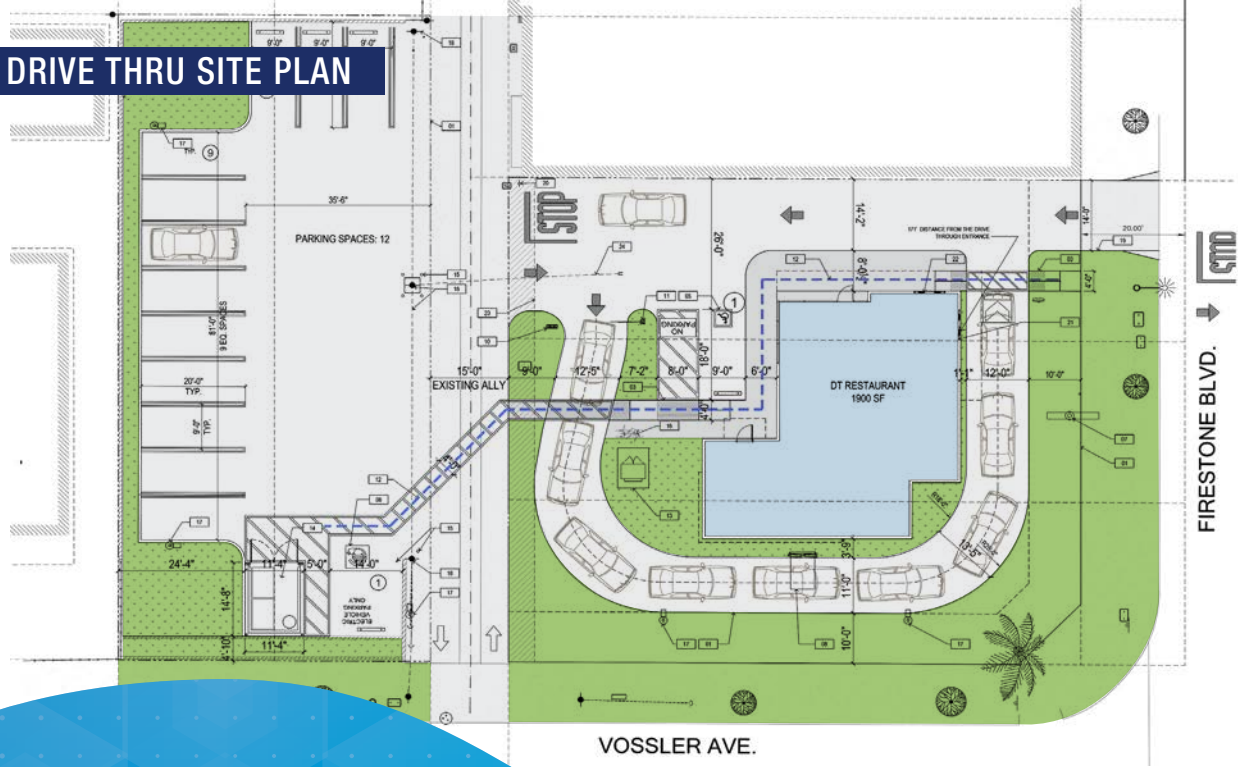
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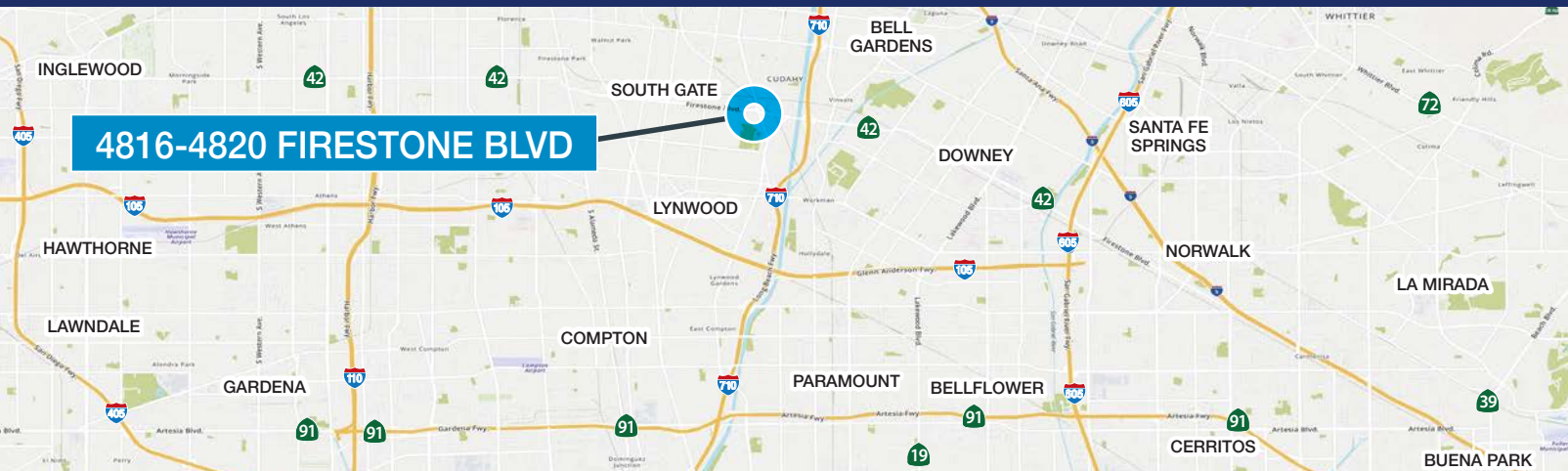
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**PROPOSED DRIVE THRU SITE PLAN**



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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**NEWMARK**

Broker is principal in this deal

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